

ATTACHMENT N

Neighbor/Public Correspondence
(Available on-line, at the Council Chambers Public Table and the
Planning Department, 250 Hamilton Ave., 5th Floor)

Ellner, Robin

From: Sophie Yost <sfgertner@yahoo.com>
Sent: Tuesday, April 23, 2013 9:52 PM
To: Planning Commission; Council, City
Cc: Williams, Curtis; Wong, Tim
Subject: Against rezoning of 567-595 Maybell

To the City Council and Planning Commission of the City of Palo Alto,

I am a Barron Park resident, and I am writing to you to convey my reasons for opposing the development project at 567-595 Maybell Avenue currently being considered by the City of Palo Alto.

For one, traffic on Maybell will undoubtedly and obviously increase drastically, leading to unpleasant congestion in what is now a quiet neighborhood.

Furthermore, the project is nearby Juana Briones park, a pleasant, quiet, safe park; with this project, the park will be surrounded by heavier than current traffic during the day, traffic congestion during rush hour, all contributing to the park no longer being quiet or feeling safe to the many children who frequent it.

Besides, the location of the project is one of the very last open spaces in Palo Alto and in Barron Park. It is an orchard! Building on it would irreversibly destroy a piece of history. Not that long ago, the area was rich with orchards, yet your project would turn this piece of land into yet another high-profit development. I hardly think the City of Palo Alto, let alone Barron Park, needs that. Instead, I suggest the orchard be left as is and if it is modified, I suggest it be turned into an open space, maybe one where children and adults can learn about the history of Barron Park, Palo Alto, orchards, agriculture in this valley etc.

Therefore, I strongly advocate to keep the current R-1 and RM-15 designations.

Thank you for your consideration.

Sophie Yost
4121 Verdosa Drive
Palo Alto, CA 94306
(650) 493-2233

Ellner, Robin

From: Wong, Tim
Sent: Wednesday, April 24, 2013 9:43 AM
To: Ellner, Robin
Subject: FW: 567-595 Maybell Avenue

From: Scott & Tasha Souter [<mailto:souter98@sbcglobal.net>]
Sent: Monday, April 08, 2013 3:49 PM
To: Wong, Tim
Subject: 567-595 Maybell Avenue

4189 Baker Avenue
Palo Alto, CA 94306
April 8, 2013

Tim Wong
Senior Planner, City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Dear Mr. Wong:

I attended the April 4, 2013 special public hearing of the Architectural Review Board regarding the 567-595 Maybell Avenue planned community.

I want to express our strong support for maintaining the Circulation as described in the staff report:

"All ingress and egress for the single-family homes and senior apartments would be from a single entry way on Clemo with the exception of the corner lot...All automobile traffic would be directed to Arastradero road,"

Please do not direct any more automobile traffic onto Maybell Avenue.

Maybell is a major bicycle and pedestrian thoroughfare for elementary, middle, and high school students, as well as those using Juana Briones Park.

Regarding the future planned community, the traffic study analyzing the impacts of the proposed Clemo Avenue driveway concluded that there would be only "potentially" significant impact.

The presentation by the traffic engineer at the April 4th hearing was commensurately ambiguous as to whether or not their department had a recommendation regarding the Maybell access when directly asked by the board.

Our family is very invested in Palo Alto and our Barron Park neighborhood. My wife grew up in Palo Alto, and I was president of the Juana Briones PTA. We chose Barron Park for its identity, community, and safety.

While this planned community is a challenge to the identity of Barron Park, the more important issue is the safety along Maybell Avenue. We recognize that the city is growing and that nothing stays the same. However, we ask for you to respect this neighborhood and the families already living here: please proceed with the single entry with the later option of a second access after

quantitative evidence exists that there is an adverse impact for our future neighbors.

Thank you for your attention,

Scott and Tasha Souter

Baker Avenue

Ellner, Robin

From: Steven Kung <stevenkung@yahoo.com>
Sent: Monday, April 22, 2013 10:46 AM
To: Planning Commission
Subject: Opposition to high density re-zoning on Maybell/Clema

Dear members of Planning Commission,
I live in Green Arcres neighborhood and drive to work through this neighborhood everyday.
I have seen traffic congestion everyday and am opposed to the high density re-zoning on Maybell/Clema.

Thank you for the consideration.

Sincerely,
Steven Kung
4162 King Arthur Ct.
Palo Alto, CA 94306

Green Arcres and Barron Park neighborhoods are mobilizing to oppose the proposed the high density re-zoning.

Here are some points we are discussing:

1) Safety. Putting high density right where there are already such traffic problems, at the only inlets/outlets to the neighborhood (which has no inlets/outlets to the south or west) hurts emergency vehicle access to Juana Briones School, Terman School, the residents of the neighborhood, and even Gunn, should an emergency happen during the wrong hours!!

1) Traffic!! Maybell is already too narrow, Arastradero on the other side is crammed with cars at certain times of the day, and kids weave in and out of traffic on Maybell already because it's so narrow. Link to the traffic study: <http://www.bpapaloalto.org/2013/04/10/traffic-study-for-maybell-homes-senior-housing-project/>

2) Traffic!!!! The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there. Residents will have to drive out or have helpers drive in. Seniors have visitors, too! The "senior" designation is a pretense to get the area rezoned for high density!!** The PAHC is developing other larger projects RIGHT NOW near to Stanford which would be better for seniors (walkable to medical, grocery, Avenidas, free entertainment, restaurants, etc). They should build in this neighborhood only WITHIN EXISTING LOW DENSITY ZONING.

3) Negative impact on neighborhood quality of life. Zoning exists for a purpose, so families who invest huge amounts of money buying into the area know what will be there in the future. This is a small, cohesive neighborhood and rezoning to high density carves away a big part of the neighborhood and hurts the residential character. Maybell at Juana Briones is NOT part of the high density El Camino corridor as developers are trying to portray it, it is part of the Greenacres residential neighborhood and should stay low density!

4) "Attractive nuisance" Surveys show neighborhood seniors stay in their homes and don't move (they wouldn't qualify for the development if they sold a home anyway). Residents will come from elsewhere, and it's just a fact that in this immediate neighborhood, some will move there to sneak grandchildren in at Gunn or Terman. Rules are not enough, people find ways to break those rules and do, and others are often loathe to report them. This encourages seniors to break up their families to move there so grandchildren can attend

Terman or Gunn. Anyone who doesn't take that inevitability seriously does not have a realistic handle on this neighborhood.

5) Fairness. **There are some good legal arguments that the rezoning may be illegal spot zoning - since (despite the island of apartments which were built when that area was still county) that whole patch is surrounded by R-1 single-family residential zoning. **The community can only dispute the rezoning legally if they show opposition and make the arguments beforehand!** Take a look at the zoning map <http://www.cityofpaloalto.org/civicax/filebank/documents/6422>

6) The rezoning violates many policies of the city's general plan (please list one in your letter!) <http://www.cityofpaloalto.org/civicax/filebank/documents/8170>

7) That location is a once-in-a-lifetime opportunity to expand the existing park and make a much needed playing field on this side of town! Such a field could be reached by kids by bikes from Los Altos and all the neighborhoods along the bike path. Instead of having to be driven all the way out to the Baylands, kids could have more opportunities to be independent and active. The benefits to the community are legion and real, not just cover for more density and developers. Consider adding support of turning the it into a PLAYING FIELD in your letter, and ask others to send their support for it as well!

8) The city's loan to the PAHC may constitute contract zoning, which would also be illegal. At the least, it is a conflict of interest. The city loaned PAHC millions to purchase the property, on the proviso that they pay the money back when high-density homes - completely out of character with the residential neighborhood, on Maybell and Clemo are built and sold, which could not be built to that density under the existing zoning.

They are welcome to build senior housing there, WITHIN existing low-density zoning. **But that location is better for a desperately needed playing field on this side of town!**

Ellner, Robin

From: stacey ashlund <mail@change.org>
Sent: Wednesday, April 24, 2013 6:12 PM
To: Planning Commission
Subject: Why I signed -- Our neighborhood has narrow

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Our neighborhood has narrow sidewalks (if any), few street lights, and crowded streets (cars & bikes during travel times to & from school) - it would not be safe or pleasant to rezone this to high density housing. Please do not do it! - Barron Park resident & mom of 2 in nearby schools

Sincerely,
stacey ashlund
palo alto, California

There are now 7 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Stacey Ashlund <stacey@zachary.com>
Sent: Monday, April 22, 2013 11:39 AM
To: Planning Commission
Subject: please do not rezone property at Maybell & Clemo

Dear Planning Commissioners,

I have been a Barron Park resident & homeowner since 1996. Please do not support rezoning the property at Maybell & Clemo as high density! While I'm in support of affordable housing for seniors in our community, and in this neighborhood, the community cannot afford for this housing to be high density. The neighborhood has few sidewalks & streetlights and it would not be safe or pleasant to increase the population in this area.

Affordable senior housing is a public benefit, but rezoning as high-density is a public detriment. The only reason why this commission hasn't heard public opposition to this project is that most didn't know about it yet. Given the proposed height of the development & proximity to single-family homes, the building would be out of scale for the community & will look & feel like the opposite of planning. It will harm this neighborhood & community to support such a tall high-density building. Please keep the scale in mind and do NOT re-zone this property.

Thanks,
Stacey Ashlund
Campana Drive

Ellner, Robin

From: rdmtto <rdmtto@aol.com>
Sent: Tuesday, April 23, 2013 9:17 AM
To: rdmtto@aol.com
Subject: No CHANGE to spot zoning, Oppose 567 Maybell Ave project

Dear Honorable city officials,

I urge you to STOP the proposed development on 567 Maybell Ave.
No CHANGE to spot ZONING Please.

Thank you
RD

Sincerely,

Adam Boxer
Nicky Klein

Ellner, Robin

From: Adam Boxer <adamlboxer@gmail.com>
Sent: Monday, April 22, 2013 9:26 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim; BPA-Board@googlegroups.com
Subject: Strong opposition to zoning exception plans on Maybell Ave. parcel to allow high density development and senior housing

To whom it may concern:

This letter is in **strong opposition** to the City of Palo Alto Planning Commission and City Council's plans to rezone Maybell Avenue and/or grant zoning exceptions for high-density development and senior housing.

My wife and I are residents of Abel Ave and are opposed to this rezoning and/or exemption on the following grounds:

- 1) Safety. Putting high density right where there are already such traffic problems, at the only inlets/outlets to the neighborhood (which has no inlets/outlets to the south or west) hurts emergency vehicle access to Juana Briones School, Terman School, the residents of the neighborhood.
- 2) Traffic: Maybell is already too narrow, Arastradero on the other side is crammed with cars at certain times of the day, and kids weave in and out of traffic on Maybell already because it's so narrow.
- 3) Traffic: The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there. Residents will have to drive out or have helpers drive in.
- 4) Negative impact on neighborhood quality of life. This is a small, cohesive neighborhood and rezoning to high density destroys the character of this neighborhood.
- 5) The rezoning violates policies of the city's general plan:

“POLICY L-5:

Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale. Scale is the relationship of various parts of the environment to each other.”

The scale of the proposed project is out of proportion to the current neighborhood and would destroy the character of the neighborhood.

“POLICY L-6:

Where possible, avoid abrupt changes in scale and density between residential areas of different densities.
..”

The proposed development would dwarf the remaining houses in the area and transform this suburban residential neighborhood into an urban eyesore.

In short, we are strongly opposed to rezoning the Maybell parcel to permit construction of a monstrously large housing development.

Ellner, Robin

From: Albert Chin <albertchin@gmail.com>
Sent: Friday, April 19, 2013 12:15 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim
Subject: Re: Maybell/Clemo high-density project

I am writing to express my opposition to the proposed re-zoning and subsequent construction of high-density housing at the Maybell / Clemo location.

Contrary to reports suggesting little to no opposition from the area communities, there are a lot of residents of the Green Acres community who firmly believe that this project should not move forward.

Just a few points (I'm sure you have received substantial input from other community members detailing the full set of issues) I would like to point out:

- 1) This location makes no sense as independent senior housing, where there are virtually no walkable services in the area (save for a Walgreens, provided that these seniors are able to safely walk along roads largely w/o sidewalks)
- 2) With the increase in the school-age population and hence enrollment at Terman and Gunn, traffic along the Maybell / Arastradero corridor is already untenable and the safety of our children is of major concern. To say that there would be just an "incremental" increase would be distorting the facts to ignore that one would be making an already unsafe situation worse.
- 3) This area is part of our residential neighborhood and should remain low density. This is NOT part of the El Camino corridor, and the fact that there are some high density apartments built more than half a lifetime ago (when a good part of the green acres neighborhood were fruit orchards) cannot be made to be an excuse to allow an adjoining property to be rezoned.

Please do not consider the fact that only some of the community members are able to independently respond with our opposition (vs. the well-heeled corporations behind the project) as a vote of support from those who are quiet.

Regards,
Albert Chin
Georgia Avenue

Ellner, Robin

From: Alexandra Gotsch <am.gotsch@gmail.com>
Sent: Friday, April 19, 2013 11:09 AM
To: Planning Commission
Subject: Maybell street

Please do not rezone this area. The traffic on Arastradero in the morning is already terrible.

Thank you.

Alexandra Gotsch
4172 Wallis Court

Ellner, Robin

From: Allegra Riley <allegra.riley@gmail.com>
Sent: Saturday, April 20, 2013 3:57 PM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Subject: Please do not rezone Green Acres 2 (Maybell Senior Housing Project)

Dear Palo Alto City Council and Planning Commission Members,

I have been a member of the Green Acres 2 community since 1976. Many of my first childhood memories are of riding my bike up and down Willmar Drive to see my best friend and spending hours playing in the "vacant lot" on the corner of Donald Drive and Maybell Avenue. While the vacant lot we played in is now long gone and covered with homes, Green Acres 2 continues to be a highly desirable neighborhood with a booming multicultural community filled with children and families.

Ten years ago, my husband and I chose to move back to this community for two reasons - the quiet neighborhood and the open space nestled throughout the community. Unfortunately, the two traits that drew us back to this neighborhood are at risk of being destroyed by Palo Alto Housing Corporation pushing through an unwanted high density housing complex in the middle of our community across from Juana Briones park along Maybell Ave and Clemo Ave.

Peak commute/school drop-off times already result in significant traffic backups on Maybell and Arastradero. We regularly see people making dangerous maneuvers on El Camino and Arastradero to gain a one car advantage in the packed lineup on their way to work.

New housing developments currently being built nearby along El Camino in Palo Alto, Mountain View, and Los Altos will likely only increase this traffic. Adding one more high density housing complex with vehicular access via Maybell Ave, an already busy neighborhood street near several schools, seems like a recipe for disaster.

We are asking loudly that elected officials and Palo Alto city employees refuse the rezoning of Green Acres 2 for high density housing. It will only reduce the quality of life in a quiet Palo Alto neighborhood, increase car traffic on already congested neighborhood streets, and create a potentially dangerous situation for children walking and biking to school.

Local email lists from this neighborhood and others indicate that a significant number of people feel the same way.

Please prevent the rezoning for this development and help preserve our community.

Thank you for your consideration.

Respectfully,

Allegra, Dylan, and Tyler Riley
Donald Drive
Palo Alto, CA
650-814-6342

Ellner, Robin

From: baruch boxer <brchboxer594@gmail.com>
Sent: Wednesday, April 24, 2013 10:53 AM
To: Planning Commission
Subject: spot zoning 567 Maybell

The proposed high density development at Clemo and Maybell will be an insult and travesty to a tranquil neighborhood and lovely park. You must prohibit spot zoning. It is unfair and destructive to the well-being of neighbors and homeowners. Traffic will endanger bicycling children returning from neighboring schools.

Thanks, Baruch and Elaine Boxer
4162 Thain Way

--

Baruch Boxer
Professor Emeritus, Rutgers University
Geography, Human Ecology, Environmental Science
Visiting Scholar, Stanford University
Dept. of Civil and Environmental Engineering
(H)650-424-8072; (C)650-646-3186

Ellner, Robin

From: betty cho <betty_cho@yahoo.com>
Sent: Friday, April 19, 2013 10:55 AM
To: Planning Commission
Subject: Please, NO "High-density high-rise across from Briones"

Dear Planning commissioner,

It is totally against the people in this neighborhood to build a high density high rise on Maybell ave. Go and check on the traffic in the morning and see how bad it is now. If this gets built, can you image if we can get out of our house or going anywhere? What if we have an emergency and need medical attention, can we get it on time? How many more accidents do you want to see? NO and NO, we don't want to build this in our neighborhood!!!!

In the morning, it is so hard and take long time for us to drive to work now. It is already very stressful. PLEASE DONT MAKE OUR LIFE MORE STRESSFUL and MISERABLE.

We all know the big earthquake is coming and we should all prepare for that. Can you imaging with such density, how can we get help?

When we walk our dog in the morning, we can feel the air just so bad because all the cars. This will make the air even worse. DON'T KILL US AND OUR DOG SLOWLY, PLEASE!!!!

We like our neighborhood and we want to live here and have a good life. PLEASE DON'T DRIVE US AWAY. We are here first!!

If this high density high rise is added here, our home price will drop. Do you want to see that happens to your house? PLEASE NO!!!

You want to put a senior development there. But there are no walkable services at that location, not even a grocery store nearby. Residents will have to drive out or have helpers drive in. A senior development is better placed near walkable medical services and grocery.

NO HIGH-DENSITY HIGH-RISE on Maybell Ave. I am totally against this project.

A resident on Maybell Ave

Ellner, Robin

From: Betty Cho <talltree.pa@gmail.com>
Sent: Tuesday, April 23, 2013 10:56 PM
To: Council, City; Williams, Curtis; Planning Commission
Subject: We are loudly against the HIGH DENSITY HOUSE project on Maybell Ave

Dear Palo Alto City Council and Planning Commission Members,

we have been living on Maybell for more than 20 years. My children grew up here. we like our neighborhood. We see young families moving this area and reminded me when we were young. We have very nice memory of living on this street and have planned to live here forever.

If the city allow to build high density housing on this street, it will ruin our life here. What kind of traffic nightmare we will see. What nightmare we will have if we need medical assistance. Traffic will pollute in this area. Even now, the traffic gets so bad in the morning. If this high density housing is built here, we can't even getting onto the street. The current projects on El Camino already make things 100 times worse. If the high density housing is build, that will make things 1000 time worse. We don't want to see the young children die or hurt in the accidents.

We elected you as our representatives,It is time to speak up for the people in Green Acres to refuse the rezoning.

Local email lists from this neighborhood and others indicate that a significant number of people feel the same way.

Please prevent the rezoning for this development and help preserve our community.

Thank you for your consideration.

Respectfully,
Chou family on Maybell Way

Ellner, Robin

From: Benjamin Dai <mail@change.org>
Sent: Wednesday, April 24, 2013 12:30 PM
To: Planning Commission
Subject: Why I signed -- City should be reasonable

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

City should be reasonable and responsible before allowing new rezoning in a small neighborhood with huge impact on traffic and safety, particularly for students of three neighborhood schools.

Sincerely,
Benjamin Dai
Palo Alto, California

There are now 2 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: jbhvkn@aol.com
Sent: Tuesday, April 23, 2013 9:34 AM
To: Planning Commission; Council, City
Subject: Stop proposed development on 567 Maybell Ave

Good morning Ladies and Gentlemen,

1. Please stop the proposed development on 567 Maybell Ave.
2. Please do not change the zoning established for our city. No change to spot zoning.

Bev J.

Ellner, Robin

From: Brian McCormick <bmccormick@stewartaudio.com>
Sent: Wednesday, April 24, 2013 6:02 PM
To: Planning Commission; Council, City
Cc: bpmoms@yahoogroups.com
Subject: Proposed Project at 567 Maybell Ave.

High density, low income 60-unit senior housing and 15-home development has been proposed at 567 Maybell Avenue across from Briones Park on the corner of Maybell and Clemo

I would like to register my opposition to the above proposed project. Having lived in Barron Park for over 15 years, I've seen a slow erosion of the character which drew me to this neighborhood and to this community. It's one thing to tear down a small ranch style home and replace it with a two story home that seems ill suited for the neighborhood but this project seems to me like moving the El Camino Real further into Barron Park. The character of neighborhood is deeply rooted in a rural feel, purposely forgoing sidewalks for what feels like country lanes to encourage walking and biking. This proposed development replaces 4 single homes with 15 single family homes and 60 senior units, more traffic, less street parking around the park, additional noise and to what benefit to the neighborhood? If someone could explain to me how this project benefits Barron Park and the existing residents I would love to hear it, so far I've only seen the studies which talk about the "minimal" detrimental impact it will have as if stops there. Does it encourage more biking, walking throughout the neighborhood? Improved quality of life for the residents of Barron Park is not better served with this project as your traffic study shows, beyond the underestimated organic growth associated with trends within the neighborhood. By this I mean your traffic study does not account for the number of homes being torn down and changing demographics of the families replacing the existing residents. For instance an elderly resident who doesn't typically drive being replaced with a family of 4-5 and the increased volume of activity.

You only have to look out 3-5 years and ask yourself does this project make this neighborhood better? Will it get to the point were I'll have to drive my kids to the park and school instead of walking because the traffic increase makes it too dangerous? Part of this is unique to Barron Park, I encourage the key decision makers to take a walk down Amaranta Ave. at 8:00 A.M. with their dog or a school age child. The studies the committee is using to make it's decision aren't meant to convey the impact on the character of a neighborhood or how safe a parent thinks it is to let their children walk or bike to school. **So I would encourage the committee to talk with parents at Briones Park and residents walking on the affected streets, show them the Project Drawings and ask them if this improves their neighborhood and makes their streets safer for children to walk and ride to parks and schools.**

Sincerely,

Brian McCormick
Cereza Dr.
Palo Alto

Brian McCormick
Chief Marketing Officer
Stewart Audio
(650) 968-4400
www.stewartaudio.com

Ellner, Robin

From: Bin's Hotmail <binhewan@hotmail.com>
Sent: Sunday, April 21, 2013 9:36 PM
To: zeller@writeme.com; Planning Commission; Council, City; greenacres2@yahoogroups.com
Subject: Re: [GA2] Protest of Plans to Rezone on Maybell

To: Planning Commission

We totally agree with Mr. Matthias Zeller. Sorry we didn't have time and talent like Matthias Zeller to write you a long letter. Please count us as one of the residents who oppose the rezoning!

Bin and Huashan
King Arthur Court

From: [Matthias Zeller](#)
Sent: Sunday, April 21, 2013 7:01 PM
To: Planning.Commission@cityofpaloalto.org ; city.council@cityofpaloalto.org ; greenacres2@yahoogroups.com
Subject: [GA2] Protest of Plans to Rezone on Maybell

This letter is in stark protest of the City of Palo Alto Planning Commission and City Council's intent to rezone Maybell Avenue and/or otherwise grant zoning exceptions for high-density development and senior housing.

My wife and I are residents of Donald Drive and are opposed to this rezoning and/or exemption on the following grounds:

- Maybell is supposedly a "safe route" for kids to walk and commute to local schools. This is already utterly laughable during school days and particularly during raining days. Cars already race down Maybell, particularly high school students on the way to Gunn as well as cars coming from the existing Title 8 housing which has driveways onto Maybell.

- Quality of Living. Green Acres has become an attractive neighborhood for all those working at Google, LinkedIn, and a variety of other startup and successful software companies based in Mountain View. People have invested hundreds of thousands in their homes if not millions to buy a single family homes that conform to the need for privacy, exclusivity, and existing city services. We don't want to be crowded by high-density housing, and we are concerned about the degradation of our intimate community by the introduction of high-density housing. It is incredibly disappointing that the City consider diminishing the quality of life we have created here in the neighborhood.

-Privacy, Eye-blight. We understand the City plans to approve exceptions to setbacks as well as maximum number of stories allowed in single family units. This disturbs privacy for homes across from the units and we are also concerned that the architectural integrity of a 1950's rancher community be disrupted.

In short, I am completely opposed to granting exceptions for Maybell Avenue, and am also in complete disagreement that the City Counsel characterize my neighborhood as being in agreement with these potential changes in zoning. This is a complete misrepresentation and I will not stand for it.

Respectfully,

Matthias Zeller

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Ellner, Robin

From: Cecile <cecilek@pacbell.net>
Sent: Tuesday, April 23, 2013 9:24 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim
Subject: Petition to oppose high-density rezoning of Maybell/Clemo area

Hello,

As a Green Acres neighborhood resident, I'm opposing the rezoning of the Maybell/Clemo area into a high-density zone for a new development for the following reasons:

1. Traffic and safety - there's already a traffic issue in the morning and after-school hours which present safety issues on the road and to passengers. Rezoning this area into a high-density area would only aggravate the situation for current residents, comprised of many families with school-age kids, middle school and high school kids.
2. Residential community - Families who have decided to live in this residential community for its family-centric character. The proposed development is detrimental to this neighborhood character. While it may be a few blocks of El Camino Real, it is actually a part of the Greenacres residential community.
3. That location is a once-in-a-lifetime opportunity to expand the existing park and make a much needed playing field on this side of town! Such a field could be reached by kids by bikes from Los Altos and all the neighborhoods along the bike path. Instead of having to be driven all the way out to the Baylands, kids could have more opportunities to be independent and active. The benefits to the community are legion and real, not just cover for more density and developers. Consider adding support of turning the it into a PLAYING FIELD in your letter, and ask others to send their support for it as well!

Senior housing WITHIN existing low-density zoning is welcome but the location will serve a larger community need as a playing field on this side of town.

I'm sure there are more considerations that I'm not outlining here.

I believe this area should be kept as low-density zone for the greater good of this community today and well into the future.

Sincerely,
Cecile

4120 Donald Drive

Palo Alto, CA

Ellner, Robin

From: Chanan <chanan@digi-labs.net>
Sent: Wednesday, April 24, 2013 12:11 PM
To: Planning Commission; Council, City
Subject: Support for the 567 Maybell Ave - Maybell and Clemo Plan

To:

Planning commission

City of Palo Alto

Re: Support for the 567 Maybell Ave – Maybell and Clemo Plan

As a resident of Barron Park (in past 16 years) I was called by my neighbors to raise my voice against the above plan with two main reasons pointed out:

“Traffic flow from this development... onto Maybell”

“The unavoidable monstrosity that you will see walking on Maybell and from Briones Park...”

As I am sure all the drivers and walkers on Maybell will make their objection heard, let me voice my voice in **support** of this plan for those who are not here yet, and cannot be heard, all the potential future residents of this and similar projects:

1. **It is immoral to push the elderly** (for the most which lived in Palo Alto for many years) **or the less fortunate or the young out to Florida** (or San Jose) – I know a few people, some actually lived on Maybell for many years in a rented property, which once retired had to leave and move to Florida due to cost of housing, leaving behind a life time of social fabric and familiar environment. Is this more important and fair than a walk on Maybell Ave.?
2. As population grows we **ALL have an obligation** to accommodate this growth, we cannot say “yes, we are for immigration” , “yes, we are supporting families with kids”, “yes, we are for a more just and fair society” **BUT** “no, not in our back yard” and “no, not when it comes to us” and “no, we have already a hold on these resources and we will not let anybody else enjoy them”.
3. The current residence of a specific road in Palo Alto **DO NOT** have a God given right to any type of zoning rules, these are a type of natural resource that belongs to the general public, furthermore if the same attitude would have prevailed 100 years ago, they would be no Palo Alto as we know it today. So this attitude is like a person getting on the crowded Subway and now claiming there is no space for anybody else.

Dear Planning commission your responsibility lays beyond the selfish interests of the neighbors, many living hundreds of feet away from this project. Please act accordingly.

Disclaimer: I do not even know who the developer is, nor do I have any type of relationship or connection with him or any other party with any involvement or interests in this project.

Best

Chanan Steinhart

Ellner, Robin

From: Carol Kibler <cjkib@sbcglobal.net>
Sent: Saturday, April 20, 2013 8:47 AM
To: Planning Commission
Subject: Maybell housing project

I am writing you to express my concerns about the development of the housing on Maybell.

That area is for single family housing and should stay that way. Our neighborhood is very congested as it is. Maybell is already an accident waiting to happen. There are too many kids and bicyclist and cars on that street. I would ask you as a group to go stand out on Maybell from 7:45 to 8:15. On school days. It is crazy busy, and you want to add more dense housing! This is crazy.

I have no problem with them adding more houses, but they need to single family just like the rest of the neighborhood. So that we do not have a bigger problem.

Carol kibler
4183 coulombe dr
Sent from my iPad

Ellner, Robin

From: Caroline Rose <crose@differnet.com>
Sent: Monday, April 22, 2013 9:41 AM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim
Cc: BPA-Board@googlegroups.com
Subject: No rezoning for higher denisty

While I fear that what individuals in Palo Alto neighborhoods want will count much less than what those holding the city's purse strings want, I'd like to speak out against rezoning the orchard and houses on Maybell, across from Juana Briones school and park, to high density. The way I feel about it is summed up in my letter printed in the Palo Alto Weekly on April 19:

There is no doubt that big buildings are being OK'd at the public's expense. I've lived here since the 1970s, and the change has been enormous, with an obvious direct correlation between the number and size of buildings erected and the amount of traffic and other congestion. The city wants more money and they figure that's the way to get it; I'd prefer that they instead figure out ways to cut wasteful spending. And how about focusing on the hundreds of people who get away with dangerous driving practices every day in this city? I avoid being on the road during rush hours, yet I can't go even a few blocks without seeing extreme speeding and lane-weaving, red-light violators, drivers using mobile devices, and more. Like so much around here, the traffic and driving weren't nearly as bad back when this was a much less crowded city. Palo Alto has steadily been becoming less peaceful and safe, with no signs of reversing this trend. Shame on our leaders and their "growth at any cost" attitude!

The rezoning being considered for Maybell will make it much harder to get out of Barron Park onto Arastradero and make traffic there even worse than it already is.

Sincerely,

Caroline Rose
970 Paradise Way
Palo Alto
650-424-9100

Ellner, Robin

From: David Erlich <davidricka2@yahoo.com>
Sent: Monday, April 22, 2013 6:04 PM
To: Planning Commission; Council, City
Subject: High density project proposed for Maybell Ave.

To anyone involved in the decision as to whether to rezone our neighborhood our not:

We, residents of the Maybell Ave. neighborhood strongly oppose the rezoning of our neighborhood to allow for a high-density project to be approved for the corner of Maybell and Clemo in Barron Park. We moved into this area partly because of the existing zoning regulations that limit height and density regulations, and think it grossly unfair and disturbing that this area could be simply spot-rezoned to allow for this kind of development simply because one developer wants to do it.

We expect the city to enforce existing zoning laws, not change them just because a developer wants it.

Thank you,

David Erlich and Ricka Berns

Ellner, Robin

From: Ellen Cohen <ellenco@pacbell.net>
Sent: Thursday, April 18, 2013 10:23 PM
To: Planning Commission
Cc: ellenco@pacbell.net
Subject: Please register my objection to high density building on Maybell Ave

Dear Planning Commission,

I am a resident of Green Acres 2. I live on Maybell Way. I find it hard to get to work by 9 a.m. due to the traffic just leaving my neighborhood, starting around 8:45. Between the many schools on Arastradero, kids riding bikes creating a constant barrier to pulling out into Maybell Ave. and the parents dropping kids off at Juana Briones, it makes traffic a NIGHTMARE.

In the afternoon, frequently I see kids riding bikes in pairs, with no helmets, earphones in their ears and no hands on their handlebars. They are often closer to the middle of the street than to the side. As you know, there are no sidewalks. Adding more cars will increase the risk to walkers and cyclists on Maybell Ave.

I was stunned to read that there is a plan to put high density housing into this street. It's absolute craziness. There is no room to accommodate the added traffic. And for seniors? There is nowhere for them to walk to buy groceries. No doctors nearby.

This is a big mistake. I'm not a lawyer, but to the best of my understanding, this is in violation of the zoning code. Please don't do it.

Sincerely,
Ellen Cohen

Ellen Cohen

650-255-6511

Ellner, Robin

From: E D <mail@change.org>
Sent: Wednesday, April 24, 2013 11:57 AM
To: Planning Commission
Subject: Why I signed -- Save our neighborhood from

Dear Planning Commission, City of Palo Alto,

I just signed E D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Save our neighborhood from unreasonable and irresponsible development!

Sincerely,

E D

,

There are now 1 signatures on this petition. Read reasons why people are signing, and respond to E D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Elaine Dai <edai@inspiralaw.com>
Sent: Wednesday, April 24, 2013 10:55 AM
To: Planning Commission; Council, City
Cc: Benjamin Dai; elainedai@gmail.com
Subject: 567-595 Maybell Rezoning Opposition

Dear City Council and Planning Commission,

We are residents in the Barron Park/Green Acres neighborhood of Palo Alto; our home is located on Abel between Maybell and Georgia. We strongly oppose the rezoning at 567 and 595 Maybell to a "Planned Community" zone for the purposes of building a high-density 60-unit, 4-story housing and 15-home development.

We do not oppose development in this area in general, but we believe the best solution is to build under existing zoning laws that include setbacks, height restrictions, and lower-density housing. This neighborhood is already impacted greatly with traffic due to our proximity to Gunn High School, Terman Middle School, and Juana Briones Elementary. It already feels unsafe to walk and bike with our young children to and from school every day, given that there are no sidewalks but many drivers. Adding such high-density housing in this small neighborhood would make traffic in this area even more unsafe. The proximity of this proposed development to Juana Briones Park where ball games are played, and students and children frequently walking to and from in the community – not just on weekdays during school – but this is a popular community gathering place on the weekends – would also be jeopardized with high-density housing located adjacent.

Respectfully,

Elaine & Benjamin Dai

Elaine H. Dai, Esq.
650.561.4270 dir
215.565.4777 fax
edai@inspiralaw.com
www.inspiralaw.com



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Ellner, Robin

From: Emily Huynh <mail@change.org>
Sent: Wednesday, April 24, 2013 3:55 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Emily Huynh Palo Alto, California

There are now 6 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Elaine D <mail@change.org>
Sent: Wednesday, April 24, 2013 1:38 PM
To: Planning Commission
Subject: New petition to you: City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park

Dear Planning Commission, City of Palo Alto,

Elaine D started a petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" targeting you on Change.org that's starting to pick up steam.

Change.org is the world's largest petition platform that gives anyone, anywhere the tools they need to start, join and win campaigns for change. Change.org never starts petitions on our own -- petitions on the website, like "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)", are started by users.

While "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" is active, you'll receive an email each time a signer leaves a comment explaining why he or she is signing. You'll also receive periodic updates about the petition's status.

Here's what you can do right now to resolve the petition:

- Review the petition. Here's a link:
 - <http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park>
- See the 5 signers and their reasons for signing on the petition page.
- Respond to the petition creator by sending a message here:
 - <http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>

Sincerely,
Change.org

There are now 5 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: eugene zukowsky <eandzz@stanford.edu>
Sent: Monday, April 22, 2013 11:01 AM
To: Planning Commission
Subject: project at Clemo and Maybell

We are senior citizens who have lived on Maybell Way (cul de sac off Maybell Ave.) since 1969. We raised two children in this neighborhood. They grew up in the wonderful period when we still had apricot orchards for kids to play in and safe UNCROWDED streets for kids to bike in. We've seen our neighborhood become more and more crowded. The most recent negative change was the revamping of the Charleston/Arastradero corridor. It's truly laughable that Palo Alto tries so hard to be a "green" city when the biggest polluters are cars idling in backed up traffic and that change certainly has worsened the problem.

We STRONGLY oppose rezoning of the parcel adjacent to Juana Briones park to high density. That plan will certainly add immensely to the already horrible traffic on Maybell Ave. During commute times it's actually difficult to drive out of Maybell Way. Maybell Avenue is such a narrow street. Children biking to schools and cars driving on Maybell Ave. to avoid crowded Arastradero creates an accident waiting to happen.

Many of the residents of this neighborhood have requested that zoning not be changed from R1 to high density and we VERY STRONGLY urge you to listen to us and comply with our request!

Gene and Zita Zukowsky
4153 Maybell Way

Ellner, Robin

From: Felix Zajac <zajac@stanford.edu>
Sent: Saturday, April 20, 2013 8:51 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim
Subject: Deny rezoning of Green Acres 2 (Maybell Senior Housing Project)

Dear Palo Alto City Council and Planning Commission Members,

We have been residents of Green Acres 2 neighborhood since 1979. Our two children rode bikes or walked to attend schools in Palo Alto. Our neighborhood and the surrounding area (e.g., Stanford Research Park) has developed much since 1979. We have witnessed the changes.

We strongly oppose the rezoning of the parcel across from Juana Briones park to high density, even for senior housing, such as for ourselves aged >70 years old.

The reasons are that rezoning will:

- 1) Negatively impact the quality of life of surrounding Palo Alto neighborhoods, which currently are cohesive, highly desirable, multicultural ones. The parcel is not adjacent to the high density El Camino corridor, as the Palo Alto Housing Corp (PAHC) claims, but rather is part of our Greenacres and Barron Park communities and is adjacent to the Juana Briones Park.
- 2) Not be ideally suited to seniors because no walkable services exist nearby, except for a Walgreens. Other suitable projects are under construction near Stanford that are much better suited for seniors because of the nearby services offered (e.g., medical, grocery, entertainment, restaurants).
- 3) Worsen already intolerable traffic. Maybell is a residential, narrow street, heavily used by student bikers and parents driving their kids to school. Arastradero is also bottlenecked at these and other times. High density housing for anyone will exacerbate these notorious difficult-to-solve traffic problems in our neighborhoods.
- 4) Entice seniors from elsewhere to move to Palo Alto since most Palo Alto seniors already own their home. And can we be certain that their grandchildren wont attend Palo Alto schools?
- 5) May be considered illegal spot zoning since the nearby apartments were built when the area resided within County zoning and the other nearby zoning is R-1 single-family residential.
- 6) Violate Palo Alto's General Plan, such as Policy L-7, which is: Evaluate changes in land use in the context of regional needs, overall City welfare and objectives, as well as the desires of surrounding neighborhood.
- 7) May constitute illegal contract zoning or, minimally, a perceived conflict in interest since Palo Alto has loaned the PAHC money with the constraint that the money be used to construct high density housing at this parcel location, an unachievable constraint unless, of course, Palo Alto rezones that parcel.
- 7) Prevent a once-in-a-lifetime opportunity to expand Juana Briones park. We residents in southwest Palo Alto really need more park space, such as a ballpark.

To conclude, no rezoning should be approved but instead the PAMC should abide by the current zoning and construct housing, e.g., senior housing, accordingly.

Respectfully,

Felix & Elizabeth (Joyce) Zajac
4138 Willmar Drive
Palo Alto, CA 94306
650-804-2860

Ellner, Robin

From: Gregory Kovacs <kovacs@cis.stanford.edu>
Sent: Tuesday, April 23, 2013 10:19 AM
To: Planning Commission
Cc: Council, City; lisama@gmail.com
Subject: Rezoning on Maybell - Strong Objection

Dear Planning Commission,

I live near, and use Briones Park. I am very strongly opposed to re-zoning the parcel in question to high-density housing for reasons of traffic and, of course, safety. Maybell is a major corridor for children going to Briones Elementary and Gunn High School. More cars will increase the already considerable risk of traffic mishaps. If you do not believe it is already very bad, please take a few minutes one morning to visit and see for yourselves. I have seen a few mishaps and they are truly frightening.

Also, this is a one-time opportunity to expand Briones park by purchasing the parcel and annexing it to the park.

I am convinced that if it were put to a vote, the neighborhood would be hugely in favor of expanding the park rather than building high-density apartments.

Please stop this rezoning and consider expanding Juana Briones Park!!!

Thanks,
Gregory Kovacs

4174 King Arthur Court
Palo Alto, CA 94306

Gregory T. A. Kovacs, M.D., Ph.D.
Professor of Electrical Engineering
and (by courtesy) of Medicine
Stanford University
330 Serra Mall, Room CISX-202
Stanford, CA 94305-4075
Phone: (650) 725-3637
Fax: (650) 725-5244
Email: kovacs@cis.stanford.edu
Web: <http://transducers.stanford.edu/>

Ellner, Robin

From: Heidi Perry <mail@change.org>
Sent: Wednesday, April 24, 2013 1:08 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Heidi Perry Palo Alto, California

There are now 3 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Hanwant Singh <hanwant.b.singh@gmail.com>
Sent: Monday, April 22, 2013 12:01 PM
To: Planning Commission; Council, City
Cc: Williams, Curtis; Wong, Tim
Subject: Green Acres rezoning & high density housing

Dear Planning Commission & City Council members,

This letter is to express our extreme opposition to the high density rezoning being considered for the Green Acres area. We are residents of Green Acres and live in a single-family single story home on Arastradero Road. We are already choking in traffic congestion that is both inefficient and unsafe. Arastradero between El Camino and Foothill Express already contains 3 schools and some dense tall rental buildings (e. g. Tan Apartments) that were grandfathered in by the city in this residential neighborhood. The massive (and ugly) dense condo construction at the El Camino and Charleston intersection has made the situation worse and is an example of some poor decisions in the past.

Green Acres is a family oriented neighborhood and building more dense housing will further deteriorate the quality of life for residents. What this community really needs is an expanded Juana Briones park not more congestion. We urge the Planning Commission and City Council to reject this rezoning idea and consider options that would add to the quality of life for its south Palo Alto residents.

Sincerely,

Hanwant and Raman Singh

681 Arastradero Road, Palo Alto, CA 943

Ellner, Robin

From: Irina Iourovitski <irina_iourov@yahoo.com>
Sent: Monday, April 22, 2013 9:33 PM
To: Planning Commission; Council, City
Subject: NO to spot zoning: Maybell ave

To the City Council and Planning Commission,

As a Barron Park residents we **oppose** the building of the high density housing on Maybell avenue. This will ruin the quietness and the feel of the neighborhood. The traffic is already bad enough, especially during schools start/finish. The new housing will put unbearable constrain on the traffic. This will bring the safety of the pedestrians down. Taking in consideration the close proximity of the 3 public schools and large amount of children walking/biking the decision to build high density housing is not acceptable. also this will disrupt the view and feel of the family friendly neighborhood.

Iourovitski's family
4110 Thain Way, 94306
650-424-8053

Ellner, Robin

From: Jimmy Chen <jimmichen@gmail.com>
Sent: Sunday, April 21, 2013 2:48 PM
To: Planning Commission
Subject: Maybell Homes Senior Housing Project

Dear Planning Commission,

I would like to voice my **STRONG** opposition to the Maybell Homes Senior Housing Project. There are no walkable facilities near that area.

-Jim Chen
Barron Park

Ellner, Robin

From: Jim Colton <james.colton@sri.com>
Sent: Friday, April 19, 2013 10:36 AM
To: Planning Commission
Subject: High-Density Housing on Maybell

Dear Commissioners,

I am distressed that you are considering, and seem to have already decided, putting high-density housing on Maybell Avenue. Our neighborhood is zoned R-1 and has that feel about it. Adding high density housing at this location would change the character of the neighborhood for the worse.

I expect if you lived in our neighborhood you would feel the same.

Jim Colton
670 Georgia Ave

Ellner, Robin

From: Wong, Tim
Sent: Wednesday, April 24, 2013 9:44 AM
To: Ellner, Robin
Subject: FW: Proposed Development of Maybell

From: Jen Hess [<mailto:jen.hess@gmail.com>]
Sent: Friday, April 19, 2013 10:38 AM
To: Council, City; Williams, Curtis; Wong, Tim
Subject: Proposed Development of Maybell

I am deeply concerned about the direction the council is taking with regard to changing an area near Juana Briones park on Maybell. This area currently is adjacent to Juana Briones park and currently has 3 to 4 homes. It seems like the council is considering changing this area to hold about 30 units.

While I do understand that we need more housing in Palo Alto, I do not believe this is the place to do it. I am not objecting because it is in my backyard, which it is, but because I don't feel that either Maybell or Arastadero can manage the additional traffic this change is likely to cause.

If you feel that it is necessary to do this, I feel that you must widen Arastadero road to be four lane with a bike lane on both sides. The current traffic in addition to proposed new traffic needs wider road areas. My guess is that widening this road is totally out off the table. In which case, I would recommend this developer work in concert with Buena Vista Mobile Home Park owners to develop that area. El Camino is large enough to accomodate more traffic easily.

I also believe that making exceptions to existing zoning is a bad idea. Zoning laws exist to keep neighborhoods cohesive and maintain the character of areas of the Palo Alto community. I would be more than willing to welcome potential tenants to such a place as I feel that areas like this would provide a larger diversity to my neighborhood, I just don't agree that this is the right place for such a development.

I sincerely believe that the existing Mobile Home park, which is slated to be removed should be replaced with units for low income and larger density housing.

Jennifer Hess
4016 Orme St
Palo Alto, ca
--
Jen Hess

Ellner, Robin

From: Joanna Hubenthal <mail@change.org>
Sent: Wednesday, April 24, 2013 1:17 PM
To: Planning Commission
Subject: Why I signed -- Traffic is already at

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Traffic is already at an unsafe level in this neighborhood. There is almost always gridlock on Arastradero and El Camino before school in the mornings and the back up on Maybell can make it take 15 minutes to go two blocks before school starts. I already do not let my kids bike to school because of the unsafe traffic conditions, this kind of addition would make it even more difficult for residents closer by Juana Briones feel safe enough to let their kids walk or bike in the congested traffic conditions. (particularly since there are no side walks for the children on the adjacent streets.)

Sincerely,
Joanna Hubenthal
Palo Alto, California

There are now 4 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Jeffrey Lipkin <repjal@att.net>
Sent: Saturday, April 20, 2013 9:01 PM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Cc: Ruth Satterthwaite
Subject: rezoning for high density in Green Acres

Dear Sirs and Madams:

I strongly opposed the proposed rezoning for the high density development planned for the site next to Maybell and on Aratradero.

Maybell already has enough traffic problems and threats to our children.

Arastradero is a mess created by your two-lane traffic plan - try driving it in the morning or evening rush hours.

And the mess on Arastradero diverts traffic (including high speed reckless student drivers) onto Georgia and Maybell, which you have not corrected.

Also, Aratradero has Gunn High School which creates its own problems - this rezoning is another example of asking South Palo Alto to do more than its share, and dumping the North's problems on the South.

Try placing this high density housing in Crescent Park instead - it is similar but just higher rent.

Or, correct your own misguided zoning of El Camino and place the development there and rezone the whole length - right now it has too few people to sustain the stores and commercial development you want.

Lastly, it appears this is an illegal spot zoning. There are sufficient concerned residents and attorney-residents to sue you on this basis and win.

Back off and don't pick a fight you cannot win and which makes you look misguided, stupid and venal as well.

Jeff Lipkin

Ellner, Robin

From: Owen and Janet Wolkowitz <janow@pacbell.net>
Sent: Monday, April 22, 2013 9:09 PM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Subject: re: rezoning of Maybell land tract for Senior housing

To Whom It May Concern,

Numerous Green Acres citizens have voiced their opinion over the use of the land between Maybell and Arastradero next to Juana Briones park and I would like to add my personal view.

Today at 9:15 am, I went to work late and sat through two lights at the corner of Arastradero waiting to turn left onto Foothill Expressway. The time was long after all three schools which feed into this route have started and much longer than any comparable wait just three years ago. I cannot leave my neighborhood during the start of school without adding ten minutes to my commute--just to get out of the neighborhood.

At 4:20, outside my house on Willmar, a car careened towards the bend in the road, barely making the turn while a family of three rode their bikes the opposite direction. It seems like a quiet little safe street for a bike ride but has become a short cut speed zone since Arastradero has become so impacted.

Last Friday, I left to pick my middle school daughter up at a neighbors five blocks away, and was stuck in traffic on Arastradero that did not move. The thought occurred to me that Terman students are at great risk should rescue vehicles need to get there quickly at the beginning or end of the school day.

We are a small, organized, quiet neighborhood, greatly impacted by poor city planning that has not taken us into consideration. We cannot absorb more high density housing. Our little streets do not have adequate egress as it is. Please don't add to our safety issues.

Janet Negley

Ellner, Robin

From: Jen Smith <jeesm5@aol.com>
Sent: Tuesday, April 23, 2013 9:21 AM
To: Planning Commission; Council, City
Subject: Urgent: Oppose rezoning. Oppose proposed project on 567 maybell Ave.

Please STOP the proposed development on 567 Maybell Ave. No CHANGE to spot ZONING

Thank you
Jen Smith

Ellner, Robin

From: Joe Sullivan <mail@change.org>
Sent: Wednesday, April 24, 2013 1:38 PM
To: Planning Commission
Subject: Why I signed -- My children walk to

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

My children walk to school and already have to deal with too much traffic. There are a number of other development projects already taking place in the neighborhood, and one more is too many. We need to prioritize the existing community over development right now.

Sincerely,
Joe Sullivan
Palo Alto, California

There are now 5 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



From: Jeffrey Yost <jtyostweb@mac.com>
Date: April 23, 2013, 10:50:32 AM PDT
To: <curtis.williams@cityofpaloalto.org>
Subject: Oppose rezoning of 567-595 Maybell

Dear Mr. Williams,

As a resident of Barron Park, I would like to voice my strong opposition to the development project at 567-595 Maybell Avenue as currently proposed.

My concerns:

- An exacerbation of an already horrendous traffic situation on Maybell/Coulomb, especially in the morning during school drop-off.
- Dimensions and size of building are out of character with the neighborhood.

My preference would be, in order:

- Development of a park, open space, or much needed playing fields. Gunn fields are not open to the public.
- Keep the current R-1 and RM-15 designations and build housing appropriate to the site and in accordance with the current zoning designation.

Haven't we had enough development messes lately.... Miki's for example?

Thank You,

Jeffrey T Yost
4121 Verdosa Drive
Palo Alto, CA 94306

Ellner, Robin

From: Kin Cho <send.kin.mail@gmail.com>
Sent: Tuesday, April 23, 2013 10:41 PM
To: Council, City; Planning Commission
Cc: Williams, Curtis; Wong, Tim
Subject: Stop High-density High-rise across from Briones

Dear Palo Alto city leaders and city planners,

I'm a Palo Alto resident and my home is on Maybell Ave.

Maybell Ave. and Arastradero are both narrow streets, please do not make the rush hour traffic jams even worse and ruin our neighborhood!!!

Please, NO "High-density high-rise across from Briones".

Sincerely,

Kin Cho

Ellner, Robin

From: Kevin Hauck <kevhauck@gmail.com>
Sent: Sunday, April 21, 2013 12:40 PM
To: Planning Commission
Subject: Maybell re-zoning.

Dear Planning Commission:

I am writing to register my firm opposition to the proposed rezoning of the Maybell Clemo project site to allow for a high density townhome and senior center complex. The project will impose significant impacts to the surrounding neighborhoods, including viewshed, lightshed, traffic, noise, and other unacceptable "significant impacts," per CEQA. Spot zoning defeats the principles of zoning entirely, and should be refused by the commission.

The property is zoned for low density residential and the developer should have to abide by the constraints of that zoning. We purchased a property in the neighborhood with the expectation that the city government would enforce the law of the land and not trample the rights of existing residents in favor of deep pocketed development interests.

I urge the commission to subject the developers of this site to the same laws everyone else in the neighborhood abides by.

Best Regards,
Kevin Hauck

Georgia Avenue Homeowner

Ellner, Robin

From: Kenneth Luis <kluis@fedex.com>
Sent: Friday, April 19, 2013 3:15 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim; 'BPA-Board@googlegroups.com'
Cc: barbluis@yahoo.com; Kenneth Luis
Subject: OPPOSED to high-density zoning near Juana Briones Park

Hello,

My name is Ken Luis and I'm a GreenAcres II resident at 4192 Donald Dr.

I am writing to oppose the high-density zoning proposal near Juana Briones Park. Our children attend Juana Briones Elementary and play in Juana Briones Park often.

We are opposed to more housing and more traffic in the area.

Thank You,

Ken

Ellner, Robin

From: Kay Luo <kayluo@gmail.com>
Sent: Wednesday, April 24, 2013 11:31 AM
To: Planning Commission; Council, City
Subject: Re: [GA2] Protest of Plans to Rezone on Maybell

Dear City of Palo Alto Planning Commission and City Council,

I am unable to attend the meeting tonight but wanted to voice my concern regarding the plans to rezone Maybell Avenue. Due to the level of high-speed traffic on our residential streets in Green Acres already, I am against this plan. Unless we can come up with comprehensive traffic calming measures including Willmar Drive (which many drivers use to bypass Arastradero and connect with Maybell), I am firmly against the rezoning.

Thank you for your consideration and for serving our city.

Best regards,

Kay Luo

Willmar Drive
Palo Alto

Ellner, Robin

From: Kathy Riley <ksr94306@hotmail.com>
Sent: Tuesday, April 23, 2013 3:54 PM
To: Planning Commission; Council, City
Subject: Rezoning of property at Maybell/Clema

Attention members of the Planning Commission and City Council:

I strongly oppose the rezoning of the property at Maybell and Clema to "Planned Community". The density of the proposed development project would seriously impact the neighborhood. The area has already been impacted by the dense building along the El Camino corridor that pushes traffic onto Maybell as cars try to avoid the Arastradero congestion. Maybell is also heavily traveled by children of all ages that feed into Terman, Gunn, and Juana Briones elementary.

I am going to be out of town for the hearing but hope that this email will be included in the record of citizens that oppose the project.

Thank you and regards,

Kathryn Riley
4122 Thain Way

Ellner, Robin

From: Kenneth Scholz <kenscholz@pacbell.net>
Sent: Wednesday, April 24, 2013 9:12 AM
To: Planning Commission
Cc: Carol Scholz
Subject: Opposed to Maybell-Clema development proposal

Greetings:

We are strongly opposed to the proposal to install tall, high density housing units and senior housing on our neighborhood.

Maybell already is a dangerous street, possibly one of the more dangerous in Palo Alto - it is severely congested on school days and there always is a problem with children suddenly running into the street from between cars, especially around the apartments. We're already on constant alert when we drive through there and have observed a number of close calls. It would be irresponsible to add more traffic to this area, both from the housing units and the senior housing.

As for senior housing, we are seniors and drive everywhere, traversing Maybell several times per day. Many of neighbors are seniors, and we have a number of friends and family who live in senior housing units. Believe me, these people have cars and use them, frequently. Adding concentrated senior housing will put many more cars onto an already congested and confusing street. There are few services within walking range in this neighborhood, active seniors will be forced to use our cars for nearly everything. This is a very poor place for it.

This development with tall buildings and compromised set backs is not permitted by existing zoning and will impact the residential character of the neighborhood. It's unfortunate that the existing apartments went in before controls, but they shouldn't be used to justify the creation of further blight. If anything we should be looking for a way to reduce congestion in this area.

This is a low to moderate density residential neighborhood already impacted by a number of excessively dense projects. We urge you not to change zoning or do anything to bring higher population and traffic density to this neighborhood. There are much better, though possibly less lucrative, uses for this land. There is no urgency to developing it now, but should there be a desire to do so it should be done as part of a well considered plan that considers the concerns and needs of the immediate community first.

Regards,

Kenneth D. and Carol A. Scholz
4150 Willmar Dr.
Palo Alto, CA

Ellner, Robin

From: Ellner, Robin
Sent: Monday, April 22, 2013 7:20 AM
Cc: Aknin, Aaron; Silver, Cara
Subject: In Opposition to Planned Development on Maybell

Good morning,

Please see the email below from Ms. Zeller.

Thank you,

Robin



Robin Ellner | Administrative Associate III
250 Hamilton Avenue | Palo Alto, CA 94301
D: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

Please think of the environment before printing this email – Thank you!

From: Karen Zeller [<mailto:karenzeller8@gmail.com>]
Sent: Sunday, April 21, 2013 6:35 PM
To: Council, City; Williams, Curtis; Wong, Tim; BPA-Board@googlegroups.com
Subject: In Opposition to Planned Development on Maybell

I am absolutely, and with no reservations opposed to the rezoning of Maybell Avenue for high-density housing. My understanding is that this include low-income housing for senior residents as well as accommodation for a developer to build 3-story town-homes on the street.

I am concerned about the impact on the already problematic traffic on Maybell, particularly during school hours as this is a safe-route for bicyclists.

The city council and planning commission have a horrible track record of appeasing developers to the detriment of neighborhoods by allowing 1) exceptions to setbacks which push housing and businesses close up to streets with little accommodation for pedestrians and cyclists, 2) allowing developers exceptions on the maximum allowable stories for single-residencies which violates existing neighbors' privacy, 3) allowing developers exceptions on the maximum square footage that can be built out which increases the burden on city traffic, transportation services, as well as the school system.

So in short I for one want to be put on the record for being opposed to the rezoning as well as ANY exceptions city planning and the city counsel suggest granting on Maybell.

Respectfully,

Karen Zeller

4137 Donald Drive
Palo Alto, CA 94306
karezzeller8@gmail.com

Ellner, Robin

From: Lisa LaForge <lisa_laforge@yahoo.com>
Sent: Tuesday, April 23, 2013 11:39 AM
To: Planning Commission; Council, City; Dave Darling
Subject: Opposition to rezoning of 567 & 595 Maybell

My husband and I own a home on Thain Way, the only way to get out of our cul de sac is via Maybell. We strongly oppose rezoning 567 and 595 Maybell to a "Planned Community" zone for purposes of building a high density 60-unit, 4-story, low income senior housing and 15-home development. Maybell cannot accommodate traffic it has now especially during morning rush hours, nor will Maybell be able to handle the additional traffic that 75 additional residential units would bring.

The traffic-calming exercise on Arastradero has had the effect of adding alot of traffic to Maybell. On weekday mornings, Maybell is literally completely stopped in the direction of the Briones School and there are times when it is almost impossible to exit Thain safely and get on to Maybell heading toward El Camino, especially with the increased student bike traffic and car dealerships unloading cars on Maybell. To avoid the Arastradero stop-and-go traffic, I have seen regularly seen people cutting through the Walgreens drive thru and cutting through the Arastradero Park Apts at unsafe speeds.

I am not opposed to development or progress, but this project is not right for Maybell nor those who live nearby. I, and I am inviting my neighbors to join me at the May 1 City Council meeting to oppose this redevelopment of 567 and 595 Maybell.

BR--
Lisa LaForge

mornings, Maybell is literally completely stopped in the direction of the Briones School and there are times when it is almost impossible to exit Thain safely and get on to Maybell heading toward El Camino, especially with the increased student bike traffic and car dealerships unloading cars on Maybell. To avoid the Arastradero stop-and-go traffic, I have seen regularly seen people cutting through the Walgreens drive thru and cutting through the Arastradero Park Apts at unsafe speeds.

I am not opposed to development or progress, but this project is not right for Maybell nor those who live nearby. I, and I am inviting my neighbors to join me at the May 1 City Council meeting to oppose this redevelopment of 567 and 595 Maybell.

BR--

Lisa LaForge

Ellner, Robin

From: Lisa LaForge <lisa_laforge@yahoo.com>
Sent: Wednesday, April 24, 2013 11:03 AM
To: Shepherd, Nancy (internal); Planning Commission
Subject: Opposition to rezoning of 567 and 595 Maybell Avenue
Attachments: Maybell_04242013_10.jpg

Nancy,

Thank you for getting back to me and so quickly. I really appreciate it. Here is a picture my husband took today at 8:15 AM of the intersection of El Camino Real and Maybell Avenue. While the problem this morning was exacerbated by trucks parked along the El Camino in the southbound direction, it is not uncommon to wait to make a right turn from Maybell to head southbound on El Camino Real for several cycles of the light at this time of the morning, particularly when parents are dropping kids off at school on rainy days. The traffic heading in this direction of the photograph sometimes backs up past Thain Way and makes it impossible to make a left turn out of Thain Way on to Maybell.

Maybell Avenue has one lane in each direction. If this is what Maybell looks like during morning rush hour now, imagine what it will look like with the traffic from additional cars if redevelopment of 567 and 595 Maybell Avenue proceeds as the developer has requested.

I will send additional pictures in the coming days. Thanks again.

BR--
Lisa

Thank you for copying me on our message to planning commission as this project seeks approval.

Take care,

Nancy Shepherd
Vice Mayor
Palo Alto City Council

From: Lisa LaForge [lisa_laforge@yahoo.com]
Sent: Tuesday, April 23, 2013 11:39 AM
To: Planning Commission; Council, City; Dave Darling
Subject: Opposition to rezoning of 567 & 595 Maybell

My husband and I own a home on Thain Way, the only way to get out of our cul de sac is via Maybell. We strongly oppose rezoning 567 and 595 Maybell to a "Planned Community" zone for purposes of building a high density 60-unit, 4-story, low income senior housing and 15-home development. Maybell cannot accommodate traffic it has now especially during morning rush hours, nor will Maybell be able to handle the additional traffic that 75 additional residential units would bring.

The traffic-calming exercise on Arastradero has had the effect of adding alot of traffic to Maybell. On weekday

Maybell Ave

MAYBELL 500
E. (N.W.)

ROYAL



Ellner, Robin

From: Lois Lin <mloislin@yahoo.com>
Sent: Sunday, April 21, 2013 10:15 AM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Subject: Maybell projects

Dear members of the Planning Commission,

My husband and I would like to respectfully add our opposition to the possible rezoning of the parcel of land on Clemo and Maybell streets in Barron Park. We have been living on Orme Street since 1975 and have seen the evolution of the neighborhood over the years. The following problems have become very apparent.

1. The traffic on Arastradero and Maybell has become very heavy, especially between the hours of 7:30 and 9:00 in the morning, and 2:30 to 6:00 in the afternoons. The only semi-safe route for the children to and from four different schools is on Maybell, connecting to other streets within the neighborhood to avoid Arastradero. I personally leave the area before 7:30 or after 9:00 to avoid the morning commutes, but most people are not able to do this. I fear for the children. Traffic on Maybell was heavy before and after school hours when my children attended Briones, JLS, and Gunn twenty years ago. Things have only gotten worse.
2. There are no facilities for seniors nearby. My husband and I are beginning to look at senior housing, and, if we qualified, I would definitely NOT look at a project on Maybell because there is nothing available to make senior living easier. There are few stores, gas stations, restaurants, shops. My quality of life would be curtailed by living in such an environment.
3. Crowded together homes on tiny lots is inappropriate in the context of the neighborhood, as well as adding more to the traffic in the area. Looking at the housing proposed in this project, except for the Tan Apartments (erected before zoning laws went into effect) there is nothing nearby that would blend in with such a project. There are reasons why the zoning is as it is!!!! Please leave it alone. The previous planning commissions zoned it appropriately and there is no reason to change that zoning. To emphasize my point, just look at the fiasco at Alma Square. We don't want another project like that, so badly designed, in our area. Don't give us another disaster.
4. There is little availability of bus or train service in this area. The nearest train station is on California Avenue, too far to walk to comfortably. Since the State of California has mandated more housing near transportation, let's put the housing where it will work to the advantage of everyone. The Maybell project is not that location. It is too isolated from transportation and shopping, causing more traffic because of the need to use a car to access facilities.
5. We very much need more playing fields for our children. Use the property for soccer and/or baseball fields. A dog park would be welcome, too. Facilities such as these are lacking in our neighborhood. With our growing population of children they would be constantly used.

In conclusion, I respectfully ask that ALL members of the planning and other commissions that will make this very important decision about our neighborhood to PLEASE take the time, every one of you, to spend a morning between 7:30 and 9:00 at the corner of Maybell and Clemo. Observe the problems we already have with traffic and children's safety, the look of the community as it now exists, the lack of local stores. Then you will be able to make an informed decision on how to proceed with the property in question. Looking at statistics isn't the same as observing the site and seeing the dynamics in action.

Sincerely,

Lois Lin
4049 Orme Street

Ellner, Robin

From: Lauren Maeda <lmaeda@stanford.edu>
Sent: Sunday, April 21, 2013 12:44 PM
To: Planning Commission
Subject: Maybell development

Planning Commission:

I am writing to express my grave concerns regarding the potential issuance of an exception to the current zoning laws to the developers of the property on Maybell Avenue accross from Briones Park. The increase in traffic in a neighborhood with a park and school will be unacceptable. Furthermore, the existing zoning laws, with their setback and density requirements, exist precisely to protect homeowners from having a three story high wall of townhomes built right up to the curb.

Please enforce the law equally, and do not trample the rights of residents in favor of development interests.

Lauren Maeda
Green Acres Homeowner

Ellner, Robin

From: Lisa T <tian.lishan@gmail.com>
Sent: Wednesday, April 24, 2013 9:31 AM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim; BPA-Board@googlegroups.com
Subject: STRONG OPPOSITION TO ZONING EXCEPTION PLANS ON MAYBELL AVE. PARCEL TO ALLOW HIGH DENSITY DEVELOPEMENT

To City Planning Dept.

This letter is in **strong opposition** to the City of Palo Alto Planning Commission and City Council's plans to rezone Maybell Avenue and/or grant zoning exceptions for high-density development and senior housing.

SAFETY/TRAFFIC:

There has been enough traffic congestion during the peak time, every morning without 3-5 minutes' waiting, we cannot get out of our court to make a right turn on Maybell. We need to watch the kids biking and walking cross the street, there are cars taking the shortcut by going through Maybell Ave. to Juana Briones, Terman and Gunn. Keep in mind there are THREE SCHOOLS near by!!! The last thing we need is HIGH DENSITY HOUSING. Enough is enough!

Why was the speed bump installed on Maybell? Because of speeding cars, why there are speeding cars? Because there are too many cars going through Maybell to reach to JB, Terman and Gunn. So what are you thinking to add HIGH DENSITY HOUSING? Definitely not helping ease the situation other than making it worse!

The Stop sign at the junction of Maybell and Coulombe has been knocked down many times. It is not a safe street for more HD housing!

The proposal is not keeping the residents near by in mind. There are already two large apartments nearby. That doesn't mean it is justifiable for adding another large apartment. It violates city general plan.

We are not approving this plan!

Maybell Residents

Ellner, Robin

From: Lisa Ma Wu <lisama@gmail.com>
Sent: Saturday, April 20, 2013 10:01 PM
To: Planning Commission
Cc: Council, City; Williams, Curtis; Wong, Tim
Subject: Please do not rezone Green Acres 2 (Maybell Senior Housing Project)

Dear Planning Commission and City Council,

We are residents of GreenAcres and oppose the Maybell/Clema building project. Here are reasons:

1) Safety. Putting high density right where there are already such traffic problems, at the only inlets/outlets to the neighborhood (which has no inlets/outlets to the south or west) hurts emergency vehicle access to Juana Briones School, Terman School, the residents of the neighborhood, and even Gunn, should an emergency happen during the wrong hours!!

2) Traffic!! Maybell is already too narrow, Arastradero on the other side is crammed with cars at certain times of the day, and kids weave in and out of traffic on Maybell already because it's so narrow. Link to the traffic study: <http://www.bpaloalto.org/2013/04/10/traffic-study-for-maybell-homes-senior-housing-project/>

3) Traffic!!!! The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there. Residents will have to drive out or have helpers drive in. Seniors have visitors, too! The "senior" designation is a pretense to get the area rezoned for high density!!** The PAHC is developing other larger projects RIGHT NOW near to Stanford which would be better for seniors (walkable to medical, grocery, Avenidas, free entertainment, restaurants, etc). They should build in this neighborhood only WITHIN EXISTING LOW DENSITY ZONING.

4) Negative impact on neighborhood quality of life. Zoning exists for a purpose, so families who invest huge amounts of money buying into the area know what will be there in the future. This is a small, cohesive neighborhood and rezoning to high density carves away a big part of the neighborhood and hurts the residential character. Maybell at Juana Briones is NOT part of the high density El Camino corridor as developers are trying to portray it, it is part of the Greenacres residential neighborhood and should stay low density!

5) "Attractive nuisance" Surveys show neighborhood seniors stay in their homes and don't move (they wouldn't quality for the development if they sold a home anyway). Residents will come from elsewhere, and it's just a fact that in this immediate neighborhood, some will move there to sneak grandchildren in at Gunn or Terman. Rules are not enough, people find ways to break those rules and do, and others are often loathe to report them. This encourages seniors to break up their families to move there so grandchildren can attend Terman or Gunn. Anyone who doesn't take that inevitability seriously does not have a realistic handle on this neighborhood.

6) The rezoning violates many policies of the city's general plan
<http://www.cityofpaloalto.org/civicax/filebank/documents/8170>

7) That location is a once-in-a-lifetime opportunity to expand the existing park and make a much needed playing field on this side of town! Such a field could be reached by kids by bikes from Los Altos and all the neighborhoods along the bike path. Instead of having to be driven all the way out to the Baylands, kids could have more opportunities to be independent and active. The benefits to the community are legion and real, not just cover for more density and developers.

8) There already is the Tan/Arastradero Apartments and low income complex next to each other. One more high density building on the same block?! We have ENOUGH traffic from those two buildings.

9) MORE traffic on Arastradero Road?! Since the lanes have been turned into a one lane road, traffic is bumper to bumper during peak times when school starts and when school ends. Seniors do drive and this will increase traffic in the neighborhood!

Please do not rezone Green Acres 2.

Sincerely,
Lisa and Eric Wu
King Arthur Court

Ellner, Robin

From: Wong, Tim
Sent: Wednesday, April 24, 2013 9:44 AM
To: Ellner, Robin
Subject: FW: Development of 567 Maybell Ave Palo Alto

From: Margo Davis [<mailto:margodavis@gmail.com>]

Sent: Tuesday, April 16, 2013 7:57 PM

To: Wong, Tim

Subject: Development of 567 Maybell Ave Palo Alto

Dear Mr. Wong,

Thank you for receiving our comments about the planned community at Palo Alto Orchards. We attended the City Council's design review meeting on April 4th. We are dismayed that the design of this development has moved so far along before we, and other neighbors, have been able to raise our objections to the project.

We have lived in the Tan Plaza at 580 Arastradero Road for twenty-one years overlooking the beautiful and historic apricot orchard below. It is quite possibly the last such parcel in an area once covered with fruit trees and orchards. With so few, if any other, acres of rural-like orchard left anywhere in Palo Alto, the City should consider preserving these trees. Sites like this are now of historic significance and should not be removed for dense housing development before their aesthetic and historic value is fully studied and considered. Has the City undertaken such an analysis? If so, can you please forward any relevant documentation?

Moreover, this kind of dense housing development on a 2.4 acre site will have a seriously detrimental impact on our quiet residential neighborhood, with a school situated on Maybell a mere block away. With already congested traffic patterns, we feel that the effects of this project on the surrounding community have not been adequately considered. We strongly oppose this development and believe that a four-story residence of 60 units in addition to the 15 single-family homes of two and three stories is much too dense for this space. If this development must proceed, we feel the design should be altered to lessen the impacts on the surrounding community.

Please inform us of what we can do to delay, halt, or alter this development.

Sincerely,

Margo Davis
Anthony Browne

580Arastradero Rd. #507
Palo Alto, CA 94306

Margo Davis
margodavis@gmail.com
650 714 2146
www.margodavisphoto.com

Ellner, Robin

From: Mark Lin <linshing@aol.com>
Sent: Sunday, April 21, 2013 11:53 AM
To: Planning Commission
Subject: Rezoning

Dear Sirs,

I am against the rezoning of the area near Maybell & El Camino Real. The reason is the traffic flow & safety of the area. It is already bad enough now & I foresee many problems if the area is rezoned to a high density residential building.

Shing Lin
Christine Lin
4/21/2013

Ellner, Robin

From: Wong, Tim
Sent: Wednesday, April 24, 2013 9:44 AM
To: Ellner, Robin
Subject: FW: Proposed Project at 567 Maybell

From: Miriam Schulman [<mailto:mschulman@scu.edu>]
Sent: Wednesday, April 17, 2013 7:59 AM
To: Wong, Tim
Subject: Proposed Project at 567 Maybell

Dear Mr. Wong,

I'm very concerned about the traffic implications of adding 75 new residences at 567 Maybell. As I'm sure you know, traffic is badly congested on Arastradero and Maybell in the morning hours to the point that traffic cannot turn onto Arastradero from El Camino. The wait turning from my street, Pena Ct., onto Maybell in the morning is also long. Where is the egress from this new development? What measures is the city taking so that these new residences do not adversely impact what is already a bad situation?

Thank you for your attention to this matter.

Miriam Schulman
560 Pena Ct.
Palo Alto

Ellner, Robin

From: Miriam Schulman <mschulman@scu.edu>
Sent: Tuesday, April 23, 2013 8:53 PM
To: Planning Commission; Council, City
Subject: Proposed Development at 567 Maybell

I wish to express my strong objection to the proposed high density, low income 60-unit senior housing and 15 home development at 567 Maybell. Let me stress that I am not a no-growth advocate, but I was actually stunned to learn what was being proposed for an area that has seen such enormous growth in the past decade that some streets, such as the intersection of Arastradero and El Camino are practically impassible at certain hours, like the morning commute.

The idea that bringing traffic out onto Maybell will solve the problem seems outright silly. First, it will make an already hair-raising morning melee of cars and children on bicycles even more dangerous. Also, if the residents at this development need to get onto the freeway at either 101 or 280, they will end up on Arastradero/Charleston anyway. And they will be joining residents from units already being built at El Camino and Los Robles. This is on top of developments at the former Hyatt and along El Camino, which have already increased the neighborhood density beyond what the infrastructure can support. The city's recent attempts to solve this problem with traffic calming measures have been expensive, irritating, and ineffective.

I was especially chagrined that the extent of the Maybell development was not made clear in the postcard sent to residents within 600 feet of the property, nor did the information indicate clearly that the property is currently zoned for only 34 units with height requirements and setbacks that are more consonant with the neighborhood. At minimum, the city should enforce the existing zoning of this property.

Thank you for your consideration.

Miriam Schulman
560 Pena Ct.
Palo Alto, CA 94306

Ellner, Robin

From: Matthias Zeller <zeller@gmail.com>
Sent: Sunday, April 21, 2013 7:01 PM
To: Planning Commission; Council, City; greenacres2@yahoogroups.com
Subject: Protest of Plans to Rezone on Maybell

This letter is in stark protest of the City of Palo Alto Planning Commission and City Council's intent to rezone Maybell Avenue and/or otherwise grant zoning exceptions for high-density development and senior housing.

My wife and I are residents of Donald Drive and are opposed to this rezoning and/or exemption on the following grounds:

- Maybell is supposedly a "safe route" for kids to walk and commute to local schools. This is already utterly laughable during school days and particularly during raining days. Cars already race down Maybell, particularly high school students on the way to Gunn as well as cars coming from the existing Title 8 housing which has driveways onto Maybell.

- Quality of Living. Green Acres has become an attractive neighborhood for all those working at Google, LinkedIn, and a variety of other startup and successful software companies based in Mountain View. People have invested hundreds of thousands in their homes if not millions to buy a single family homes that conform to the need for privacy, exclusivity, and existing city services. We don't want to be crowded by high-density housing, and we are concerned about the degradation of our intimate community by the introduction of high-density housing. It is incredibly disappointing that the City consider diminishing the quality of life we have created here in the neighborhood.

-Privacy, Eye-blight. We understand the City plans to approve exceptions to setbacks as well as maximum number of stories allowed in single family units. This disturbs privacy for homes across from the units and we are also concerned that the architectural integrity of a 1950's rancher community be disrupted.

In short, I am completely opposed to granting exceptions for Maybell Avenue, and am also in complete disagreement that the City Counsel characterize my neighborhood as being in agreement with these potential changes in zoning. This is a complete misrepresentation and I will not stand for it.

Respectfully,

Matthias Zeller

Ellner, Robin

From: mt.oyama@comcast.net
Sent: Monday, April 08, 2013 7:30 AM
To: Architectural Review Board; Planning Commission
Subject: High Density Housing on Maybell Ave.

Architectural Review Board & City Planning & Transportation Commission

arb@cityofpaloalto.org

Planning.Commission@CityofPaloAlto.org

To whom it may concern:

RE: High Density Housing on Maybell Ave.

We are homeowners off Maybell Ave, and we strongly oppose to having additional high density housing on the on Maybell Ave and rezoning of the property on 567 and 595 Maybell Ave to high density.

We only recently learned about this plan to rezone the property and to build high density housing, including a four-story apartment complex for seniors. We are very disappointed to learn about the plan, but also that the Palo Alto Planning & Transportation Commission would proceed with plans without soliciting input from the residents in the vicinity of the property and along Maybell Ave. The meetings for these decisions have not been widely publicized. We also did not receive any notification in the mail of changes to our neighborhood.

These are the reasons that we oppose this rezoning and the addition of high density housing.

1. My home is on Frandon Court, which intersects with Maybell Ave. The traffic in the morning is very congested during school commute hours; we can't even drive out of our cul-de-sac on to Maybell because of the line of cars that travel up Maybell Ave to the schools. We need to make a left-turn from Frandon court to go to El Camino or Arastradero & Coulombe to commute to work. Unless we take the risk of an accident, we are stuck, since turning right only brings us to another major congested traffic intersection on Arastradero & Donald. Maybell Avenue is also a narrow street, which only has a sidewalk on one side of the road. Pedestrians are walking on the side of the road and children are riding their bikes almost in the middle of the streets; therefore, 2 cars cannot pass each other with margin in some locations. The addition of more high density housing will only make the traffic worse with more commuters and unsafe for the residence and bikers.
2. Even if the entrance to the new complex is made on Arastradero, the traffic would still be awful because the Arastradero traffic would spill over to Maybell, as it has since Arastradero was made only a single lane.
3. We bought our home for the quiet neighborhood to raise our children. We need to preserve this neighborhood for future residents. Adding high density housing will threaten to change the character of the neighborhood. We already have many apartments in the neighborhood. We don't need another one.
4. The argument to have a senior housing without any services or facilities is not convincing. My senior neighbors have stayed in their home as long as possible, until they need a nursing home or an assisted care facility. It seems unlikely any senior would want to move to Palo Alto with the high cost of living

unless it's one of the assisted care. If it is assisted care, that further supports the fact that traffic will increase due to caregivers commuting to the facility. Although additional housing options may be needed for seniors, this location is not an ideal place for services.

Please do not rezone the property for high density housing or add another high density housing complex that only will increase traffic, make our streets less safe, and threaten the character of our neighborhood.

Sincerely,

Arlene & Toshi Oyama

4138 Frandon Court, Palo Alto

Ellner, Robin

From: pafamily@sonic.net
Sent: Wednesday, April 24, 2013 8:55 AM
To: Planning Commission
Cc: Council, City; Wong, Tim; Williams, Curtis; bjohnson@paweekly.com; BPA-Board@googlegroups.com
Subject: Please do not rezone Maybell/Clemo

To Whom It May Concern,

We sent the forwarded note below to the Palo Alto Housing Corporation regarding the rezoning of Maybell/Clemo. Please include this email in the public record for the property. For privacy, we have removed our personal information. We live in Greenacres and have sent one letter previously on this issue, from this email address.

We would note that PAHC seems to be taking the position that building under the existing zoning would create more traffic than building a high-density complex plus putting a wall of 15 high-density tall townhomes with little setback on Maybell and Clemo where currently there are 4 homes. This is absolutely ludicrous and the same kind of pro-density-tunnel-vision insular reasoning that brought us that debacle at Miki's Market.

The RM-15 zone and the grandfathered-in PC zone of the Tan/Arastradero apartments is an island in an ocean of R-1 residential. The Land Use section of the City's own general plan states under the zoning section that:

"Density should be on the lower end of the scale next to single family residential areas. Densities higher than what is permitted by zoning may be allowed where measurable community benefits will be derived, services and facilities are available, and the net effect will be compatible with the overall Comprehensive Plan."

This area is a single-family residential area. The RM-15 zoning of the orchard allows 8-15 units per acre. At about 2 acres, and following the city's general plan that density should be on the lower end of the scale, that's going to be closer to 16 dwellings, not 30, assuming they would even fit in geometrically with all the setbacks required by the zoning rule. Sixteen dwellings in the orchard plus 4 on Maybell makes 20 tops. You can't honestly say that would have more of an impact than 15 tall skinny townhomes and 60 high-density apartments? There are no services and facilities available there for seniors AT ALL, of course they will have cars, or people who visit or assist them will have cars. That's potentially 100-150 cars at that location, versus cars from 20 units.

I don't think PAHC would be able to put a higher density there because they are themselves arguing that 30 dwellings would have a significant negative impact. If that is the case, then the city should be aware that PAHC is on record as saying the existing zoning is more hazardous than what they wish to put there - and many of us in the neighborhood believe putting any high density development there poses a significant safety risk to the local schools and neighborhood in the event of an emergency because of limited ingress/egress to the neighborhood, the heavy traffic at certain times of the day, and how narrow Maybell is. **We think the City should consider investigating this considerable safety issue further before even considering such rezoning, or because of PAHC's statements about the existing zoning, allowing anyone to build there at**

all. We believe, given the potential risks of delays of emergency vehicles into and out of the neighborhood and delays in egress from the neighborhood, especially in a disaster situation, the City should do a much more detailed environmental impact report and may be incurring liability if it rezones to allow high-density at that location.

If you believe PAHC that the regular zoning is even worse, then the city shouldn't allow building there at all and should consider reverting that orchard to park space. If so, I think you will find this neighborhood more than willing to work to find ways to make it work.

Greenacres/Barron Park are quiet, residential neighborhoods; the existing Maybell/Clemo "low-density" zoning (as the general plan deems it) is clearly a transition zone (described in the general plan) to the R-1 area from the GRANDFATHERED-IN Tan/Arastradero Apartments that were built before this area was part of Palo Alto. Spot zoning the orchard to high density now violates many provisions of the general plan and would be inconsistent with the neighborhood. The apartments and transition zone of the property to be rezoned are a small island in an ocean R-1. Our R-1 neighborhood would be harmed by the city's using that as an excuse to spot zone for density.

We appreciate what PAHC does (until now) and in principle, support low income and senior housing. We even think smart high density is a good thing. But that location is not a safe or appropriate place for it. It's not NIMBYism to want planners to respect basic safety and zoning principles. We're taking high density projects in this area left and right, including IN THIS NEIGHBORHOOD ALREADY at the trailer park, so it's not even about density in the area per se, so long as it is in an appropriate location. Maybell/Clemo is not.

Jessica de Wit seems an earnest advocate for her project, which I respect, but she is not hearing the other side. She said that it was the City that directed PAHC to focus on our neighborhood as a location for putting high-density housing in the future, and that's why they are trying to rezone it for high density. Can you please give us specifics? She said that she herself had been involved in rezoning a single-family residential area to high-density in another county and had no problem with that. As people who live in this residential neighborhood in Palo Alto, we do. Zoning has a purpose, and the city should not in its eagerness to put high density anywhere possible, be destroying the character and quality of life of whole cohesive neighborhoods and creating safety hazards for the residents. The Planning Commission has itself recently questioned the way PC zoning has been improperly used of late, with such terrible (but predictable if planners listened to the neighbors) results, such as at Miki's Market. Instead of doling out a few small grants to improve community, how about just not rezoning/harming our existing cohesive neighborhood?

Dear Jessica,

Thank you for your email.

I have to respectfully disagree with your assessment, which is overly rosy about the traffic and cars a high density community would bring to that critical juncture in our neighborhood. I did notice traffic strips across the road for a study during one of the school vacations - can you please provide the dates of the actual traffic data being taken and where? They aren't mentioned anywhere on the traffic report that I could see.

I hope you will consider that this is exactly why we got the Miki's Market debacle, high density advocates were simply able to make whatever nice-sounding arguments they wished and ignore the legitimate concerns of and information from those who lived in the neighborhood. Not to mention that a high density, high-rise project and the high-density tall homes with such small setback that you want to build on Maybell are out of character with the neighborhood and would themselves negatively impact Maybell.

Zoning needs to be applied within context -- the city's general plan states that when a particular transition zone is surrounded by low density, such as in this case where the entire surrounding area is R-1 residential -- the number of units allowed is supposed to be on the lower end of the range. You cannot just assume you can put the maximum number of units under the existing zoning, especially if it has such a significant impact as you say.

There are significant safety concerns to adding any kind of density to that location. It's ridiculous and defies credibility to say that 60 units of senior housing, without any services that seniors need within walking distance, and 15 tall-skinny houses with little setback where there currently are 4 single-family one-story residences, won't impact traffic or egress negatively.

Proposing high-density for this neighborhood is inappropriate and will negatively affect quality of life. I heard from a few neighbors just today who went to the early meetings, very much opposed, but they said the way the meetings presented the proposal, it sounded like it was already a done deal. In other words, you apparently weren't listening as well as you thought, you were telling people what was going to happen to them and they couldn't do anything about it.

Lastly, it's just downright patronizing of you to say the community benefit is in integrating seniors in our neighborhood. You don't even know our neighborhood, we are close-knit and have a wide mix of ages and many seniors. Seniors in this neighborhood tend to want to stay until they die, they don't move out even when they are frail. If you want to improve community in this neighborhood, don't put a high-density housing development where it will so negatively affect our ingress/egress and the time we spend parked in our vehicles on the way to work or the grocery store.

I appreciate what PAHC does (until now) and in principle, I support low income and senior housing. I even think smart high density is a good thing. But that location is not a safe or appropriate place for it. It's not NIMBYism to want planners to respect basic safety principles. We're taking high density projects in this area left and right, including in this neighborhood at the trailer park, so it's not even about density in the area per se, so long as it is in an appropriate location. Maybell is not.

You said the city is who directed PAHC to focus on our neighborhood for high density housing. Could you please give me some specifics? The neighborhood should really know about this.

Thank you very much for speaking with me today. See you tomorrow.

Anne

Hi Anne - Sorry, I have been in meetings this morning and I am just getting your email now. This meeting is a voluntary community outreach meeting sponsored by PAHC. The

meeting is not primarily for PAHC residents. At the other neighborhood meetings we've held for this rezoning request, the majority of the meeting attendees have been neighbors from Barron Park and Green Acres I and II and they attend the meetings to express any concerns, provide feedback on the design and receive a status update on the rezoning request. As you probably already know, the current zoning allows for at least 34 single family homes, which would have a far greater impact on schools and traffic in the neighborhood compared to PAHC's request for 15 single family homes with apartments for seniors, which would have much less impact on schools and traffic. I hope that you will be attending the meeting tomorrow so that we can talk with you more about the proposed development and address concerns you have.

Thanks,
Jessica

Jessica de Wit
PALO ALTO HOUSING CORPORATION
725 Alma Street
Palo Alto, CA 94301-2403
650.321.9709 Phone
650.321.4341 Fax
jdewit@paloaltohousingcorp.org

From: recycler100@sonic.net [mailto:recycler100@sonic.net]
Sent: Tuesday, April 23, 2013 10:03 AM
To: Jessica de Wit
Cc: Planning.Commission@CityofPaloAlto.org;
city.council@CityofPaloAlto.org; tim.wong@CityofPaloAlto.org;
curtis.williams@CityofPaloAlto.org; BPA-Board@googlegroups.com;
bjohnson@paweekly.com
Subject: Re: Please come to Neighbor Mtg next week?

Hi Jessica,

There has been some confusion in the neighborhood about this meeting -- who is sponsoring it, what is the purpose? Hardly anyone seems to have any official notice. I think a lot of the confusion comes from the fact that it's being held on Palo Alto Housing Corporation property -- is it a PAHC meeting? Is it officially related to the rezoning request, i.e., a mandated meeting? Is it a meeting primarily for PAHC residents? The last city meeting related to the Arastradero restriping, for example, was held at the local middle school.

Can you please clarify this morning, so that I can try to at least reach some of the neighbors online?

Thanks very much!

Best,

Anne

Hi Anne - Per the message I just left with your husband by phone, I hope you'll attend our Maybell Orchard neighbor meeting this Wednesday. It is the same location and time as all of the other neighbor meetings that we have held. I'm also happy to talk before the meeting as well.

Date: April 24

Time: 6:30pm

Location: Arastradero Park Apartments Community Room, 574
Arastradero

Thanks,

Jessica

Jessica de Wit

PALO ALTO HOUSING CORPORATION

725 Alma Street

Palo Alto, CA 94301-2403

650.321.9709 Phone

650.321.4341 Fax

jdewit@palaltohousingcorp.org

Ellner, Robin

From: pafamily@sonic.net
Sent: Friday, April 19, 2013 2:48 PM
To: Planning Commission
Cc: Council, City; Wong, Tim; Williams, Curtis; bjohnson@paweekly.com; BPA-Board@googlegroups.com
Subject: High Density Rezoning - Pls forward to concerned neighbors

To Whom it May Concern:

We would like to express our strong opposition to rezoning ANY PART of Greenacres from existing low density to high density, in particular, rezoning Maybell/Clemo to high density. This is a cohesive, R-1 residential neighborhood, and NOT part of the El Camino corridor as planners are trying to portray it in order to justify putting more high density anywhere they can.

The existing high-rise Tan Apartment/Arastradero Apts were built before the area was part of the city. But it is an island surrounded by R-1 zoning. The RM-15 zoning of the orchard and R-2 of the Maybell sections was clearly intended as a way to transition gradually from those apartments to the existing R-1 area. The rest of Maybell not right on El Camino, to either side of that R-2 low-density zoning on Maybell, is R-1 residential.

The apartments are so massive and they tower over the community so much it, it's easy to see why someone who doesn't live here would miss and dismiss the whole surrounding, unobtrusive neighborhood. But that's exactly why that area shouldn't be rezoned to high density, it doesn't fit, and it would drastically change the character of the existing neighborhood (using that grandfathered-in ISLAND of apartment as an excuse). This is spot zoning our neighborhood for high density, and the city should not allow it.

Other reasons we oppose the rezoning:

1) **Safety.** Putting high density right where there are already such traffic problems, at the only inlets/outlets to the neighborhood (which has no inlets/outlets to the south or west) hurts emergency vehicle access to Juana Briones School, Terman School, the residents of the neighborhood, even Gunn, should an emergency happen during the wrong hours. We live in an area prone to earthquakes, and fire is a common second disaster afterwards. Having egress/ingress to the neighborhood will mean life and death to residents. It is unsafe to put a high density development right where it would impact the only two routes on ingress/egress to the neighborhood which has none at all to the west or south.

Maybell doesn't even have a straight shot on the sidewalks for emergency vehicles, should there be heavy traffic in both directions as there is at certain times daily. Maybell doesn't have sidewalk at all or bike path on one side, and only a narrow, heavily interrupted on on the other, even though it is considered a "safe" route to school.

I have been trying to express this safety concern to planners for quite some time now to no avail. But none of them live in the area, and they continue to make the same kind of deaf-to-residents arguments that got us the Miki's Market debacle. THAT LOCATION SHOULD NOT BE REZONED TO HIGH DENSITY FROM THE CURRENT LOW DENSITY ON THE SAFETY ISSUE ALONE.

Where dozens of people died in the Oakland firestorm, it was precisely because of similar predictable egress problems from a neighborhood. In San Bruno, by contrast, despite the sudden and even worse conflagration from the pipeline explosion, fewer people died because rapid egress was possible, and good ingress by rescuers. We already have safety concerns because of EXISTING traffic.

2) **Traffic!!** Maybell is already too narrow, Arastradero on the other side is crammed with cars at certain times of the day, and kids weave in and out of traffic on Maybell already because it's so narrow. Link to the traffic study: <http://www.bpapaloalto.org/2013/04/10/traffic-study-for-maybell-homes-senior-housing-project/>

3) **Traffic!!!!** The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there, or as if seniors will never make medical appointments or in the morning or between noon and 7pm when school traffic and work traffic surges at intervals. Residents will have to drive out or have helpers drive in. Seniors have visitors, too. They should build in this neighborhood only WITHIN EXISTING LOW DENSITY ZONING.

The PAHC is developing other larger projects RIGHT NOW near to Stanford which would be better for seniors (walkable or easily drivable to medical, grocery, Avenidas, free entertainment, restaurants, etc).

4) **Negative impact on neighborhood quality of life.** Zoning exists for a purpose, so families who invest huge amounts of money buying into the area know what will be there in the future. This is a small, cohesive neighborhood and rezoning to high density carves away a big part of the neighborhood and hurts the residential character. Maybell at Juana Briones is NOT part of the high density El Camino corridor as developers are trying to portray it, it is part of the Greenacres residential neighborhood and should stay low density. Greenacres is a stable, quiet, single-family residential neighborhood and one of the best-kept secrets in Palo Alto. But none of those making the decisions about our future live here or understand just how negatively they will be affecting residents by rezoning for high density.

5) **"Attractive nuisance"** Surveys show neighborhood seniors stay in their homes and don't move (they wouldn't quality for the development if they sold a home anyway). Residents will come from elsewhere, and it's just a fact that in this immediate neighborhood, some will move there to sneak grandchildren in at Gunn or Terman, especially attractive because of the low cost. Rules are not enough, people find ways to break those rules and do, and others are often loathe to report them. This encourages seniors to break up their families to move there so grandchildren can attend Terman or Gunn. Anyone who doesn't take that inevitability seriously does not have a realistic handle on this neighborhood.

6) **Fairness.** Rezoning that area is spot zoning plain and simple - since (despite the island of apartments which were built when that area was still county) that whole patch is surrounded by a REGION of R-1 single-family residential zoning. Take a look at the zoning map again <http://www.cityofpaloalto.org/civicax/filebank/documents/6422>

7) The rezoning violates MANY policies of the city's general plan as applied to residential neighborhoods: <http://www.cityofpaloalto.org/civicax/filebank/documents/8170>

8) The city's loan to the PAHC may constitute contract zoning, which would also be illegal. At the least, it is a conflict of interest. The city loaned PAHC millions to purchase the property, on the proviso that they pay the money back when high-density homes - completely out of character with the residential neighborhood and with no setbacks, on Maybell and Clemo are built and sold.

That location is a once-in-a-lifetime opportunity to expand the existing park and make a much needed playing field **on this side of town!** Such a field could be reached by kids by bikes from Los Altos and all the neighborhoods along the bike path. Instead of having to be driven all the way out to the Baylands, kids could have more opportunities to be independent and active. The benefits to the community are legion and real, not just cover for more density and developers.

PAHC are welcome to build senior housing there, **WITHIN existing low-density zoning. But that location is better for a desperately needed playing field on this side of town!**

Please do not rezone our residential neighborhood for high density. Our quality of life has already been so negatively impacted by all the other development that has so dramatically increased traffic in the neighborhood. Please learn from the debacle at Miki's Market and **DO NOT** just dismiss the concerns of the neighborhood in favor of justifications by people who do not have to live with the consequences.

A Concerned Greenacres Family

(Given that any written correspondence is public record online, we are signing anonymously, but any future correspondence by us will be signed with the same moniker so you know it is not a duplicate. You may reach us at the above email address.)

Ellner, Robin

From: Renee and Mark Alloy <alloyfam@yahoo.com>
Sent: Friday, April 19, 2013 6:50 PM
To: Planning Commission; Council, City; Williams, Curtis; Wong, Tim; Williams, Curtis; BPA-Board@googlegroups.com
Subject: high density zoning in south palo alto

To whom it may concern,

I am writing to you as a resident of south Palo Alto, in the neighborhood of Green Acres - where high density housing is being considered for Senior housing. I am very much opposed to this idea. To begin with the traffic in our neighborhood has become a zoo. We used to have lovely double lanes on Arastradero which helped move traffic out of the neighborhood - reducing El Camino, Foothill, and even Page Mill traffic, but now we have a parking lot each morning and afternoon on Arastradero. There is just as much traffic on the parallel street of Maybell - where they try to redirect bikers going to school. Parents use Maybell when they drop their children off to the various school in this neighborhood - we have Juana Briones, Terman, a private school - Bowman, and Gunn High School. Its getting so there is traffic backing up, kids darting out on foot or on bikes at almost any time of day. It is already a dangerous area without ANY more housing added. Safety and Traffic are huge factors in my opposition to this project. I have no idea why Seniors would want to live there anyway - across from a playground, the only walkable place would be Walgreens - no grocery stores or libraries. AND If they aren't walking they would be driving making yet MORE traffic on these already jammed streets.

Secondly, I feel this would have a negative impact on our already impacted neighborhood. I don't think it would improve the value of my home, or the home I would be giving my children as inheritance. This hurts the character of our neighborhood, we have a village type feel to our neighborhood many streets in the adjoining Barron Park neighborhood don't have sidewalks, even several in Green acres don't. Its a safe, cozy space that is being encroached on by expanding schools, low incoming housing, and building projects everywhere (many like the one on Maybell that has already been an unsightly mess for numerous year because the people have been building it for like 7-8 years with NO end in sight). I fear for the neighborhood feel, as well as the value of my property. The El Camino corridor is already bearing down on us. I want my neighborhood to remain a low density neighborhood - I wish building would slow WAY down, as most of it is not good.

As a school teacher in this district I would like to also bring up a fact that continues to surface at our school - parents use their parents (grandparents = seniors) addresses to get their children into our schools - which are also impacted. I KNOW that this would also happen in this senior development - now and in the future. We are kidding ourselves if we don't face that fact as well. Rules are broken regularly and its hard to police them. We don't need any more housing that brings in classrooms full of students that we don't have space to house. Our classroom size continue to increase and that creates more issues within each classroom to deal with and special education services to offer. Each of these drain public funds.

I took the following policies out of the general plan for the city of Palo Alto and I believe the comments I have made above directly infringe on these Policies we have for motorist and ordinances which enhance our neighborhoods. Our neighborhood already houses way more schools than most neighborhoods in Palo Alto, without this additional building. This rezoning violates the policies of the general plan.

POLICY L-4:

Maintain Palo Alto's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities. Use the Zoning

Ordinance as a tool to enhance Palo Alto's desirable qualities. The City's neighborhoods are varied in character and architectural style, reflecting the stages of the City's development as well as the range of incomes and tastes of its residents.

POLICY L-5:

Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.

Scale is the relationship of various parts of the environment to each other, to people, and to the limits of perception. It is what establishes some neighborhoods or streets as pedestrian-oriented and others as automobile-oriented.

In older portions of Palo Alto, the grid of City terms and building placement are oriented primarily to the automobile user. In the newer commercial

areas, buildings are usually set behind parking lots located along the street, and landscaping sometimes provides a visual buffer for the motorist.

POLICY L-7:

Evaluate changes in land use in the context of regional needs, overall City welfare and objectives, as well as the desires of surrounding neighborhoods.

PROGRAM L-7:

Establish a system to monitor the rate of non-residential development and traffic conditions related to both residential and non-residential development at key intersections including those identified in the 1989 Citywide

Study and additional intersections identified in the Comprehensive Plan EIR. If the rate of growth reaches the point where the citywide development maximum might be reached, the City will reevaluate development policies and regulations.

Mixed Use Areas

POLICY L-9:

Enhance desirable characteristics in mixed use areas. Use the planning and zoning process to create opportunities for new mixed use development.

The Comprehensive Plan recognizes that mixed use environments can be interesting and dynamic. A new mixed use land use classification has been created to encourage this type of development in the future. This represents a change from past attitudes that sought to separate different uses from each other as a means of protecting property values, public safety, and the quality of life. With proper guidance such concerns can be addressed, allowing a more vital urban environment to be created.

Please consider the community plan for the city of Palo Alto land use policies I have included here.

I would love to see a bit more public space - this land would be a perfect place for a playing field - something the south side of Palo Alto desperately needs and would add to our neighborhood - more balance and beauty and community space. The field that is being used, part of the Juana Briones park is really not well thought out this other piece of land would allow for a field that had appropriate boundaries and trees and benches and make that area a much needed balance. I hope we don't let this once in a life time opportunity to expand this park slip through our fingers. I don't see why my neighborhood needs to offer more density and dollars to developers. Rezoning is a conflict of interest to myself and numerous neighbors who feel this same exact way - our neighborhood newsletter is teaming with angry families.

Renee and Mark Alloy
627 Georgia Ave.
Palo Alto

Ellner, Robin

From: renu virdi <renuvirdi@hotmail.com>
Sent: Saturday, April 20, 2013 5:49 PM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Cc: Trilochan Virdi; renu virdi
Subject: Do not rezone Green Acres 2 - Maybell Senior Housing Project

Dear Palo Alto City Council and Planning Commission Members,

We have been a member of the Green Acres 2 community since 2006. Our children have attended and one is still currently attending the neighborhood schools. One of the greatest benefit of this neighborhood is to have the students bike and walk to the neighborhood schools. It is heartening to see more and more students bike and walk to school. I was a PTA co-chair at Gunn to promote biking to schools and every year the number of students who bike showed a significant increase.

Unfortunately, recent developments in the neighborhood have increased the populations Peak commute/school drop-off times already result in significant traffic backups on Maybell and Arastradero.

New housing developments currently being built nearby along El Camino in Palo Alto, Mountain View, and Los Altos will likely only increase this traffic. Adding one more high density housing complex with vehicular access via Maybell Ave, an already busy neighborhood street near several schools, seems like a **recipe for disaster**. Maybell is very heavily used by student bikers so please do not put a life in danger by increasing population and consequently vehicular density on this street.

Please **do not support** Palo Alto Housing Corporation's push for unwanted high density housing complex in the middle of our community across from Juana Briones park along Maybell Ave and Clemo Ave.

We are asking that elected officials and Palo Alto city employees refuse the rezoning of Green Acres 2 for high density housing. It will only reduce the quality of life in a quiet Palo Alto neighborhood, increase car traffic on already congested neighborhood streets, and create a potentially dangerous situation for children walking and biking to school.

Local email lists from this neighborhood and others indicate that a significant number of people feel the same way.

Please prevent the rezoning for this development and help preserve our community.

Thank you for your consideration.

Sincerely,

Renu and Trilochan Virdi
4170 Hubbartt Drive
Palo Alto, CA
650-388-8424

Ellner, Robin

From: Vibhu Mittal <mail@change.org>
Sent: Wednesday, April 24, 2013 10:01 PM
To: Planning Commission
Subject: Why I signed -- This matters to all

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This matters to all of us!

Sincerely,
Vibhu Mittal
Palo Alto, California

There are now 20 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: tlawer <tlawer@yahoo.com>
Sent: Wednesday, April 24, 2013 10:52 PM
To: Planning Commission
Cc: Council, City; Williams, Curtis; Wong, Tim
Subject: Comment on Proposed Rezoning in Green Acres 2 for Maybell Senior Housing Project

Dear Planning Commission:

This letter is intended to document my strong opposition to the proposed rezoning for the Maybell Senior Housing Project and related higher density single family housing. I oppose the rezoning for the following three major reasons:

- It is a suboptimal location for low income senior housing
 - The location is not located within walking distance of any services (health, food etc.) and is not within easy walking distance of direct commute routes to such services. There are far better locations for senior housing in Palo Alto that would provide them with services and a better quality of life.
 - The congested traffic situation here will slow down access to emergency services for the seniors. The proposed project's access is limited to very busy roads that are bumper to bumper for several hours each day. Should the seniors have medical emergencies during this time, it will be very difficult to transport them to a hospital in a timely manner.
 - The Tan Apartments next door on Arastradero will completely overwhelm the parking and access to these facilities due to the high density of the apartments and need for additional parking and search for faster traffic patterns than the only current option on Arastradero.
- The neighborhood and especially Maybell Ave. cannot handle higher density development
 - During peak times, traffic is already bumper to bumper
 - The whole Arastredero-Charleston corridor is highly congested during peak hours and recently even on off peak hours.
 - Other potential projects in the area, such as the proposed project for the trailer park, are already going to increase.
 - The proposal will connect the Tan apartments to Maybell. However, the traffic impact of cars from the Tan Apartments on traffic on Maybell was not taken into account in the traffic studies.
 - The proposed development on Maybell will further narrow an already narrow road. By creating minimal sidewalks and no setback housing plus allowing street parking, the current road will be narrowed, which will make it more dangerous for the children commuting to school and exacerbate the current congestion, even without additional cars.
 - Both Maybell and Arastredero have been designated as school commute corridors and they are heavily used. Our understanding is that the current traffic studies for the development did not take the heavy bicycle use into account. While under Palo Alto rules, they may not be required to, but Palo

Alto rules also state that for development along school commute corridors there is supposed to be a heightened review for traffic.

- The nearby schools are already at or over capacity. The market rate housing will exacerbate the issues. This mistake was already shown once with the Hyatt Rickey development and the corresponding increase in enrollment at the neighborhood schools. Since the developers are subsidizing the senior housing, they cannot be required to address the impact on the local schools of the increased children in the area.
- The proposed zoning goes against the general plan and general zoning rules for Palo Alto.
 - This area is in a neighborhood of single family homes. While the Tan Apartments are a multi-family housing development in the area, the Tan Apartments are a grandfathered development prior to the area being incorporated into Palo Alto.
 - Under the general plan, this area should not be rezoned for more intensive development, but rather to serve as a buffer between the Tan Apartments and the surrounding area. Four story multi-family development and three story houses right on Maybell do not serve this purpose.
 - “POLICY L-5:

Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale. Scale is the relationship of various parts of the environment to each other.”

The scale of the proposed project is out of proportion to the current neighborhood and would destroy the character of the neighborhood.

“POLICY L-6:

Where possible, avoid abrupt changes in scale and density between residential areas of different densities. ..”

The proposed development would dwarf the remaining houses in the area and transform this suburban residential neighborhood into an urban eyesore.

-
- Rezoning may be illegal since it likely will be classified as spot zoning. This is an opportunistic attempt to add intensive development to a single family home residential area. Note that the neighborhood groups will be hiring an attorney to defend their interests and the attorney will be directed to pursue this concern.
- There appears to be a conflict of interest on the part of Palo Alto since it loaned the money to purchase the property with the knowledge that it will be used for high density housing even though it was not zoned for that. I find this a very troubling process since it appears to anticipate the result prior to any neighborhood feedback on a project that will have such a significant effect on the character of the community

- 4. Additionally, though not a reason, the Planning Commission and the City Council should know that community does not see the benefit of this project
 - There is significant opposition to the project in the neighborhood. Of the 100+ people who have responded to the neighborhood survey on the project, 96% are opposed.
 - There will be a high level of activism due to our disappointment at the recent developments, the negative impact we find from them on our neighborhood and all of Palo Alto and the seeming disregard of the city for these negative effects. Between the misrepresented impact of the Hyatt Rickey's project (it won't be any greater impact than the hotel), the continued disconnect between the City and the community on the adverse impact of the Arastredero restriping, our observations of other poorly planned and designed high density projects in South Palo Alto (funny how so many are approved down here) and the lack of infrastructure improvement in conjunction with the higher density development, the residents of Green Acres have lost confidence in the intentions and the competence of the City in its development strategy. We don't believe the traffic studies, since they contradict our day to day experience. We are disappointed that there is no strategy for school crowding due to the new developments and that the higher rate of enrollment seems to have taken the City by surprise with the Hyatt Rickey's development and likely will be ignored with this new development.
 - We dislike the no setback buildings that alter the character of Palo Alto and makes it look a lot more like a section of Brooklyn, than a jewel in Northern California.
 - While providing senior housing to poor seniors is a noble goal, we don't understand, including the many seniors in the community, why we have to sacrifice our neighborhood character to house 60 seniors that will likely come from out of the city and certainly out of the neighborhood.

Tom Lawer

4156 Crosby Court

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Ellner, Robin

From: Rachna Rustagi <mail@change.org>
Sent: Wednesday, April 24, 2013 9:17 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Rachna Rustagi Palo Alto, California

There are now 16 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Patrick Muffler <mail@change.org>
Sent: Wednesday, April 24, 2013 9:26 PM
To: Planning Commission
Subject: Why I signed -- Impact on traffic and

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Impact on traffic and quality of life in Barron Park.

Sincerely,
Patrick Muffler
Palo Alto, California

There are now 18 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Patti Kahn <mail@change.org>
Sent: Thursday, April 25, 2013 9:25 AM
To: Planning Commission
Subject: Why I signed -- Traffic gridlock, safety concerns,

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Traffic gridlock, safety concerns, quality of life in the neighborhood

Sincerely,
Patti Kahn
Palo Alto, California

There are now 35 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3fcea1f96>



Ellner, Robin

From: Olga Knauer <mail@change.org>
Sent: Wednesday, April 24, 2013 9:12 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Olga Knauer Palo Alto, California

There are now 14 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Nathan Walker <mail@change.org>
Sent: Wednesday, April 24, 2013 10:30 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Nathan Walker Palo Alto, California

There are now 22 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Laura Saxon <mail@change.org>
Sent: Wednesday, April 24, 2013 7:27 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Laura Saxon morriston, Florida

There are now 8 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Lori Krolik <mail@change.org>
Sent: Wednesday, April 24, 2013 9:48 PM
To: Planning Commission
Subject: Why I signed -- There's way too many

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

There's way too many exceptions to the rule being approved by the PA zoning commission. This project is way too big for the area.

Sincerely,
Lori Krolik
Palo Alto, California

There are now 19 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Limei Geng <limeigeng@gmail.com>
Sent: Thursday, April 25, 2013 9:55 PM
To: Planning Commission; Council, City
Subject: No for rezoning Maybell and Clemo and build senior housing and townhome

Dear Sir and Madam,

I against this rezoning petition simply for the safety of young students to elementary, middle and high school heavily taking Maybell Road every day during school days. It is an outrage not considering of young students and for personal gain to request rezoning. I am wondering why we are not aware of this important petition as an resident live less a block away.

I am a resident at current address for 27 years. We know the area and we against the petition to rezone and create heavy traffic.

Please come out during school hours in the morning and you will agree with us. Thank you for your understanding to have a safe street for young students.

Sincerely yours,
Hwaiyu Geng and Limei Geng

4182 Coulombe Drive
Palo Alto, CA 94306

Ellner, Robin

From: Kristen Johnson <mail@change.org>
Sent: Wednesday, April 24, 2013 10:44 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Kristen Johnson Palo Alto, California

There are now 24 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3f96)

[barron-park?response=3ef3f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3f96)



Ellner, Robin

From: Jean Wren <mail@change.org>
Sent: Thursday, April 25, 2013 7:37 AM
To: Planning Commission
Subject: Why I signed -- The area of Palo

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The area of Palo Alto south of Oregon/Page Mill is being inundated with high density housing that is nowhere Caltrain. It is time to stop. This was, and a few parts still are quiet single family residential streets. Second Maybel is a bike route to local elementary and high schools. There is already considerable traffic. A high density housing project would increase traffic on a narrow street making it less safe for pedestrians and cyclists. Stop the rezoning. We do not want or need new development in this neighborhood.

Sincerely,
Jean Wren
Palo Alto, California

There are now 32 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3fea1f96> 

Ellner, Robin

From: John Wiley <hwaiyugeng@gmail.com>
Sent: Wednesday, April 24, 2013 8:42 PM
To: Planning Commission; Council, City
Subject: Against rezoning Maybell and Clemo and build senior housing and townhome

Dear Sir and Madam,

My wife and I against this rezoning petition simply for the safety of young students to elementary, middle and high school heavily taking Maybell Road every day during school days. It is an outrage not considering of young students and for personal gain to request rezoning. I am wondering why we are not aware of this important petition as an resident live less a block away.

We know the area and we against the petition to rezone and create heavy traffic.

Please come out during school hours in the morning and you will agree with us. Thank you for your understanding to have a safe street for young students.

Sincerely yours,
Hwaiyu and Limei Geng

4182 Coulombe Drive
Palo Alto, CA 94306

Ellner, Robin

From: Jacquelyn Summers <mail@change.org>
Sent: Wednesday, April 24, 2013 9:15 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Jacquelyn Summers Palo Alto, California

There are now 15 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Joan Semeria <mail@change.org>
Sent: Wednesday, April 24, 2013 8:23 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Joan Semeria Palo Alto, California

There are now 11 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Joy Hinton <mail@change.org>
Sent: Wednesday, April 24, 2013 7:47 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Joy Hinton Palo Alto, California

There are now 10 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Jimmy Chen <mail@change.org>
Sent: Wednesday, April 24, 2013 10:47 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Jimmy Chen Palo Alto, California

There are now 25 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Hong Xiang <hong_xiang@hotmail.com>
Sent: Wednesday, April 24, 2013 10:20 PM
To: Planning Commission
Subject: No to spot zoning proposal at 576 Maybell Avenue

To whom it may concern,

I am writing to you to against the spot zoning proposal at 567 Maybell Avenue. The high density house will affect the quality of life for current residence. The developer only thinks about how to make money without considering anything for the community.

Thank you,

Hong

Ellner, Robin

From: Holland St. John the recipient's shipping Name <mail@change.org>
Sent: Thursday, April 25, 2013 7:00 AM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Holland St. John the recipient's shipping Name Palo Alto, California

There are now 30 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Heidi Axtell <mail@change.org>
Sent: Wednesday, April 24, 2013 7:45 PM
To: Planning Commission
Subject: Why I signed -- I live on this

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

I live on this already too busy street. Vote no rezoning.

Sincerely,
Heidi Axtell
Palo Alto, California

There are now 10 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Gwen Luce <mail@change.org>
Sent: Thursday, April 25, 2013 7:55 AM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Gwen Luce Palo Alto, California

There are now 32 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Gail Jones Beatrice <mail@change.org>
Sent: Wednesday, April 24, 2013 10:36 PM
To: Planning Commission
Subject: Why I signed -- The proposed change to

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The proposed change to high density zoning adversely affects neighborhood character; it is visually inconsistent with neighborhood context, and would negatively effect already difficult traffic congestion. It simply doesn't feel like Palo Alto.

Sincerely,
Gail Jones Beatrice
Palo Alto, California

There are now 23 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Fatijah Clark <mail@change.org>
Sent: Wednesday, April 24, 2013 10:52 PM
To: Planning Commission
Subject: Why I signed -- This would cause an

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This would cause an insidious change to the character of the neighborhood.

Sincerely,
Fatijah Clark
Palo Alto,

There are now 26 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feca1f96>



Ellner, Robin

From: Eugene Lee <mail@change.org>
Sent: Wednesday, April 24, 2013 11:09 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Eugene Lee Palo Alto, California

There are now 27 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Ellen Gold <mail@change.org>
Sent: Wednesday, April 24, 2013 10:04 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Ellen Gold Palo Alto, California

There are now 21 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: David Thomas <mail@change.org>
Sent: Wednesday, April 24, 2013 8:25 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
David Thomas Palo Alto, California

There are now 12 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: David Gmail <ngdavids@gmail.com>
Sent: Wednesday, April 24, 2013 7:48 PM
To: Council, City; Williams, Curtis; Wong, Tim; Planning Commission
Subject: Opposition to Rezoning of Maybell/Clemo for High Density Senior Housing

Councilmen and City Representatives,

My wife and I are vehemently opposed to the Re-zoning for the Maybell/Clemo high density housing.

- The narrowing of Arastradero has significantly increased traffic and congestion onto Maybell. Maybell is the primary residential street for students and families to walk, bike, and ride to elementary, middle, and high schools. We constantly have bumper to bumper traffic during the morning hours which makes it hazardous to walk to school. The safety of students and families are at risk due to increased traffic congestion and parked vehicles already on the road currently from the Arastradero Apts and will only increase with high density housing. Street parking blocks bicyclist and pedestrian paths making them enter the street or enter private property.

- I reviewed the traffic study and found that there were assumptions that vehicular traffic did not go all the way down on Maybell onto Donald Drive. With a large influx of new multi-generational families moving into this project, we would have over 100 more cars that would potentially be entering and exiting the Maybell area to avoid driving on Arastradero. The multi-family project could potentially generate over 100 additional cars on Maybell. Seniors will own cars because they are active, living longer, and there are no senior services (hospitals, clinics, grocery stores, etc.) that are within walkable distance to Maybell and Clemo. Additionally, if seniors don't drive, then senior shuttles or cars to and fro will also contribute to more traffic on Maybell.

- The proposed 3-story homes and 4-story high density housing is incompatible with the residential neighborhood and the single family homes in the neighborhood. The immensity of the development with 12 foot setbacks and close to 50 feet height will change the entire look and feel of this neighborhood.

Homeowners expect that zoning laws would be upheld when buying and owning a residential home in the Green Acres area. The impact of traffic congestion, safety concerns, nuisances, and high density housing depreciates home property values and drastically changes the look and feel of our neighborhood.

Regards,

David Ng
Wendy Lin
Green Acres Resident on Donald Drive

Ellner, Robin

From: Casie Walker <mail@change.org>
Sent: Wednesday, April 24, 2013 9:19 PM
To: Planning Commission
Subject: Why I signed -- It is already difficult

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

It is already difficult to bike or walk to school safely in this neighborhood. Increasing traffic by rezoning this area would make it significantly worse.

Sincerely,
Casie Walker
Palo Alto, California

There are now 17 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Cindy Goral <mail@change.org>
Sent: Wednesday, April 24, 2013 9:02 PM
To: Planning Commission
Subject: Why I signed -- Please preserve our neighborhood

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Please preserve our neighborhood character and what little ability we have left to drive around in it.

Sincerely,
Cindy Goral
Palo Alto, California

There are now 13 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feca1f96>



Ellner, Robin

From: Concerned Citizen <mail@change.org>
Sent: Thursday, April 25, 2013 5:20 AM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Concerned Citizen New City, New York

There are now 29 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Annette Puskarich <mail@change.org>
Sent: Thursday, April 25, 2013 1:06 AM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Annette Puskarich Palo Alto, California

There are now 28 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Zoe Peters <zozies@sbcglobal.net>
Sent: Wednesday, May 01, 2013 7:49 PM
To: Planning Commission
Subject: Concerned Neighbor

To Whom it May Concern,

I am writing to express my concerns about the amount of development in Palo Alto. I have lived here since I was born, now 42 years. I have seen fields covered with houses, school sites bulldozed for houses, enormous buildings placed on busy streets and a huge influx of traffic.

My children attend Juana Briones Elementary school. I drive them or bike with them across El Camino Real and then let them continue on their own. I cringe each morning as I watch red lights run, no stopping on right turns and the constant stream of "California stops" through stop signs on Maybell. (There is no placed crossing guard at the stop sign on Maybell near the Briones Park.).

I am stunned to hear you are considering letting a Developer build on the space adjacent to Juana Briones Park. I urge you to carefully investigate the pros and cons before making your decision. Please remember the safety of school children, (there are three schools in the direct vicinity of the proposed site), the increased amount of traffic - (consider three schools and their starting and finishing times) and the ridiculous amount of buildings/housing we already have in Palo Alto.

We place such an emphasis on our educational system, but we don't enable our students to get to school safely or independently. Such a shame.

Thank you,
Zoe Anna Peters
[4242 Newberry Court](#)
[Palo Alto, Ca 94306](#)

Sent from my iPhone

Ellner, Robin

From: Yvonne LaMaster <mail@changemail.org>
Sent: Thursday, May 16, 2013 8:28 AM
To: Planning Commission
Subject: Why I signed -- High density housing is

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

High density housing is ruining our city. Street safety, biking, walking is critically impacted in a negative way by this type of housing. The school are over enrolled and the traffic is already horrible in that area of town.

Sincerely,
Yvonne LaMaster
Palo Alto, California

There are now 128 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feca1f96>



Ellner, Robin

From: xinyu zhang <xin_yu_zhang@yahoo.com>
Sent: Sunday, April 28, 2013 7:19 PM
To: Planning Commission; Council, City
Subject: Opposing rezoning on 567 Maybell avenue

To whom it may concerns,

My name is Xinyu Zhang, a palo alto resident at 570 Pena Ct., Palo Alto, CA 94306. I strongly oppose rezoning at 567 Maybell ave and keep the existing zoning law.

Thank you very much!

Xinyu

650-8567915(h)

Ellner, Robin

From: Victoria Stjohn <mail@change.org>
Sent: Thursday, April 25, 2013 12:05 PM
To: Planning Commission
Subject: Why I signed -- Have you tried driving

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Have you tried driving towards Terman or Gunn?..... The traffic is horrendous!!

Sincerely,
Victoria Stjohn
Palo Alto, California

There are now 39 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3f6ea1f96>



Ellner, Robin

From: Tasha Souter <mail@changemail.org>
Sent: Tuesday, May 14, 2013 9:09 PM
To: Planning Commission
Subject: Why I signed -- This project is located

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This project is located right along a busy biking route with 4 schools and a park. The increased traffic congestion will compromise safety for pedestrians and bikers leading to even more cars, pollution, and negatively impact the entire neighborhood. Too much high density housing is being planned for this area without due consideration of the neighbors or the children affected.

Sincerely,
Tasha Souter
Palo Alto, California

There are now 112 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Tom Pamilla <tompamilla@stevensonhouse.org>
Sent: Wednesday, May 01, 2013 2:21 PM
To: Planning Commission
Subject: Maybell Orchard Development

Dear Commission Members:

Thank you for all of your dedication and concern for all of the residents of Palo Alto. I am writing to you in support of the proposed Maybell Orchard development.

As the Executive Director of Stevenson House, located at 455 E. Charleston Road in Palo Alto, I see on a daily basis the great need not only for senior housing, but especially for affordable senior housing. Palo Alto is a beautiful community that has so much to offer to its residents. The truth is, however, that it is a very expensive community in which to live.

Every day I meet seniors who have an admirable history and background, seniors who have overcome tremendous difficulties in their lives, and yet have contributed greatly to our current society. I also see seniors at Stevenson House who care for and watch out for their neighbors and who share with each other, who volunteer in the community—and who need each other. Many of our seniors no longer drive or can afford a vehicle. In fact, the bicycle has become a common method of transportation for a good number of our residents.

We all know that one illness or one tragedy has the potential to eliminate a bank account and throw one into economic crisis. All of us are vulnerable. An older adult has fewer options to recover economic stability than do younger people. Many of the elders who come to Stevenson House looking for affordable housing tell us of the extremely long waiting lists they have encountered in their search for housing.

The Maybell Orchard development is extremely important to the elders who have truly earned the right to live in a wonderfully caring community such as Palo Alto. It is so important to keep in mind that these very seniors will not only live in

Palo Alto, but will also enrich our environment with their presence, their involvement, their sharing.

I look forward to seeing Maybell Orchard completed, and to encouraging a close collaboration between Maybell Orchard and Stevenson House.

*Thomas M. Pamilla, MSW
Executive Director
Stevenson House
455 E. Charleston Road
Palo Alto, CA 94306
(650) 494-1944 ext.12
www.stevensonhouse.org*

Ellner, Robin

From: Tom LaWer <mail@change.org>
Sent: Tuesday, May 07, 2013 8:38 PM
To: Planning Commission
Subject: Why I signed -- The density of our

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The density of our neighborhood is already getting too high for a single family home neighborhood with terrible traffic on Arastradero and Maybell. With additional high density developments all along El Camino, including at the trailer park, we cannot tolerate any more high density housing and preserve any shred of the character of our neighborhood. It feels like Palo Alto is turning into Brooklyn NY with all row houses and no setbacks.

Sincerely,
Tom LaWer
Palo Alto, California

There are now 89 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Tomas Kong <mail@change.org>
Sent: Tuesday, May 07, 2013 5:39 PM
To: Planning Commission
Subject: Why I signed -- A high-density housing development

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

A high-density housing development at this location would create a very dangerous street for kids who use Maybell to access the three schools in the area, and the traffic study presented by the developer did not factor in the foot and bicycle traffic from the kids. A shocking case of negligence or data manipulation.

Sincerely,
Tomas Kong
Palo Alto, California

There are now 85 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Tomas Kong <mail@change.org>
Sent: Tuesday, May 07, 2013 5:39 PM
To: Planning Commission
Subject: 5 new petition signatures: Stephanie Shaw, Kay Luo...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 85 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

81. Stephanie Shaw Palo Alto, California
82. Kay Luo Palo Alto, California
83. Arthur Li Palo Alto, California
84. Annie Young Palo Alto, California
85. Tomas Kong Palo Alto, California



Ellner, Robin

From: Sunny <sunnyzhai@gmail.com>
Sent: Friday, April 26, 2013 12:01 PM
To: Planning Commission
Cc: Council, City
Subject: Opposition of the maybel ave rezoning

Hi, this is sunny Zhai. I am the home owner of 4151 amaranta ave, palo alto 94306. Our family-benny ayeung, synny zhai, victor ayeung, chloe ayeung and gavin ayeung, strongly oppose the maybel ave rezoning to this high density development.

The planned housing will disturb our current quiet community and will attract more traffic to maybel ave, where a lot of students bike or walk to school. The three level town home will affect the whole outlook of this neighborhood.

Please return the rural look to our neighborhood.

Have a nice day!
Sunny Zhai

Ellner, Robin

From: Susan Voll <mail@change.org>
Sent: Thursday, April 25, 2013 11:06 AM
To: Planning Commission
Subject: Why I signed -- Please don't rezone in

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Please don't rezone in this area. It is a bad area to try to stuff more housing. It is along an already crowded road and it would ruin a nice greenbelt area that we all enjoy. Why are we continually trying to stuff more housing into Palo Alto? We can't maintain the same quality of living we have enjoyed if our schools, roads and services are beyond capacity. Palo Alto is losing its lovely, quaintness and will soon be just like all the other crowded and cemented over communities around us.

Sincerely,
Susan Voll
Palo Alto, California

There are now 39 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96> 

Ellner, Robin

From: Samina Shetty <mail@change.org>
Sent: Friday, May 10, 2013 9:18 AM
To: Planning Commission
Subject: Why I signed -- Would like my neighborhood

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Would like my neighborhood to remain quiet and peaceful.

Sincerely,
Samina Shetty
Palo Alto, California

There are now 102 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Steve Rothenberg <steverothenberg@yahoo.com>
Sent: Thursday, April 25, 2013 4:55 PM
To: Planning Commission
Subject: rezoning 567 and 595 Maybell

Hello,

As a resident of 4154 Interdale Way, I strongly oppose rezoning 567 and 595 Maybell to a "Planned Community" zone distinct for purposes of building a high density 60-unit, 4-story, low income senior housing and 15-home development.

Maybell Ave is already a busy street and the residential neighborhood will be adversely affected by this high density housing.

We do not need to pack more people into Palo Alto and especially into a residential (single family) low density zone like Barron Park.

Stop the urbanization of Palo Alto....are you trying to make it into a city like San Francisco!!!! Yuk!!!!

Thank you for listening,
Steve Rothenberg

Ellner, Robin

From: steven rosenberg <canuck94306@gmail.com>
Sent: Wednesday, May 08, 2013 10:31 AM
To: Planning Commission
Cc: info; canuck94306
Subject: PAHC proposed rezoning and approval of the MAYBELL/CLEMO project



Dear sirs,

I want to express my opposition to the proposed rezoning and construction of the PAHC Maybell/Clemo project. This project is completely inappropriate for this location and will have severe negative impacts on the safety of pedestrians, children and bicyclists. It will also significantly degrade the quality of life in the community (this is why the current zoning prohibits these types of high density developments), and also significantly degrades the adjacent Juana Briones park. This type of high density spot zoning is completely inappropriate in my view, and certainly should not be done unless proper review and input from the community has been gathered, and valid environmental impact reviews collected. I do not think either of these has occurred. The community input, gathered very late, has been dismissed. Given we are a small city, and the purpose of the city government is to serve its residents, I think the desires of the community should play a much larger part in any decision process, particularly since there is an extremely severe impact to the community. The environmental impact statement explicitly did not consider the effects of pedestrians, bicyclists, etc. on Maybell, which is thronged with them mornings and late afternoons. It only looked at a few hours that did not necessarily coincide with the highest use times, it did not evaluate the impact on Juana Briones park, and the effect of turning Clemo into a cut-through via the new development from Arastradero, a very congested street. Given the gridlock situation on Amaranta and on Maybell during morning school and commute hours, the conclusion that adding additional traffic onto Maybell will have negligible impact is laughable. There are many other inadequacies as well.

While it is true that there are currently some larger developments along Arastradero, these apartment complexes were built when the whole neighborhood was part of the county, and the zoning grandfathered in. They by no means set a precedent. This entire part of Palo Alto is zoned for Residential single-family R-1, this is a residential neighborhood with a residential feel. Turning our low-density transition buffer to the neighborhood into a high-density high-rise zone is inappropriate spot zoning. The PAHC are welcome to build senior housing there, WITHIN existing low-density zoning.

Some of the specific problems are:

1. Traffic impact: Maybell is already too narrow, and this development will crowd the street further and most likely result in further on-street parking, causing further congestion. Kids weave in and out of traffic on Maybell already because it's so narrow. Further traffic would be very unsafe, and every school day impact the ability of several hundreds of our children to get to school safely by biking or walking. The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there. Residents will have to drive out or have helpers drive in. Seniors have visitors, too! The "senior" designation is a pretense to get the area rezoned for high density. The PAHC is developing other larger projects RIGHT NOW near to Stanford

which would be better for seniors (walkable to medical, grocery, Avenidas, free entertainment, restaurants, etc). They should build in this neighborhood only WITHIN EXISTING LOW DENSITY ZONING.

2 Safety. Putting high density right in that location where there is already such traffic problems, and at one of the only inlets/outlets to the neighborhood (which has no egress to the south or west) is an accident waiting to happen for the kids at Briones and Terman. And elderly neighbors who could see delayed emergency vehicle access. Emergency vehicles don't even have a clear shot to drive in on sidewalks along Maybell because it's so narrow. Putting the traffic out at Arastradero instead of Maybell will not solve the problem it just shifts it to the other too-busy inlet/outlet to the neighborhood and makes Gunn and Terman harder to reach in an emergency during the wrong hours.

2) Liveability. The housing corp wants to put a senior development there. But there are no walkable services at that location, not even a grocery store nearby. Residents will have to drive out or have helpers drive in.

3) Negative impact on neighborhood quality of life. Zoning exists for a purpose, so those who want to invest huge amounts of money buying into the area know what will be there in the future. This is a small, cohesive neighborhood and rezoning single-family and R2 zoning to high density carves away a big part of the neighborhood and hurts the residential character. We are taking more than our share of high density at more appropriate locations in the neighborhood, at locations already zoned for high density.

4) Our area is not well served with parks and playing fields. Juana Briones park is our little gem. This development will severely impact it by a) turning Clemo, which is a quiet street with lots of parking, into a busy traffic street, and lining the facing side with close packed houses. Right now, neighbourhood residents can easily drive to the park if needed, and find parking. With the loss of Clemo and more on-street parking being used the new row houses without facing driveways on Maybell, this will impact accessibility. Increased traffic on adjacent streets will also affect this.

5) "Attractive nuisance" All surveys of senior citizens in the neighborhood show they aren't moving to senior housing and pretty much stay in their homes. Residents will be coming from elsewhere to live there, and it's just a fact of this immediate neighborhood that there will be people who move there to sneak grandchildren in at Gunn or Terman. Saying there will be rules against it is not enough, people find ways to break those rules and do, and others are often loathe to report them. This encourages seniors to break up their families to move in there so the grandchildren can attend Gunn. Anyone who doesn't take that inevitability seriously does not have a realistic handle on this neighborhood.

6) Zoning change may be illegal and certainly seems to be a conflict of interest for the city. The rezoning violates many policies of the city's general plan and may constitute illegal "spot zoning". The city's loan to the PAHC may constitute contract zoning, which would also be illegal. At the very least, it is a conflict of interest. The city loaned PAHC millions to purchase the property, on the proviso that they pay the money back when high-density homes - completely out of character with the residential neighborhood - on Maybell and Clemo are built and sold, which could not be built to that density under the existing zoning.

7) losing opportunity to create a real community benefit. That location is a once-in-a-lifetime

opportunity to expand the existing park and make a much needed playing field on this side of town. Such a field could be reached by kids by bikes from Los Altos and all the neighborhoods along the bike path. Instead of having to be driven all the way out to the Baylands, kids could have more opportunities to be independent and active. The benefits to the community are legion and real, not just cover for more density and developers.

Sincerely,

Steven Rosenberg
4073 Amaranta ave.

Ellner, Robin

From: susanppines@gmail.com on behalf of Susan Pines <susan@pines.com>
Sent: Monday, April 29, 2013 10:28 PM
To: Planning Commission; Council, City
Subject: Opposition to Zoning changes/exemptions for Maybell development

To whom it may concern:

This letter is in **strong opposition** to the City of Palo Alto Planning Commission and City Council's plans to rezone Maybell Avenue and/or grant zoning exceptions for high-density development and senior housing.

I am a 30 year resident of Donald Drive and am opposed to this rezoning and/or exemption on the following grounds:

1) Safety: Maybell is a narrow street that is a designated "bike and walk to school" route for 3 schools. Maybell is problematic in itself as the street does not even have a designated bike lane for the hundreds of children using this street. (Is this legal ? maybe, but it is certainly not good public safety practice) Putting high density right where there are already unsafe conditions and traffic problems will exacerbate any emergency situations in the schools or neighborhoods. Emergency egress and access to the entire area will be compromised.

2) Traffic: The Traffic studies already indicate more cars than considered suitable for a local residential street and the figures do not take bicycle traffic into consideration. On a daily basis, drivers have to give way for bikers riding 4 across, and as noted, there is no designated bike lane on any of this street, which varies in width, block by block, but appears especially narrow at the area proposed to be redeveloped. Meanwhile, the major route, Arastradero on the other side is crammed with cars at certain times of the day, and so drivers are using Maybell to avoid the major street. This tendency would continue with more development.

3) Traffic: The Palo Alto Housing Corp is claiming the high-rise will just be seniors who won't make traffic, but there are NO WALKABLE SERVICES there. The closest grocery store (which recently closed) is not walkable for most people, being across El Camino, Alma and the Railroad Tracks. Residents will have to drive out or have helpers drive in.

4) Negative impact on neighborhood quality of life. This is a small, cohesive neighborhood and rezoning to high density destroys the character of this neighborhood.

5) The rezoning violates policies of the city's general plan:

“POLICY L-5:

Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale. Scale is the relationship of various parts of the environment to each other.”

The scale of the proposed project is out of proportion to the current neighborhood and would destroy the character of the neighborhood. The only high rise in the area, was grandfathered in when the City annexed the land over 30 years ago. It is/was not part of the City's general plan.

“POLICY L-6:

Where possible, avoid abrupt changes in scale and density between residential areas of different densities. ...”

The proposed development would dwarf the remaining houses in the area and transform this suburban residential neighborhood into an urban eyesore. The lack of a reasonable set back on Maybell is especially troubling, as it reflects the continuation of the "ugly, unfriendly and unwalkable aesthetic" of the Ricky's El Camino development and the Miki's Market/Alma development, as well as making it impossible to ever improve (i.e. widen) Maybell to allow for a designated bike lane.

In short, I am strongly opposed to rezoning the Maybell parcel to permit construction of an outsized housing development, while sympathetic to senior and low income housing in general. Let's put this housing on El Camino, or in the Page Mill/El Camino area near to California Avenue and adjacent to retail services and transportation.

Regards,

Susan P Pines

4109 Donald Drive

Palo Alto

Ellner, Robin

From: Sally O'Neil <mail@change.org>
Sent: Thursday, April 25, 2013 10:28 AM
To: Planning Commission
Subject: Why I signed -- Please do not rezone

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Please do not rezone without more carefully considering the whole area and recent changes here. We already have significant traffic and safety problems here.

Sincerely,
Sally O'Neil
Palo Alto, California

There are now 39 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Sammy Oh <mail@changemail.org>
Sent: Thursday, May 16, 2013 9:09 AM
To: Planning Commission
Subject: 5 new petition signatures: Darcy Huston, Viresh Rustagi...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 130 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 126. Darcy Huston Palo Alto, California
- 127. Viresh Rustagi Palo Alto, California
- 128. Yvonne LaMaster Palo Alto, California
- 129. Mamta Samantray Palo Alto, California
- 130. Sammy Oh Palo Alto, California



Ellner, Robin

From: Sheila Mooney <mail@changemail.org>
Sent: Wednesday, May 15, 2013 11:06 PM
To: Planning Commission
Subject: Why I signed -- Affects our route to

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Affects our route to our school.

Sincerely,
Sheila Mooney
Palo Alto, California

There are now 124 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Sandi McFarlin <mail@change.org>
Sent: Friday, May 10, 2013 6:28 AM
To: Planning Commission
Subject: 5 new petition signatures: Lori McCormick, Cecile K...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 100 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 96. Lori McCormick Palo Alto, California
- 97. Cecile K Palo Alto, California
- 98. Tina Peak Palo Alto, California
- 99. Yumi I. Palo Alto, California
- 100. Sandi McFarlin Palo Alto, California



Ellner, Robin

From: Stephanie Langley <mail@change.org>
Sent: Saturday, April 27, 2013 8:20 AM
To: Planning Commission
Subject: Why I signed -- This development if it

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This development if it gets built as it is now planned will create an even more unsafe and overly traveled traffic route.

Sincerely,
Stephanie Langley
Palo Alto, California

There are now 53 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Scott Hayes <mail@change.org>
Sent: Wednesday, May 01, 2013 11:52 AM
To: Planning Commission
Subject: Why I signed -- The area is already

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The area is already well built up, schools are already crowded and the traffic is very heavy now. A limited number of private homes may work, but not anymore low density housing.

Sincerely,
Scott Hayes
Palo Alto, California

There are now 61 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Soroor Ebnesajjad <sorooreb@yahoo.com>
Sent: Sunday, April 28, 2013 1:47 PM
To: Planning Commission; Council, City
Subject: High density housing on Maybell an Clemo

Dear City Council and the Planning Commission,

I am writing to ask you to disallow the change of zoning of the property on Clemo and Maybell so that the project can not proceed as it is planned.

There are many issues with this development but I will only point out one in this email.

PAHC tells us that the reason for choosing this location is that Palo Alto is nice and these seniors will enjoy living here. They also say these seniors are very poor so few of the residents will own cars. I live near this site and know that there are no grocery stores or other essential services nearby. Being a low income senior with no car and not living near any reasonable shopping places can not be an easy life. The residents will always be dependent on others to help with their shopping, etc.

In response to these concerns PAHC says that there will be lots of meals on wheels deliveries, etc. Wouldn't that will clog up the roads around the development further?

Why not build it in a location where there are shops within walking distance?

Please try to understand that if you go ahead with this project you will be endangering the lives of many children who walk or bike that path. And some others like myself who bike a lot will have to think twice and perhaps opt for driving in order to be safe.

Sincerely
Soroor Ebnesajjad
Florales Dr.
Palo Alto 94306

Ellner, Robin

From: Sam and Ida Holmes <isholmes@sbcglobal.net>
Sent: Tuesday, April 30, 2013 11:13 AM
To: Planning Commission
Subject: 567 Maybell Avenue Project

Dear Commissioners:

I wanted to write to you to express my strong opposition to the proposed re-zoning of this lot and the authorization of a 75 unit (MOL) development. The purpose of zoning laws is to assure character and livability of neighborhoods and to prevent out of control development. One only has to go to places with lax zoning laws (e.g. Houston) to see how destructive uncontrolled development can be. The proposed development will permanently alter the character of this Barron Park neighborhood. We have taken steps to preserve trees, limit alterations to and destruction of historic buildings in order to preserve neighborhood ambience, etc. so why would we allow this kind of development.

Sincerely,

Samuel and Ida Holmes
4144 Maybell Way
Palo Alto, CA 94306

Ellner, Robin

From: Ramona Zulch <mail@change.org>
Sent: Sunday, April 28, 2013 8:20 PM
To: Planning Commission
Subject: Why I signed -- Increasing the density of

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Increasing the density of housing on Maybell needs to be denied for numerous reasons. Most important, consider the safety of the many children who bike, walk and skateboard to school each day. Maybell is so narrow that there is only room for a sidewalk on one side. As a result the children bike and walk out in the street, often confronting impatient drivers who use Maybell as a short cut to Arastradero. As a senior citizen who lives just one block from Maybell I often walk our charming and very diverse neighborhood. Visit our area and envision three story buildings built right up to the sidewalk with hundreds of children walking and biking to and from school and you will better understand our objections to this high density development. This is a neighborhood that is as important as any other neighborhood in Palo Alto. We, too, want our children safe! Deal with the need for affordable and senior housing but not by introducing added danger to our community. Deny the zoning change!

Sincerely,
Ramona Zulch
Palo Alto, California

There are now 56 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Richard Wedenig <mail@change.org>
Sent: Monday, May 13, 2013 10:07 PM
To: Planning Commission
Subject: 5 new petition signatures: Dave Chou, Katherine Fife...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 110 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 106. Dave Chou Palo Alto, Illinois
- 107. Katherine Fife Palo Alto, California
- 108. Dylan Riley Palo Alto, California
- 109. Rosa Dell'Oca Palo Alto, California
- 110. Richard Wedenig Palo Alto, California



Ellner, Robin

From: Richard Wedenig <mail@change.org>
Sent: Monday, May 13, 2013 10:07 PM
To: Planning Commission
Subject: Why I signed -- It will have a

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

It will have a huge impact on our quiet neighborhood. It will not be nice for the current residents nor the seniors. Please reduce the scope and scale of this project so that it has no visible or felt impact on the existing community

Sincerely,
Richard Wedenig
Palo Alto, California

There are now 110 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Richard Simoni <rich@assetman.com>
Sent: Sunday, May 12, 2013 8:59 PM
To: Council, City; Planning Commission
Subject: Re-zoning for Maybell Avenue project, and the \$3 million

Dear members of the council and commission,

I am completely against the rezoning for the new housing project on Maybell Avenue. Even though the goals of this particular project may resonate with some (although not me), the rezoning of south Palo Alto for all kinds of projects the last few years has gone too far, and our neighborhood sees the brunt of the results. It's just too much...please stop already and just let the zoning be.

If the fact that the City already put in \$3 million from its housing fund factors into this rezoning decision, then I have to say, it would smell really bad from a conflict-of-interest point of view and this angry neighborhood will undoubtedly make sure it gets plenty of press coverage. Nobody wants to derail good-intentioned projects in general, but the neighborhood has just "had it up to here," so to speak, and this is the straw that breaks the camel's back. The city has not done south Palo Alto any favors with all of its re-zoned projects so far, so frankly it is not operating from a strong base of credibility on this matter.

I believe the city would be delinquent if it doesn't at least investigate whether in this real estate market, PAHC could sell the land under existing zoning and return the city's housing fund money. The fact that this money has gone in doesn't have to make this project a foregone conclusion.

Best regards,

Rich Simoni
4188 King Arthur Ct
Palo Alto, CA

Ellner, Robin

From: Robert Moss <bmos33@att.net>
Sent: Saturday, May 04, 2013 2:38 PM
To: recycler100@sonic.net; jdewit@paloaltohousingcorp.org
Cc: cgonzalez@paloaltohousingcorp.org; Council, City; Planning Commission; Wong, Tim; Williams, Curtis
Subject: Re: P.S. Newsletter article to PAHC residents

Another refutation of the totally false claim that local residents are opposing BMRs and lower income housing is the formal opposition of the Barron Park Association and many Barron Park residents to closure of the Buena Vista mobile home park and replacing over 110 low income units with high density expensive housing. The neighborhood made it very clear that this low income, mainly Hispanic group should be allowed to stay.

In fact a major objection to the project was the excessive number and inadequate setbacks of the market rate homes, not the fact that the senior units would be BMRs. There were more requests to reduce the number of market rate homes than of BMR units.

As noted, the problems are excessive bulk and density, traffic, risk to children along the Safe Routes to School route, and incompatibility with the adjacent R-1 homes.

This proposal is a classic example of the uselessness and dangers of PC zoning. The "public benefit" is BMR housing which is the reason PAHC exists, so wild card zoning is justified for doing what PAHC does anyway. If PAHC wants to build high density senior housing, the best approach is to do it in an area already zoned for it, which also has the advantage that those high density areas are near services that seniors want and use, unlike the Maybell/Clemo site that is not near any shopping or services. It further verifies that PC zoning is a terrible idea. If it proceeds I will do everything possible to prohibit future PC zoning and any developments under that wild card zoning in Palo Alto.

Regards, Bob Moss

From: "recycler100@sonic.net" <recycler100@sonic.net>
To: jdewit@paloaltohousingcorp.org
Cc: cgonzalez@paloaltohousingcorp.org; city.council@cityofpaloalto.org; planning.commission@cityofpaloalto.org; tim.wong@cityofpaloalto.org; curtis.williams@cityofpaloalto.org
Sent: Sat, May 4, 2013 1:16:18 PM
Subject: P.S. Newsletter article to PAHC residents

P.S. Dear Jessica,

I would just like to make one more important point: Your newsletter listed the Maybell property as being in Barron Park. While neighbors significantly impacted by the development on the east side of Maybell are in Barron Park, and Barron Park is impacted by the traffic, safety, and emergency issues it presents (as are several other surrounding neighborhoods and school communities, which is why opposition to rezoning that property is so widespread), the property you are trying to rezone is squarely in the middle of Greenacres. Greenacres residents are the most negatively affected by the rezoning. After all that has transpired, you and those trying to rezone the neighborhood know so little about the area that you don't even know which neighborhood your proposed rezoning is in. Which is strange, since PAHC owns quite a few BMR units in Greenacres.

Here are some neighborhood maps for your future reference:

> Hi Jessica,

> I have received a copy of a newsletter article in PAHC's Collective Wisdom newsletter to its residents. It says "A vocal group of community members are stating their opposition to more affordable housing in Palo Alto," and invites existing residents to come to the Planning Commission and City Council Meetings (scheduled to discuss the rezoning) in order to speak in support of affordable housing.

>

> Can you please tell who wrote this article? It amounts to a coercive attempt to drum up support for PAHC's high-density rezoning, without ever stating it or being honest about what is really going on. You know very well that those meetings are not a referendum on affordable housing or whether affordable housing has benefited anyone, as the flyer indicates. Using BMR residents in a dishonest political ploy rather than addressing the specific concerns at hand in that low-density to high-density rezoning effort is beneath the Palo Alto Housing Corporation, and I think PAHC owes not only the neighborhood, but the BMR residents an apology for it.

>

> I would like to remind you of a few things:

> 1) You invited neighbors to come to the April meeting.

>

> 2) Prior to the meeting, you expressed your strong disbelief that there was any opposition to rezoning for high-density in the neighborhood.

>

> 3) Neighbors at the meeting never once stated any opposition to "more affordable housing in Palo Alto," in fact several people prefaced their comments against this particular attempt at high-density rezoning and the serious problems it poses to safety and traffic with positive comments in support of PAHC and its work. Some members even expressed support for that project, at a safer location. I myself stopped to tell a PAHC employee of my support for PAHC on my way from the meeting, and to reiterate that opposition was only to the specifics of that particular low-density residential to high-density rezoning effort by PAHC.

>

> One community member recorded most of the meeting; if you believe anyone said anything negative about PAHC or having more affordable housing in Palo Alto, can you please let me know when that happened, because we can't find it.

>

> 4) To my knowledge, neighbors have welcomed PAHC to build within the existing zoning, even stating a preference for PAHC to build within the existing zoning over another developer doing so. This is hardly "opposition to more affordable housing in Palo Alto" or even at that location. Neighbors are opposed to unwise and unsafe high-density building of any kind at a traffic bottleneck in the neighborhood that impacts the only two routes in and out of the neighborhood (and other neighborhoods along Arastradero), egress for the fire station, and safe routes to school traveled by over a thousand school children on bikes every day. There is no other way for traffic generated by a high-density development at that location to go except via those two routes, which are both safe routes to school.

>

> 5) Some of the school children whose safety is impacted by more traffic on those routes are PAHC residents. Some of the existing neighbors whose jobs, livelihoods, and quality of life will be impacted negatively by traffic and emergency bottleneck delays are PAHC residents. To misdirect the conversation to make it a referendum on affordable housing rather than dealing with the specific safety and traffic issues of the high-density rezoning does them a disservice just as it does the other neighbors who deserve to have their concerns addressed.

>

> 6) No one at the meeting stated any opposition to more affordable housing in Palo Alto, but many did state their opposition to making the safe routes to school more dangerous and congested. Many stated serious concerns about the limitations of PAHC's traffic study, which we were told at the meeting did not take the thousands of student bikers into account. Given that those issues affect affordable housing residents as well, why was there no attempt to educate them about the specifics?

>

> 7) Residents of existing affordable housing are integrated in the neighborhood and have many connections in school and the community. For PAHC to try to portray neighborhood opposition of a low-density to high-density zoning change as opposition to them and affordable housing is cynical and inflammatory, and could create a wedge in a previously cohesive community and even undermine support for PAHC in general where support was previously good.

>

> 8) For someone in PAHC to make such a dishonest attempt to drum up participation at a rezoning meeting in a letter to residents whose affordable housing depends on PAHC could be construed as coercive, especially since it may not even be in residents' best interests as part of the neighborhood to be inserted in a manufactured red herring controversy about affordable housing in general, as the flyer tries to make it. In whose best interest is it to incite controversy over affordable housing, theirs, or your own?

>

> 9) In planning the project, you and PAHC have created very constrained development circumstances that seem to make it impossible for you to compromise for safety and other concerns specific to that site. At the meeting, neighbors were told that in order for the project to be financially feasible, PAHC promised the developer it would get the low-density residential zoning changed to high-density, so the developer could put a wall of tall houses with tiny lots and minimal setback on a narrow street zoned R-1 to either side and across the street. This is reminiscent of what has happened at Alma Plaza/Miki's Market, which many residents in Palo Alto can see is a bad idea, only now it's not even on Alma, it's on narrow Maybell on a residential street. Opposition to such excessive development in residential areas and to your manufactured all-or-nothing constraints have nothing to do with support or opposition to "affordable housing in Palo Alto" and it was wrong of you to try to make it so.

>

> You know as well as anyone that your attempt to rezone that low-density residential parcel isn't somehow the only chance for PAHC to add affordable housing in Palo Alto, that every private housing development of less than five acres is required to set aside at least 15 percent of units as affordable housing, more for larger developments, and there are many high density developments going in this part of town as we speak. No one opposed to high density rezoning of that location has ever said one word or even hinted at opposing the set aside of 15-25% of privately developed housing as affordable housing at all. Additionally, PAHC could choose to build low-income units under the existing zoning, but never made any alternative plans with residents' concerns in mind.

>

> 10) If there are any general issues involved here, it's whether residential zoning in Palo Alto should be so easily rezoned for high density PC zones with no setback or height restrictions, not whether affordable housing is a good idea. You told me yourself that you had no problems with the idea of rezoning residential areas for high density and had done so before. If you would like to hold some public meetings on that issue, I think given all the development around town, many people would attend.

>

> The opposition to high-density PC rezoning in the neighborhood isn't limited to the few hundred neighbors who were able to make the April 22 meeting. There was no formal neighborhood organization or particular "vocal group" involved as your letter portrayed the neighbors who came to your meeting at your invitation. You owe the community an apology for this dishonest portrayal of the neighbors, the opposition to the high-density rezoning, the mischaracterization of the planning meetings which could end up wasting valuable time not dealing with the matters at hand, and even BMR residents' sense of security about support for affordable housing in this community.

>

> You need to be honest that this is about high-density rezoning in a specific residential location, specifically about your own plan/project, not about affordable housing in general. No one would be opposed if PAHC built affordable housing in that location within existing zoning, especially if it involved widening Maybell for safety, you would be applauded. You need to remember that there are existing residents in the those neighborhoods whose lives are impacted, they are not beside the point. If you continue making this about your own professional success with a particular plan, regardless of the negatives to the community, you will ultimately be the one hurting affordable housing and affordable housing residents here in Palo Alto.

>

> I am fine with you passing along my concerns as stated in my letter to you, but please remove my name and email address as private. Please let me know at whose direction that letter was sent out to PAHC residents. Thank you.

> Regards,

> Anne

Ellner, Robin

From: RICHARD HUANG <mail@change.org>
Sent: Tuesday, May 07, 2013 11:05 PM
To: Planning Commission
Subject: Why I signed -- Our neighborhood already has

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Our neighborhood already has too much impact from the 4 local schools. Adding high density housing will increase traffic congestion and compromise the safety of students who commute on Maybell. Arastradero traffic is also bad enough and getting worse given the added office space at the nearby Veterans Hospital.

Sincerely,
RICHARD HUANG
PALO ALTO, California

There are now 90 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: RICHARD HUANG <mail@change.org>
Sent: Tuesday, May 07, 2013 11:05 PM
To: Planning Commission
Subject: 5 new petition signatures: Mati Merilo, Jessica HUANG...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 90 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 86. Mati Merilo Palo Alto, California
- 87. Jessica HUANG Palo Alto, California
- 88. Karen Chin Palo Alto, California
- 89. Tom LaWer Palo Alto, California
- 90. RICHARD HUANG PALO ALTO, California



Ellner, Robin

From: R. Cunanan-Dinh <rcunanandinh@gmail.com>
Sent: Monday, May 06, 2013 6:13 AM
To: Planning Commission
Subject: Rezoning Proposal on 567 Maybell Ave.

To Whom it May Concern,

We understand that a developer proposes to change zoning laws on the 567-595 block on Maybell & Clemo to build a 60-unit low-income senior housing and 15-home development . Because of these high-density structures we are extremely concerned about their impact on the already burgeoning traffic and safety problems in this area. We have children who walk to Terman Middle School and Juana Briones Elementary School, and as it is we worry everyday about their safety. On several occasions my son has come home with stories of how a schoolmate has been hit while walking or biking to school. My daughter and I have almost been victims of careless drivers while walking to school.

We plan to attend the meeting on Wednesday, May 22 to demonstrate our opposition this rezoning proposal. Thank you for your consideration.

Yours truly,

Allen Dinh
Renelyn Cunanan-Dinh
535 Georgia Ave.
Palo Alto, CA 94306

Ellner, Robin

From: Pamela Davis <mail@change.org>
Sent: Thursday, May 09, 2013 8:58 PM
To: Planning Commission
Subject: 5 new petition signatures: Craig Mohr, Anne LaWer...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 95 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

91. Craig Mohr Palo Alto, California
92. Anne LaWer Palo Alto, California
93. Brian McCormick Mountain view, California
94. Pearl Tan Palo Alto, California
95. Pamela Davis Palo Alto, California



Ellner, Robin

From: Monal Sonecha <mail@change.org>
Sent: Monday, May 06, 2013 3:51 PM
To: Planning Commission
Subject: 5 new petition signatures: elizabeth fraze, Marisol Borbolla...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 80 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 76. elizabeth fraze palo alto, California
- 77. Marisol Borbolla Palo Alto, California
- 78. Jill Kohlmeier Palo Alto, California
- 79. Jace Kohlmeier Palo Alto, California



Ellner, Robin

From: Mamta Samantray <mail@changemail.org>
Sent: Thursday, May 16, 2013 9:08 AM
To: Planning Commission
Subject: Why I signed -- Safety of our kids.

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Safety of our kids. Access to school.

Sincerely,
Mamta Samantray
Palo Alto, California

There are now 129 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Marianne McKissock <mail@change.org>
Sent: Sunday, May 05, 2013 5:10 PM
To: Planning Commission
Subject: Why I signed -- Safety for traffic, pedestrian,

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Safety for traffic, pedestrian, bikers both school and otherwise. Increase of current traffic flow levels which are already very high on Maybell, Donald and other streets in Greenacres. Cutting thru Greenacres is the only exit route from area that avoids El Camino.

Sincerely,
Marianne McKissock
Palo Alto, California

There are now 75 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Marianne McKissock <mail@change.org>
Sent: Sunday, May 05, 2013 5:10 PM
To: Planning Commission
Subject: 5 new petition signatures: Smita Shah, Brooke Bailey...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 75 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

71. Smita Shah Palo Alto, California
72. Brooke Bailey Palo Alto, California
73. lilian lao palo alto, California
74. Paul Cole Palo Alto, California
75. Marianne McKissock Palo Alto, California



Ellner, Robin

From: martha mcall <brewski4@aol.com>
Sent: Monday, May 13, 2013 10:53 AM
To: Planning Commission
Cc: Council, City
Subject: rezoning of 567 maybell Ave.

Dear Commission and City Council,

I want to go on record, as a resident at 4169 Willmar Drive, as objecting to the rezoning and subsequent development of 567 Maybell Avenue.

I believe the great variation in setbacks, height, and density, are irresponsible in a neighborhood where the residents' lives and those of their children revolve around safety - walking to school, walking to Walgreen's and El Camino buses, and enjoying what's left of the symmetry of a family neighborhood. The traffic increase, including shuttle, emergency, home care visits, family caregivers, van transport to and from clinics and hospitals, not to mention the cars of hired staff, would become a real impediment to movement along Maybell.

I am a senior and believe ardently in senior focused housing. I hope you will, however, make certain that 567 Maybell might be built here or somewhere else responsibly, and with the sort of thought and response to existing residents that will create a positive, not a negative, neighborhood addition.

Sincerely,
Martha T. McCall
4169 Willmar Drive
Palo Alto 94306

Ellner, Robin

From: Muriel Kmet <murielkmet@gmail.com>
Sent: Friday, May 10, 2013 11:10 AM
To: Planning Commission
Subject: Opposition to the rezoning of the Clemo-Maybell project

Dear Sir/Madam,

As a citizen and a Palo Alto resident, I would like to inform you of my firm opposition to the rezoning of the Clemo-Maybell area.

This project is absolutely incompatible with our residential neighborhood. Here are some of the many reasons why this project should be reconsidered:

1) This project will have a tremendous impact on the traffic on Maybell Avenue. Maybell is already suffering from intense traffic going to the 3 schools in the area. During school days, we cannot get out of our driveway due to the dense traffic going to Gunn-Briones-Terman schools.

Also, this project will influence the bike traffic of many children that are using Maybell Avenue to reach their school, increasing bike safety concerns of these children.

The increased traffic is also incompatible with the high density of children walking, biking to the three schools and to Briones park. Increasing traffic to Maybell will increase safety concerns for all our children and is truly unacceptable.

2) This project will have an impact on the residential quality of life of our neighborhood. The wall of houses that you are proposing to build will be not only disfigure our street but destroy the harmony of one story houses around the neighborhood. The Barron Park area is proud of his rural feel and this project should be downsized and respect current zoning laws.

3) The impact on parking from the increased density proposed would be tremendous. No parking is currently possible on one side of Maybell, which would mean an increased burden on the traffic flow of the street and in the surrounding area.

This project needs to be reconsidered and hope you will listen to your constituents.

Thank you.

Muriel Kmet
Bruno Kranzen
576 Maybell Avenue
Palo Alto, CA 94306

Ellner, Robin

From: Marisol Borbolla <mail@change.org>
Sent: Sunday, May 05, 2013 8:49 PM
To: Planning Commission
Subject: Why I signed -- Please don't rezone with

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Please don't rezone with only financial interests in mind and complete disregard to the safety and interests of the existing members of this community. This monster development increases the likelihood of one of more of our children being hurt (or killed) in a traffic accident. The proposed project is going to permanently affect the community for the worse, in every aspect. If this plan moves ahead, it will make us seriously consider selling our home and move somewhere else.

Sincerely,
Marisol Borbolla
Palo Alto, California

There are now 77 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Vanderbeek, Loren <Loren.Vanderbeek@elekta.com>
Sent: Tuesday, April 30, 2013 10:20 AM
To: Planning Commission; citycouncil@cityofpaloalto.org
Subject: Rezoning at 567 Maybell Avenue

Hi, my name is Loren Vanderbeek and I live at 4138 Baker Ave which is 2 blocks from this proposed development. The basic problem is parking. There will be insufficient off street parking and the overflow of cars will run up amaranta, Abel and Baker. There is already significant overflow from the apartment complex which spans Maybell and Arastradero and adjoins the proposed development. Additional cars from this development will add to the street parking congestion. In addition, Maybell is a major bike route in the mornings feeding Briones, Terman and Gunn and is busy with cars and bikes who use it as an alternative to Arastradero from 7 to 8:30, and the afternoon. Rainy day and special event traffic on Maybell is already excessive making it difficult at times to simply leave the neighborhood.

There are two great examples of too little off street parking in the area: Driscoll Place which stores its 20 excess vehicles on El Camino, and the Ricky's development which uses Wilkie as a parking lot.

I lived on Driscoll place, and moved out because of the lack of parking. I don't want the same situation to arise in my neighborhood because of this development that asks the local neighborhood to suffer for the increased profits of the developer who will not allocate sufficient land for parking.

Please don't rezone. Ask the developer to develop under existing rules.

Thanks,
Loren Vanderbeek

| Senior Software Engineer
Elekta
100 Mathilda Place, Fifth Floor
Sunnyvale, CA 94086, United States
Office: +1 408 830 8069
Loren.Vanderbeek@elekta.com | www.elekta.com



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Ellner, Robin

From: Lisa Penninger <mail@change.org>
Sent: Thursday, April 25, 2013 10:32 AM
To: Planning Commission
Subject: Why I signed -- Palo Alto is turning

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Palo Alto is turning into one big hive. I definitely do not want high-density housing in Barron Park.

Sincerely,
Lisa Penninger
Palo Alto, California

There are now 39 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: lilian lao <mail@change.org>
Sent: Thursday, May 02, 2013 2:56 PM
To: Planning Commission
Subject: Why I signed -- I concern the safety

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

I concern the safety of school kids walk or bike to school. I also worry the safy in the park. Many young children play there. If it changed to high Density zone, will be more strangers in the park everyday. Those strangers can be the seniors helpers. Kids and their parents will not feel safe anymore.

Sincerely,
lilian lao
palo alto, California

There are now 73 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feca1f96>



Ellner, Robin

From: Lara Ephron <lara@ephron.net>
Sent: Wednesday, May 01, 2013 8:39 PM
To: Planning Commission; Council, City
Subject: NO building on Maybell Ave.

Please do not allow the high-density housing to go up on Maybell Ave./Clemo Ave. My kids and I have already nearly been run over by both bikes and cars at the Maybell/Clemo/Amaranta crosswalk several times as we crossed from Juana Briones park to their school (Juana Briones) and back. The drivers and cyclists are so frustrated by the heavy traffic that they race through the stop signs. Most of the drivers are young Gunn students trying to make it to school on time. Crossing that street is so dangerous that I no longer walk my kids to school but drive them. Please do not allow high-density housing at Maybell/Clemo. It will just add to the already nightmarish traffic. Please, please, take a few minutes to observe the traffic yourselves during school drop off/pick up hours.

(And please consider hiring a crossing guard for the Maybell/Clemo crosswalk. The crossing guard on Maybell is a block up at Coulombe, but because there's no sidewalk on the other side of Maybell there, no one wants their kids to walk OUT IN THE STREET with the crazy traffic. Most students use the crosswalk on Maybell Ave. at Amaranta/Clemo.)

Thank you,
Lara & David Ephron
259 Whitley Ct.
Palo Alto, CA 94306

Ellner, Robin

From: Karen Kunkel <mail@change.org>
Sent: Wednesday, May 01, 2013 11:51 AM
To: Planning Commission
Subject: Why I signed -- We can not have

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

We can not have more traffic in this already busy area where kids are driving and riding bikes to 4 schools!!

Sincerely,
Karen Kunkel
Palo Alto, California

There are now 60 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Karen Kunkel <mail@change.org>
Sent: Wednesday, May 01, 2013 11:51 AM
To: Planning Commission
Subject: 5 new petition signatures: Ramona Zulch, Bridget Akama...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 60 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 56. Ramona Zulch Palo Alto, California
- 57. Bridget Akama Palo Alto, California
- 58. Ruchita Parat Palo Alto, California
- 59. Vineeta Gupta Palo Alto, California
- 60. Karen Kunkel Palo Alto, California



Ellner, Robin

From: Kevin Hauck <mail@change.org>
Sent: Thursday, April 25, 2013 4:25 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Kevin Hauck Palo Alto, California

There are now 41 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Kevin Hauck <kevhauck@gmail.com>
Sent: Thursday, May 16, 2013 1:38 AM
To: Council, City; Planning Commission
Subject: Opposition Letter to 567 Maybell Rezoning

Planning Commission and City Council:

I'm writing to raise issues regarding the traffic study and conflict of interests facing the decision making entities for the Maybell high density rezoning project.

The fact that the city chose unilaterally to lend \$4M of public funds to a city-backed developer for a project before examining traffic and other impacts on the neighborhood creates an incentive to dismiss the neighborhood concerns and push the project without affording the neighborhood the benefit of a neutral evaluation of the project (which should be the government's role). Now the city government has essentially put itself into the role of a developer who gets to write his own permits. This conflict of interest needs to be addressed. If the city has already committed itself financially to one party, it cannot be an unbiased arbiter.

It's troubling that the city-backed developer paid a consultant to produce a traffic study that is critically flawed. It's equally troubling that staff accepts it as a basis for recommending the rezoning. Maybell is a corridor for thousands of students, does not have proper bike lanes, and is often clogged by permanent street parking causing further funneling of traffic. The morning school traffic; including cars, bikes, and pedestrians; comes in concentrated bursts over a short period of time (which the developer tried to minimize by smoothing the data over a full hour). The stop signs placed in the middle of the street are run down at a rate of about 1 per month. The developer-paid traffic study, however chose to ignore ALL bicycle and pedestrian traffic. This alone makes it a fatally flawed document, but the list goes on. The developer traffic study focuses on a metric that is based on the hypothesis that already crowded streets can take more incremental traffic because it's difficult to notice more cars on high traffic streets. It claims to establish a baseline traffic load based on only 12 datapoints, of which two were measured two years ago and a third was taken during PAUSD spring break. A manipulated biased document based on insufficient, cherry-picked, and massaged data isn't an accurate reflection of the hazards of adding more traffic to Maybell. The lack of scientific, statistical, or common sense merit in the traffic study needs to be addressed.

Why then should staff simply accept this work product? Do they honestly believe that bikes and pedestrians are not a relevant factor on a one lane street with no bike lanes serving thousands of commuting students? Do they honestly believe that once a street is overcrowded, it's fine to add more traffic since nobody will notice since its already so packed? The notion that that staff lost their ability to remain impartial when their bosses' bosses, the city council, already cast the strongest of votes in favor of the project: a vote backed by \$4M tax dollars, needs to be addressed and explored.

Given the conflict of interest facing staff, as well as their acceptance of a grossly flawed document, staff's recommendation to approve the rezoning is tainted and should not be a factor in the decision process.

If the planning commission approves the rezone and it goes before the same city council that put \$4M of the city's money on the rezone, we're really back to the developer writing his own permits situation. I urge the city to leave the project site zoned the same way it was when the city backed entity purchased it. I look forward to the city's written responses to the above cited concerns.

Regards,
Kevin Hauck

Ellner, Robin

From: Kevin Hauck <kevhauck@gmail.com>
Sent: Thursday, April 25, 2013 4:50 PM
To: Planning Commission
Subject: Errors in Maybell Clemo project traffic report

Dear planning commission:

After reviewing the developer sponsored traffic study for the proposed Maybell Clemo housing project, I am writing to add my objections to the project and the proposed zoning exception.

The traffic study is clearly a marketing document commissioned by the developer. The study chooses to focus on linear changes in traffic instead of the current state of overcrowding, which masks the traffic impacts by viewing them against the already overcrowded baseline.

The traffic study also used a small number of daily reads (12 in all, at six intersections) to define what typical traffic in the area is. Two of the data points are two years old. A third was measured when PAUSD was on spring break. Is the commission and the public to believe that a typical traffic day in the neighborhood can be defined relying heavily on data taken when Gunm, Terman, and Briones were not on session. That 25% of the data used that is stale or corrupted is alarming and unacceptable.

If the traffic consultants are sloppy or incompetent, that's a problem. More likely, they were cherry picking data to produce a report that would please their end customer, the developer. For the city to trample the rights of the neighborhood by carving out an exemption to zoning laws based on such a biased, error ridden study would be a huge breach of the public trust.

The document also chose to ignore all traffic impacts during construction, which will be much worse.

Regards
Kevin Hauck
Green Acres Resident

Ellner, Robin

From: Ken Hahn <kenhahn@yahoo.com>
Sent: Tuesday, April 30, 2013 9:21 AM
To: Planning Commission; Council, City
Subject: Continued Damage to Baron Park / Green Acres Neighborhoods

To: Palo Alto Planning Commission, Palo Alto City Council (via email)

Ladies and Gentlemen,

We have been Palo Alto residents for the past ten years and are still in the process of raising three boys in the Baron Park neighborhood.

The recently proposed zoning variance for 567-595 Maybell/Clemons, in my opinion, over the top as it relates to city planning decisions that do harm to our neighborhood. You must put a halt to it!

You should not allow a zoning variance for the 567-595 Maybell/Clemons project because:

- It is out of character with the surrounding area neighborhood (this is not a high density area and you are changing the rules to add high density building right in the middle of the community)

- It is dangerous and a real threat to the safety of children (the site is right next to our largest park and on the travel route to the elementary school, middle school and high school; more cars around young children means someone will get hurt. I am sure that is not your intent, but that will be the result)

- Traffic is already becoming a problem in our neighborhoods and this will make it worse, especially after the Arastradero lane elimination last year (I know your consultant says a bit more traffic won't hurt us, but really, if we were to send a hundred or two hundred more cars daily down the street in front of your house, do you think you would care? I think you would, especially if you had children)

I fail to understand why Palo Alto's building and planning department and city council continue to grant zoning variations that damage our neighborhood. South Palo Alto has now taken far more than its fair share of high density zoning changes. It needs to stop now before you permit a high density project smack in the middle of our neighborhood. I am sure the builders, with deep pockets, are placing relentless pressure, money and influence into the project . . . but this time it has gone too far in terms of the complete disregard for our community.

Is it not your responsibility to make sure you are not damaging existing neighborhoods when approving zoning changes?

The damage to the Baron Park / Green Acres Neighborhoods and the vicinity has been very real in the past ten years that we have lived here. Our local elementary school has become more crowded and the quality of education has deteriorated despite the valiant efforts of several great teachers. Obviously, this is not a primary issue with a proposed senior center (though it does come with increased density of additional residential homes), but the point is that the accumulation of damage from your zoning variance agreements over time is hurting our neighborhood.

If you have been given bad information as to the cumulative effects of the recent high density zoning variances, then please understand this better. If you have understood it before approval, then shame on you for what you are doing to Baron Park and Green Acres. You must stop granting these zoning variances that put money in the pockets of builders and damage the community.

Please enter this in the public record for the property (567-595 Maybell/Clemons). Please reject any zoning variance to that property. Please stop changing the rules and hurting our neighborhood.

Regards,
Ken Hahn

Ellner, Robin

From: Ken Hahn <kenhahn@yahoo.com>
Sent: Tuesday, April 30, 2013 9:40 AM
To: Planning Commission; Council, City
Subject: Continued Damage to Barron Park / Green Acres Neighborhoods

To: Palo Alto Planning Commission, Palo Alto City Council (via email)

Ladies and Gentlemen,

We have been Palo Alto residents for the past ten years and are still in the process of raising three boys in the Barron Park neighborhood.

The recently proposed zoning variance for 567-595 Maybell/Clemonis is, in my opinion, over the top as it relates to city planning decisions that do harm to our neighborhood. You must put a halt to it!

You should not allow a zoning variance for the 567-595 Maybell/Clemonis project because:

- It is out of character with the surrounding area neighborhood (this is not a high density area and you are changing the rules to add high density building right in the middle of the community)

- It is dangerous and a real threat to the safety of children (the site is right next to our largest park and on the travel route to the elementary school, middle school and high school; more cars around young children means someone will get hurt. I am sure that is not your intent, but that will be the result)

- Traffic is already becoming a problem in our neighborhoods and this will make it worse, especially after the Arastradero lane elimination last year (I know your consultant says a bit more traffic won't hurt us, but really, if we were to send a hundred or two hundred more cars daily down the street in front of your house, do you think you would care? I think you would, especially if you had children)

I fail to understand why Palo Alto's building and planning department and city council continue to grant zoning variations that damage our neighborhood. South Palo Alto has now taken far more than its fair share of high density zoning changes. It needs to stop now before you permit a high density project smack in the middle of our neighborhood. I am sure the builders, with deep pockets, are placing relentless pressure, money and influence into the project . . . but this time it has gone too far in terms of the complete disregard for our community.

Is it not your responsibility to make sure you are not damaging existing neighborhoods when approving zoning changes?

The damage to the Barron Park / Green Acres Neighborhoods and the vicinity has been very real in the past ten years that we have lived here. Our local elementary school has become more crowded and the quality of education has deteriorated despite the valiant efforts of several great teachers. Obviously, this is not a primary issue with a proposed senior center (though it does come with increased density of additional residential homes), but the point is that the accumulation of damage from your zoning variance agreements over time is hurting our neighborhood.

If you have been given bad information as to the cumulative effects of the recent high density zoning variances, then please understand this better. If you have understood it before approval, then shame on you for what you are doing to Barron Park and Green Acres. You must stop granting these zoning variances that put money in the pockets of builders and damage the community.

Please enter this in the public record for the property (567-595 Maybell/Clemonis). Please reject any zoning variance to that property. Please stop changing the rules and hurting our neighborhood.

Regards,
Ken Hahn

Ellner, Robin

From: Ken Hahn <kenhahn@yahoo.com>
Sent: Tuesday, April 30, 2013 9:41 AM
To: Planning Commission; Council, City
Subject: Re: Continued Damage to Barron Park / Green Acres Neighborhoods

please use this second mailing to correct a typo

thank you. please help us!! this development is really, truly terrible

From: Ken Hahn <kenhahn@yahoo.com>
To: "planning.commission@cityofpaloalto.org" <planning.commission@cityofpaloalto.org>; "city.council@cityofpaloalto.org" <city.council@cityofpaloalto.org>
Sent: Tuesday, April 30, 2013 9:39 AM
Subject: Continued Damage to Barron Park / Green Acres Neighborhoods

To: Palo Alto Planning Commission, Palo Alto City Council (via email)

Ladies and Gentlemen,

We have been Palo Alto residents for the past ten years and are still in the process of raising three boys in the Barron Park neighborhood.

The recently proposed zoning variance for 567-595 Maybell/Clema is, in my opinion, over the top as it relates to city planning decisions that do harm to our neighborhood. You must put a halt to it!

You should not allow a zoning variance for the 567-595 Maybell/Clema project because:

- It is out of character with the surrounding area neighborhood (this is not a high density area and you are changing the rules to add high density building right in the middle of the community)

- It is dangerous and a real threat to the safety of children (the site is right next to our largest park and on the travel route to the elementary school, middle school and high school; more cars around young children means someone will get hurt. I am sure that is not your intent, but that will be the result)

- Traffic is already becoming a problem in our neighborhoods and this will make it worse, especially after the Arastradero lane elimination last year (I know your consultant says a bit more traffic won't hurt us, but really, if we were to send a hundred or two hundred more cars daily down the street in front of your house, do you think you would care? I think you would, especially if you had children)

I fail to understand why Palo Alto's building and planning department and city council continue to grant zoning variations that damage our neighborhood. South Palo Alto has now taken far more than its fair share of high density zoning changes. It needs to stop now before you permit a high density project smack in the middle of our neighborhood. I am sure the builders, with deep pockets, are placing relentless pressure, money and influence into the project . . . but this time it has gone too far in terms of the complete disregard for our community.

Is it not your responsibility to make sure you are not damaging existing neighborhoods when approving zoning changes?

The damage to the Barron Park / Green Acres Neighborhoods and the vicinity has been very real in the past ten years that we have lived here. Our local elementary school has become more crowded and the quality of education has deteriorated despite the valiant efforts of several great teachers. Obviously, this is not a primary issue with a proposed senior center (though it does come with increased density of additional residential homes), but the point is that the accumulation of damage from your zoning variance agreements over time is hurting our neighborhood.

If you have been given bad information as to the cumulative effects of the recent high density zoning variances, then please understand this better. If you have understood it before approval, then shame on you for what your are doing to Barron Park and Green Acres. You must stop granting these zoning variances that put money in the pockets of builders and damage the community.

Please enter this in the public record for the property (567-595 Maybell/Clemon). Please reject any zoning variance to that property. Please stop changing the rules and hurting our neighborhood.

Regards,
Ken Hahn

Ellner, Robin

From: Kathleen M Eisenhardt <kme@stanford.edu>
Sent: Thursday, May 09, 2013 3:20 PM
To: Planning Commission
Subject: Maybell-Clemo - Remove from Housing Element

Planning Commission

I have forwarded my letter to the City Council below as a concerned neighbor.

But in brief, I oppose rezoning the Maybell-Clemo area and building the proposed PAHC complex because of its very adverse effects on an already bad safety and traffic situation (made worse by the city's changes to Arastradero), poor siting of a senior development with no services, spot zoning to high density, architectural inconsistency with the area (tall, narrow single family homes), and the need for playing fields in this area.

In addition, the PAHC travel consultant seemed particularly inept with an inability to answer even basic questions.

Overall, this rezoning and PAHC project are inappropriate.

Kathy Eisenhardt
4184 Donald Drive
Palo Alto 94306

----- Forwarded Message -----

From: "Kathleen M Eisenhardt" <kme@stanford.edu>
To: "city council" <city.council@cityofpaloalto.org>
Cc: kme@stanford.edu
Sent: Thursday, May 9, 2013 2:16:57 PM
Subject: Maybell-Clemo - Remove from Housing Element

Council Members

Although I am out of town for today's meeting, I am writing to encourage you strongly to remove the Maybell-Clemo from Housing Element and to stop any re-zoning. There are several important problems with the PAHC plan:

- the PAHC project will generate excessive traffic and congestion in already dangerous and over-crowded area. The PAHC traffic consultant seemed incompetent with regard to the reality of the situation. For example, she claimed that there would be less traffic on Maybell - which of course is unlikely to be true and she admitted that she was ignoring more traffic on Arastradero (it will often be impossible to turn left or right out of Clemo) and skipped bicycle and pedestrian traffic which is significant for the 4 schools in the area.

This proposed housing development also simply makes worse the very unpopular and dangerous change to Arastradero that the Council instituted.

We have a congested and dangerous traffic situation in this neighborhood at critical parts of the day. Yet, this plan ignores these realities.

- the PAHC plan is not a good place for seniors b/c of the lack of facilities and distance from transit. PAHC has also not demonstrated the need for the housing. The PAHC rep at community meetings as been unable to discuss this effectively. Sr housing does nothing to improve a jobs/housing imbalance.

- This process is also in violation of Palo Alto's rezoning process.

- the single family houses (as they are designed - high density, 3-story houses close to the street) are not architecturally in tune with the area - it seems that PAHC is planning a repeat of the Miki's market planning disaster on Alma.

Overall, I could write much more. But the main point is that the PAHC request for rezoning should be denied because the Maybell-Clemo PAHC project is a poorly conceived idea - too big, wrong clients, too much traffic, too dangerous.

Finally, PAHC has tried to portray the neighbors as against poor seniors. That is a cheap shot. The neighborhood has PAHC housing and neighbors support it. What we dont support is a poor development that will make the congestion (which the Council made worse by the Arastradero changes) even worse - more frustrating, more dangerous, more polluting..

Thank you.

Kathleen Eisenhardt

4184 Donald Drive

Palo Alto

Ellner, Robin

From: Joan Wilson <joanwilson@gmail.com>
Sent: Tuesday, April 30, 2013 10:44 PM
To: Planning Commission; Council, City
Subject: I oppose rezoning on Maybell

Dear Commission and Council Members, I have lived on Willmar Drive in Green Acres for many years and drive up and down Maybell frequently. Over the years I have seen modest developments on Maybell, but I strongly oppose this new "Planned Community" rezoning to allow much more aggressive development. High density, heavy traffic and more traffic dangers for those using Briones Park and Elementary School are intolerable. Why would you even consider such a monstrosity?? We expect you to enforce existing laws and not grant this variance.

Sincerely, Jeanne D. Hutchins
4127 Willmar Drive
94306

Ellner, Robin

From: James Pflasterer <mail@change.org>
Sent: Friday, April 26, 2013 4:13 PM
To: Planning Commission
Subject: Why I signed -- Not the best use

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Not the best use for that land.

Sincerely,
James Pflasterer
Palo Alto, California

There are now 49 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Jill Kohlmeier <jill.kohlmeier@gmail.com>
Sent: Monday, April 29, 2013 10:44 AM
To: Planning Commission; Council, City
Subject: Opposing rezoning for 567 Maybell Avenue

To whom it may concern at the City Council and the Planning Commission:

We live on Coulombe Drive in Palo Alto across from Juana Briones Park and are writing to voice our opposition to the proposed rezoning for construction at 567 Maybell. We feel the current zoning laws are in place to protect the integrity of the neighborhood and should be observed and enforced.

We are unable to attend the meeting on May 1, but wanted to share our feelings with you.

Thank you,
Jill & Jace Kohlmeier

Ellner, Robin

From: Jessica HUANG <mail@change.org>
Sent: Tuesday, May 07, 2013 6:23 PM
To: Planning Commission
Subject: Why I signed -- This will impact on

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This will impact on traffic and safety of our community.

Sincerely,
Jessica HUANG
Palo Alto, California

There are now 87 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Jen Hess <jen.hess@gmail.com>
Sent: Monday, May 06, 2013 5:44 PM
To: Planning Commission; Council, City
Subject: Proposed Maybell Project

I have lived on Orme Street in Barron Park for 6 years. In order to exit my neighborhood I have two choices, Los Robles or Maybell Ave.

I have extensively used both. When I use Maybell during the school year at School drop off times, I often see students bicycling in violation of the law. Not stopping at stop signs, ignoring crossing guards, absence of helmets, not using hand signals and a host of other issues. In addition, I have seen cars trying to anticipate these issues. Cars back up at the stop sign at Amaranta and Maybell stop intersection. Sometimes cars are caught in the intersection. These issues are a daily occurrence.

When I drive down Los Robles during drop off or pick up time, I see high school students riding 2 or 3 abreast in the middle of the road. Some of them play chicken with drivers. Pulling to the side to let them pass and then pulling into the middle of the lane as the driver prepares to pass.

Given the fact that we have many younger children on their bikes and we want to encourage them to bike to school rather than have their parents drive them. You really need to strongly consider that traffic when considering including additional housing and traffic on these arteries.

Our city's road network is designed to discourage traffic through the use of re-striping to slow traffic down with one lane roads. Yet, what happens is the same amount of traffic uses these roads and more interactions occur between students bikers / walkers and cars.

Please consider the safety of Palo Alto's students with regard to this proposed development.

--

Jen Hess
Sent with [Sparrow](#)

Ellner, Robin

From: JC Ross <mail@change.org>
Sent: Thursday, April 25, 2013 7:13 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
JC Ross Palo Alto, California

There are now 42 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Jon Aderhold <mail@changemail.org>
Sent: Wednesday, May 15, 2013 11:51 PM
To: Planning Commission
Subject: Why I signed -- Traffic is already getting

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Traffic is already getting difficult and crowded. Don't make our Palo Alto quality of life go down any more.

Sincerely,
Jon Aderhold
Palo Alto, California

There are now 125 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Jon Aderhold <mail@changemail.org>
Sent: Wednesday, May 15, 2013 11:51 PM
To: Planning Commission
Subject: 5 new petition signatures: Helen Riley, Christine James...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 125 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

121. Helen Riley Palo Alto, California
122. Christine James Palo Alto, California
123. Zong-Chih Yang Palo Alto, California
124. Sheila Mooney Palo Alto, California
125. Jon Aderhold Palo Alto, California



Ellner, Robin

From: Hongxia Xiong <mail@change.org>
Sent: Friday, May 10, 2013 11:11 PM
To: Planning Commission
Subject: 5 new petition signatures: Yuri Knauer, Samina Shetty...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 105 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

101. Yuri Knauer Palo Alto, California
102. Samina Shetty Palo Alto, California
103. Nancy Rushing palo, California
104. Vicky Hsu Burlingame, California
105. Hongxia Xiong Palo Alto, California



Ellner, Robin

From: Hayyah Muller <mail@change.org>
Sent: Thursday, April 25, 2013 8:58 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Hayyah Muller Palo Alto, California

There are now 44 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Greg Kunkel <gdkunkel@gmail.com>
Sent: Tuesday, April 30, 2013 7:06 PM
To: Planning Commission; Council, City; Scharff, Gregory (internal); Shepherd, Nancy (internal); Burt, Patrick; Berman, Marc; Holman, Karen (internal); Price, Gail (internal); Klein, Larry; Schmid, Greg; Kniss, Liz (internal)
Subject: opposition to to rezoning by Briones Park

To whom it may concern,

I am sending you this email to let you know that I am very disappointed that the city would even consider a development such as the one proposed across from Briones Park in Palo Alto. This is a single family, low density housing area, and the fact that the city would approve three story homes stacked like bricks along Maybell and Clemo is beyond me. The traffic along Maybell during the times before and after school is already terrible, and it would be awful to have any increase in that traffic. It can only be for money. It's sad that we have to go through this to protect our beautiful town from our own city managers. I hope you reconsider this proposal.

Greg Kunkel
4139 Frandon ct.
Palo Alto, ca. 94306

Ellner, Robin

From: Eitan Medina <mail@changemail.org>
Sent: Wednesday, May 15, 2013 10:34 PM
To: Planning Commission
Subject: 5 new petition signatures: Jian Ma, Daniel Apple...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 120 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 116. Jian Ma Palo Alto, California
- 117. Daniel Apple Palo Alto, California
- 118. Elinor Manor Palo Alto, California
- 119. Aisha Piracha-Zakariya Palo Alto, California
- 120. Eitan Medina palo alto, California



Ellner, Robin

From: Eitan Medina <mail@changemail.org>
Sent: Wednesday, May 15, 2013 10:34 PM
To: Planning Commission
Subject: Why I signed -- Safety of our children

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Safety of our children

Sincerely,
Eitan Medina
palo alto, California

There are now 120 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Eric Filseth <mail@change.org>
Sent: Thursday, April 25, 2013 8:35 PM
To: Planning Commission
Subject: Why I signed -- The City staff have

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The City staff have lost their way on zoning issues. They grant far too many exemptions, not just in Barron Park but in the rest of Palo Alto as well. The result is excessive traffic and services degradation, as well as a wave of ugly, eyesore development like the Miki's building, JCC etc. This needs to stop.

Sincerely,
Eric Filseth
Palo Alto, California

There are now 43 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3f6ea1f96>



Ellner, Robin

From: Debi Snipp <mail@change.org>
Sent: Saturday, April 27, 2013 9:37 PM
To: Planning Commission
Subject: 5 new petition signatures: Katie O'Connor, Sue Benjamin...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 55 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

51. Katie O'Connor Palo Alto, California
52. Sue Benjamin Palo Alto, California
53. Stephanie Langley Palo Alto, California
54. Jeanny Punzalan Palo Alto, California
55. Debi Snipp Palo Alto, California



Ellner, Robin

From: Dylan Riley <mail@change.org>
Sent: Monday, May 13, 2013 9:12 PM
To: Planning Commission
Subject: Why I signed -- Bicycle, pedestrian, and car

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Bicycle, pedestrian, and car traffic has become increasingly dangerous for children in the morning on their way to the four surrounding schools. Funneling any additional traffic through already congested residential neighborhood streets (already designated as Safe Routes to school) will make this situation much worse. Please help preserve the safety of our neighborhoods and do not rezone this parcel.

Sincerely,
Dylan Riley
Palo Alto, California

There are now 108 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Diane Lee <dianedcl@comcast.net>
Sent: Wednesday, May 08, 2013 7:56 AM
To: Planning Commission; Council, City
Subject: Our Objections to Maybell and Clemo Development Project

Mr. Wong and Members of the City Council:

In case you have issues with the attachment in the prior email we sent, we are including our objections to the consideration of re-zoning of the property at Maybell and Clemo Avenue directly in this email.

Thank you for your consideration of our objections.

Diane Lee and Jim Jurkovich
4132 Willmar Dr.
Palo Alto, Ca.94306

We are writing to you to voice our objections to the planned re-zoning of the property on Maybell Avenue in order to construct a high density 'Planned Community' project at Maybell Avenue and Clemo Avenue. Our objections are based on unsafe increased traffic flow and more importantly the encroachment of high density housing into our neighborhoods.

We live on Willmar drive and commute on Maybell Avenue every day. This street is already congested with traffic and does not need more traffic. Ever since the narrowing of traffic lanes on Arastradero Road, more traffic has been funneled onto Maybell Avenue. This includes a large percentage of bicycle and car traffic during school hours. Portions of Maybell Avenue do not have sidewalks, so it is already risky for pedestrians to walk this street. Adding more traffic onto this street will only exacerbate the congestion problem and make the street unsafe for both bicycle and pedestrian traffic.

This neighborhood and the surrounding neighborhoods are designed as single family residential neighborhoods and should remain so. Our neighborhood should not migrate into a set of high density housing. This project would set a bad precedent for which there would be no turning around. The idea of having high density housing only seems to be motivated by the city and the developers to reap larger profits. The currently zoning of R-15 allows for only 32 residences maximum. There is no justification for a project that is attempting to build more than twice the number of allowed residences. This is direct conflict with the City's Land Development use policies that state: **"Avoid land uses that are overwhelming and unacceptable due to their size and scale"** and **"Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures"**. The city and planning commission would need to spot zone this area to permit a project of this size. Zoning in this neighborhood provides no substantive value to the community that would justify this type zoning.

We would expect any development along Maybell Avenue to follow common sense guidelines that would include; housing project density constraints consistent with the surrounding neighborhood, adequate setbacks, building heights consistent with current zoning, and sidewalks for safety of pedestrians. I urge the Planning Commission and City Council to not re-zone this property and consider a project that is in line with the context of the existing neighborhood.

Thank you,

Diane Lee and Jim Jurkovich

Ellner, Robin

From: Darcy Huston <mail@changemail.org>
Sent: Thursday, May 16, 2013 12:57 AM
To: Planning Commission
Subject: Why I signed -- I have 3 daughters

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

I have 3 daughters who travel this route to school. Already 1/2 the time people do not stop at the crosswalk at the fire station blinking light when my kids are walking to school!!

Sincerely,
Darcy Huston
Palo Alto, California

There are now 126 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: David Ephron <david@ephron.net>
Sent: Wednesday, May 01, 2013 8:59 PM
To: Planning Commission; Council, City
Subject: Please vote against rezoning at 567-595 Maybell Avenue

I am writing to express my very strong opposition to the proposed rezoning at 567-595 Maybell Avenue.

Maybell is a prime corridor for children going to school in the morning - including students attending Juana Briones, Terman, and Gunn. It is already overloaded and extremely dangerous. The addition of high density housing at this location would jeopardize the safety of children and contradicts the efforts of the city to create safe routes for students to walk and bike to school.

It is not an appropriate location for high density housing in excess of the current zoning limitations.

Thank you,

David Ephron
259 Whitclem Court
Palo Alto, CA 94306

Ellner, Robin

From: David Ephron <mail@change.org>
Sent: Wednesday, May 01, 2013 8:52 PM
To: Planning Commission
Subject: Why I signed -- Maybell is a prime

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Maybell is a prime corridor for children going to school in the morning - including students attending Juana Briones, Terman, and Gunn. It is already overloaded and extremely dangerous. The addition of high density housing at this location would jeopardize the safety of children and contradicts the efforts of the city to create safe routes for students to walk and bike to school.

Sincerely,
David Ephron
Palo Alto, California

There are now 68 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Daniel Apple <mail@changemail.org>
Sent: Wednesday, May 15, 2013 8:27 PM
To: Planning Commission
Subject: Why I signed -- This would cause too

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This would cause too much traffic, and is not sufficiently thought out.

Sincerely,
Daniel Apple
Palo Alto, California

There are now 117 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Cindy Ziebelman <mail@change.org>
Sent: Thursday, April 25, 2013 10:55 PM
To: Planning Commission
Subject: Why I signed -- A lot of time

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

A lot of time and money was spent on making Maybell and Arastradero safe routes for students biking/walking to four different schools. This project would completely undo all of these efforts and expenses. There was a reason for zoning for a neighborhood and rezoning and adding this density will completely compromise the neighborhood.

Sincerely,
Cindy Ziebelman
Palo Alto, California

There are now 46 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Joshua Walker <jwalker@paloaltohousingcorp.org>
Sent: Tuesday, April 30, 2013 1:13 PM
To: Planning Commission
Cc: Wong, Tim
Subject: CWG Endorsement of PAHC Maybell Project
Attachments: Resolution.pdf

Dear Planning and Transportation Commission,

Attached is an endorsement from the Community Working Group's Board of Directors for PAHC's Maybell Orchard Project. The CWG Board voted unanimously to support the project.

Sincerely,
Josh

Ellner, Robin

From: Cara Stoneburner <mail@change.org>
Sent: Friday, April 26, 2013 11:52 AM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Cara Stoneburner Palo Alto, California

There are now 48 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Cassandra Moore <cassandra_moore@att.net>
Sent: Thursday, May 02, 2013 5:19 PM
To: Planning Commission
Subject: Maybell-Clemo

To the Planning Commission:

I am writing to oppose strongly the high density senior housing and home development proposed for the corner of Maybell and Clemo in the Ballard Park neighborhood. The development is incompatible with the community of Barron Park and, in addition to being unattractive, poses problems for bicyclists and pedestrians.

Slashing setbacks from 20 to 12 feet would leave only a narrow walkway, dangerous for senior pedestrians who may have difficulty walking. Moreover, Maybell is a designated bike route to 4 schools. Mixing bicyclists with senior citizens could easily lead to disaster

To summarize: the entire proposed development exceeds multifamily and village zoning designations. It fails to take into account daylight plane restrictions and ignores the greatly increased traffic flow from the proposed development onto Maybell. The proposed three-story townhomes on Clemo would clash with surrounding one and two-story single-family zoned homes on Maybell and elsewhere in Barron Park and Green Acres.

The spot zoning would run roughshod over the wishes of the neighboring community and would be considered an exercise in arrogance.

Cassandra Moore
cassandra_moore@att.net

Resident, Barron Park
Cassandra Moore
cassandra_moore@att.net

Ellner, Robin

From: Craig Mohr <mail@change.org>
Sent: Wednesday, May 08, 2013 5:45 AM
To: Planning Commission
Subject: Why I signed -- This is too high-density

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This is too high-density for this area!

Sincerely,
Craig Mohr
Palo Alto, California

There are now 91 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Carol Ann McAusland <mail@change.org>
Sent: Thursday, April 25, 2013 12:01 PM
To: Planning Commission
Subject: I just signed "City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Carol Ann McAusland Palo Alto, California

There are now 38 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

[http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)

[barron-park?response=3ef3feea1f96](http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96)



Ellner, Robin

From: Christine James <mail@changemail.org>
Sent: Wednesday, May 15, 2013 10:51 PM
To: Planning Commission
Subject: Why I signed -- It impacts the the

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

It impacts the the safety of our children getting to and from 5 schools in the neighborhood.

Sincerely,
Christine James
Palo Alto, California

There are now 122 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Cynthia Chen <cindirocks@yahoo.com>
Sent: Wednesday, May 01, 2013 8:47 PM
To: Planning Commission; Council, City
Subject: We oppose the 567 Maybell Avenue development

Hello,

My family and I have lived on Abel Avenue for over 15 years. We strongly urge the Planning Commission and the City Council to prohibit re-zoning in our neighborhood.

Maybell Avenue already has heavy morning and afternoon traffic due to its close proximity to three schools (Juana Briones, Terman, and Gunn). Maybell Avenue has three large speed tables to reduce speeding.

Adding a high-density housing development on Maybell Avenue makes absolutely no sense! Undoubtedly there will be even more traffic congestion on Maybell Avenue. This will lead to increased safety hazards to the children playing at Juana Briones park, which is adjacent to the proposed development. Additionally, Maybell is already a narrow street, so there is already an existing safety hazard for pedestrians and cyclists. The proposed development will pose an even greater danger to pedestrians and cyclists.

Please keep our neighborhood safe! Thank you.

Sincerely,
The Chen Family
(family of six)

Ellner, Robin

From: Becky Thomas <mail@change.org>
Sent: Thursday, April 25, 2013 11:50 AM
To: Planning Commission
Subject: Why I signed -- The streets are busy

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[City of Palo Alto and Planning Commission of Palo Alto: Stop Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

The streets are busy enough and the kids already have a hard time getting to school with all the traffic.

Sincerely,
Becky Thomas
Palo Alto, California

There are now 39 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/city-of-palo-alto-and-planning-commission-of-palo-alto-stop-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Bridget Shepherd <mail@change.org>
Sent: Friday, April 26, 2013 5:21 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Bridget Shepherd Los Altos, California

There are now 50 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Brooke Bailey <mail@change.org>
Sent: Thursday, May 02, 2013 12:25 PM
To: Planning Commission
Subject: Why I signed -- This roads in this

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

This roads in this area are already extremely congested and pose significant risks to the numerous school-age children who commute through here, en masse, each day to one of the several schools nearby. Rezoning this site, as well as the proposed rezoning of the lot adjacent to the Zen Hotel, is not in the best interests of this community.

Sincerely,
Brooke Bailey
Palo Alto, California

There are now 72 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Ale Woo <mail@change.org>
Sent: Thursday, April 25, 2013 1:43 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Ale Woo Palo Alt, California

There are now 40 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Aparna Sinha <mail@change.org>
Sent: Wednesday, May 01, 2013 2:38 PM
To: Planning Commission
Subject: 5 new petition signatures: Scott Hayes, Tina Huysmans...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 65 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

61. Scott Hayes Palo Alto, California
62. Tina Huysmans Palo Alto, California
63. Andrew Huysmans Palo Alto, California
64. Arlene Sheehan Palo Alto, California
65. Aparna Sinha Palo Alto, California



Ellner, Robin

From: Alison Simonetti <mail@change.org>
Sent: Thursday, April 25, 2013 10:30 PM
To: Planning Commission
Subject: I just signed "Stop High-Density Rezoning in Barron Park"

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,
Alison Simonetti Palo Alto, California

There are now 45 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Arlene Sheehan <mail@change.org>
Sent: Wednesday, May 01, 2013 2:00 PM
To: Planning Commission
Subject: Why I signed -- I live one block

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

I live one block from the proposed development. I bike to work at Stanford. I consider the morning traffic jam on Maybell Ave the most hazardous part of my commute. The combination of harried automobile drivers, middle and high school kids rushing to get to class, and elementary school kids crossing multiple busy intersections all at the same time is an accident waiting to happen. I challenge the planning commissioners to visit our neighborhood at 8:15 on a schoolday morning. Not in a car, but on bike or foot, and experience the situation for yourselves. I think if you do you will not hesitate to vote against rezoning.

Sincerely,
Arlene Sheehan
Palo Alto, California

There are now 64 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Aisha Piracha-Zakariya <mail@changemail.org>
Sent: Wednesday, May 15, 2013 8:30 PM
To: Planning Commission
Subject: Why I signed -- We don't need more

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

We don't need more housing, cars, families, traffic and additional pressure on an already densely populated residential neighborhood. PAUSD needs to be a part of this petition to stop more students from over crowding our schools. We know this will bring tax \$ to the city, but the residents and PAUSD need to stand up. Now.

Sincerely,
Aisha Piracha-Zakariya
Palo Alto, California

There are now 119 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: recycler100@sonic.net
Sent: Saturday, May 04, 2013 1:16 PM
To: jdewit@paloaltohousingcorp.org
Cc: cgonzalez@paloaltohousingcorp.org; Council, City; Planning Commission; Wong, Tim; Williams, Curtis
Subject: P.S. Newsletter article to PAHC residents
Attachments: PAHC Newsletter May-June 2013.pdf; PAHC properties.pdf

P.S. Dear Jessica,

I would just like to make one more important point: Your newsletter listed the Maybell property as being in Barron Park. While neighbors significantly impacted by the development on the east side of Maybell are in Barron Park, and Barron Park is impacted by the traffic, safety, and emergency issues it presents (as are several other surrounding neighborhoods and school communities, which is why opposition to rezoning that property is so widespread), the property you are trying to rezone is squarely in the middle of Greenacres.

Greenacres residents are the most negatively affected by the rezoning. After all that has transpired, you and those trying to rezone the neighborhood know so little about the area that you don't even know which neighborhood your proposed rezoning is in. Which is strange, since PAHC owns quite a few BMR units in Greenacres.

Here are some neighborhood maps for your future reference:

<http://www.paloaltoonline.com/media/reports/1233787698.pdf>

<http://www.cityofpaloalto.org/civicax/filebank/documents/28940/>

>Hi Jessica,

>I have received a copy of a newsletter article in PAHC's Collective
>Wisdom newsletter to its residents. It says "A vocal group of
>community members are stating their opposition to more affordable
>housing in Palo Alto," and invites existing residents to come to the
>Planning Commission and City Council Meetings (scheduled to discuss the
>rezoning) in order to speak in support of affordable housing.

>

>Can you please tell who wrote this article? It amounts to a coercive
>attempt to drum up support for PAHC's high-density rezoning, without
>ever stating it or being honest about what is really going on. You
>know very well that those meetings are not a referendum on affordable
>housing or whether affordable housing has benefited anyone, as the
>flyer indicates. Using BMR residents in a dishonest political ploy
>rather than addressing the specific concerns at hand in that
>low-density to high-density rezoning effort is beneath the Palo Alto
>Housing Corporation, and I think PAHC owes not only the neighborhood,
>but the BMR residents an apology for it.

>

>I would like to remind you of a few things:

>1) You invited neighbors to come to the April meeting.

>

>2) Prior to the meeting, you expressed your strong disbelief that
>there was any opposition to rezoning for high-density in the
>neighborhood.

>
>3) Neighbors at the meeting never once stated any opposition to "more
>affordable housing in Palo Alto," in fact several people prefaced their
>comments against this particular attempt at high-density rezoning and
>the serious problems it poses to safety and traffic with positive
>comments in support of PAHC and its work.
>Some members even expressed support for that project, at a safer
>location. I myself stopped to tell a PAHC employee of my support for
>PAHC on my way from the meeting, and to reiterate that opposition was
>only to the specifics of that particular low-density residential to
>high-density rezoning effort by PAHC.

>
>One community member recorded most of the meeting; if you believe
>anyone said anything negative about PAHC or having more affordable
>housing in Palo Alto, can you please let me know when that happened,
>because we can't find it.

>
>4) To my knowledge, neighbors have welcomed PAHC to build within the
>existing zoning, even stating a preference for PAHC to build within the
>existing zoning over another developer doing so. This is hardly
>"opposition to more affordable housing in Palo Alto" or even at that
>location. Neighbors are opposed to unwise and unsafe high-density
>building of any kind at a traffic bottleneck in the neighborhood that
>impacts the only two routes in and out of the neighborhood (and other
>neighborhoods along Arastradero), egress for the fire station, and safe
>routes to school traveled by over a thousand school children on bikes
>every day. There is no other way for traffic generated by a
>high-density development at that location to go except via those two
>routes, which are both safe routes to school.

>
>5) Some of the school children whose safety is impacted by more
>traffic on those routes are PAHC residents. Some of the existing
>neighbors whose jobs, livelihoods, and quality of life will be impacted
>negatively by traffic and emergency bottleneck delays are PAHC
>residents. To misdirect the conversation to make it a referendum on
>affordable housing rather than dealing with the specific safety and
>traffic issues of the high-density rezoning does them a disservice just
>as it does the other neighbors who deserve to have their concerns
>addressed.

>
>6) No one at the meeting stated any opposition to more affordable
>housing in Palo Alto, but many did state their opposition to making the
>safe routes to school more dangerous and congested. Many stated
>serious concerns about the limitations of PAHC's traffic study, which
>we were told at the meeting did not take the thousands of student
>bikers into account. Given that those issues affect affordable housing
>residents as well, why was there no attempt to educate them about the
>specifics?

>
>7) Residents of existing affordable housing are integrated in the
>neighborhood and have many connections in school and the community.
>For PAHC to try to portray neighborhood opposition of a low-density to

>high-density zoning change as opposition to them and affordable housing
>is cynical and inflammatory, and could create a wedge in a previously
>cohesive community and even undermine support for PAHC in general where
>support was previously good.

>
>8) For someone in PAHC to make such a dishonest attempt to drum up
>participation at a rezoning meeting in a letter to residents whose
>affordable housing depends on PAHC could be construed as coercive,
>especially since it may not even be in residents' best interests as
>part of the neighborhood to be inserted in a manufactured red herring
>controversy about affordable housing in general, as the flyer tries to
>make it. In whose best interest is it to incite controversy over
>affordable housing, theirs, or your own?

>
>9) In planning the project, you and PAHC have created very constrained
>development circumstances that seem to make it impossible for you to
>compromise for safety and other concerns specific to that site. At the
>meeting, neighbors were told that in order for the project to be
>financially feasible, PAHC promised the developer it would get the
>low-density residential zoning changed to high-density, so the
>developer could put a wall of tall houses with tiny lots and minimal
>setback on a narrow street zoned R-1 to either side and across the
>street. This is reminiscent of what has happened at Alma Plaza/Miki's
>Market, which many residents in Palo Alto can see is a bad idea, only
>now it's not even on Alma, it's on
>narrow Maybell on a residential street. Opposition to such
>excessive development in residential areas and to your manufactured
>all-or-nothing constraints have nothing to do with support or
>opposition to "affordable housing in Palo Alto" and it was wrong of you
>to try to make it so.

>
>You know as well as anyone that your attempt to rezone that low-density
>residential parcel isn't somehow the only chance for PAHC to add
>affordable housing in Palo Alto, that every private housing development
>of less than five acres is required to set aside at least 15 percent of
>units as affordable housing, more for larger developments, and there
>are many high density developments going in this part of town as we
>speak. No one opposed to high density rezoning of that location has
>ever said one word or even hinted at opposing the set aside of 15-25%
>of privately developed housing as affordable housing at all.
>Additionally, PAHC could choose to build low-income units under the
>existing zoning, but never made any alternative plans with residents'
>concerns in mind.

>
>10) If there are any general issues involved here, it's whether
>residential zoning in Palo Alto should be so easily rezoned for high
>density PC zones with no setback or height restrictions, not whether
>affordable housing is a good idea. You told me yourself that you had
>no problems with the idea of rezoning residential areas for high
>density and had done so before. If you would like to hold some public
>meetings on that issue, I think given all the development around town,
>many people would attend.

>
>The opposition to high-density PC rezoning in the neighborhood isn't
>limited to the few hundred neighbors who were able to make the April
>22 meeting. There was no formal neighborhood organization or
>particular "vocal group" involved as your letter portrayed the
>neighbors who came to your meeting at your invitation. You owe the
>community an apology for this dishonest portrayal of the neighbors, the
>opposition to the high-density rezoning, the mischaracterization of the
>planning meetings which could end up wasting valuable time not dealing
>with the matters at hand, and even BMR residents' sense of security
>about support for affordable housing in this community.

>
>You need to be honest that this is about high-density rezoning in a
>specific residential location, specifically about your own
>plan/project, not about affordable housing in general. No one would be
>opposed if PAHC built affordable housing in that location within
>existing zoning, especially if it involved widening Maybell for safety,
>you would be applauded. You need to remember that there are existing
>residents in the those neighborhoods whose lives are impacted, they are
>not beside the point. If you continue making this about your own
>professional success with a particular plan, regardless of the
>negatives to the community, you will ultimately be the one hurting
>affordable housing and affordable housing residents here in Palo Alto.

>
>I am fine with you passing along my concerns as stated in my letter to
>you, but please remove my name and email address as private.
>Please let me know at whose direction that letter was sent out to PAHC
>residents. Thank you.
>Regards,
>Anne

Ellner, Robin

From: recycler100@sonic.net
Sent: Tuesday, April 23, 2013 10:03 AM
To: Jessica de Wit
Cc: Planning Commission; Council, City; Wong, Tim; Williams, Curtis; BPA-Board@googlegroups.com; bjohnson@paweekly.com
Subject: Re: Please come to Neighbor Mtg next week?

Hi Jessica,

There has been some confusion in the neighborhood about this meeting -- who is sponsoring it, what is the purpose? Hardly anyone seems to have any official notice. I think a lot of the confusion comes from the fact that it's being held on Palo Alto Housing Corporation property -- is it a PAHC meeting? Is it officially related to the rezoning request, i.e., a mandated meeting? Is it a meeting primarily for PAHC residents? The last city meeting related to the Arastradero restriping, for example, was held at the local middle school.

Can you please clarify this morning, so that I can try to at least reach some of the neighbors online?

Thanks very much!

Best,
Anne

Hi Anne - Per the message I just left with your husband by phone, I hope you'll attend our Maybell Orchard neighbor meeting this Wednesday. It is the same location and time as all of the other neighbor meetings that we have held. I'm also happy to talk before the meeting as well.

Date: April 24

Time: 6:30pm

Location: Arastradero Park Apartments Community Room, 574 Arastradero

Thanks,

Jessica

Jessica de Wit

PALO ALTO HOUSING CORPORATION

725 Alma Street

Palo Alto, CA 94301-2403

650.321.9709 Phone

650.321.4341 Fax

jdewit@paloaltohousingcorp.org

Ellner, Robin

From: Anne Maggioncalda <mail@change.org>
Sent: Friday, April 26, 2013 5:04 AM
To: Planning Commission
Subject: Why I signed -- Congestion and overpopulation will

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Congestion and overpopulation will negatively impact the quality of life for people who already live in Barron Park and Green Acres. As tax-paying property owners we should have some say in the development of our neighborhood.

Sincerely,
Anne Maggioncalda
Palo Alto, California

There are now 47 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Andrew Huysmans <mail@change.org>
Sent: Wednesday, May 01, 2013 12:06 PM
To: Planning Commission
Subject: Why I signed -- Increased traffic + a

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

Increased traffic + a growing community of young kids = safety hazard (STOP THE REZONE!)

Sincerely,
Andrew Huysmans
Palo Alto, California

There are now 63 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Amy Hartinger <mail@changemail.org>
Sent: Wednesday, May 15, 2013 8:10 PM
To: Planning Commission
Subject: Why I signed -- the added traffic will

Dear Planning Commission, City of Palo Alto,

I just signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

Here's why I signed:

the added traffic will be dangerous and it will only be a matter of time before there is a fatality!

Sincerely,
Amy Hartinger
Palo Alto, California

There are now 115 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feea1f96>



Ellner, Robin

From: Amy Hartinger <mail@changemail.org>
Sent: Wednesday, May 15, 2013 8:10 PM
To: Planning Commission
Subject: 5 new petition signatures: Jason Fischl, Tasha Souter...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 115 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

- 111. Jason Fischl Palo Alto, California
- 112. Tasha Souter Palo Alto, California
- 113. Scott Souter Palo Alto, California
- 114. Sumit Bhargava Palo Alto, California
- 115. Amy Hartinger Palo Alto, California



Ellner, Robin

From: Allen Dinh <mail@change.org>
Sent: Wednesday, May 01, 2013 9:50 PM
To: Planning Commission
Subject: 5 new petition signatures: Zoe Peters, Lara Ephron...

5 new people recently signed Elaine D's petition "[Stop High-Density Rezoning in Barron Park](#)" on Change.org.

There are now 70 signatures on this petition. Read reasons why people are signing, and respond to Elaine D by clicking here:

<http://www.change.org/petitions/stop-high-density-rezoning-in-barron-park?response=3ef3feeaf96>

Dear Planning Commission, City of Palo Alto,

Please vote against rezoning at 567-595 Maybell Avenue. We understand that a developer is proposing that this small area would be rezoned from four single-family homes to allow 75 housing units. This high-density development will have a significant, negative impact on traffic, safety, school access, and property values in this neighborhood. With no sidewalks in this neighborhood, and so many children and teenagers walking and biking up Maybell and Georgia to and from school and to Juana Briones Park each day, increased traffic and serious safety issues concern us all. We are also concerned about responsible and reasonable development in this neighborhood. The existing zoning already provides for R-2 single family homes and duplexes in addition to RM-15 for lower-density housing. Maybell is a small street but already overburdened as a main artery, thoroughfare, and primary access point in this neighborhood - putting up 75 new housing units would essentially "trap" existing residents by blocking up access on Maybell. There is already a lot of new housing development occurring all along El Camino - we should take time to study the impact before allowing rezoning to occur in the Barron Park neighborhood. Be Reasonable. Be Responsible. Don't Rezone.

Sincerely,

66. Zoe Peters Palo Alto, California
67. Lara Ephron Palo Alto, California
68. David Ephron Palo Alto, California
69. R. Cunanan-Dinh Palo Alto, California
70. Allen Dinh Palo Alto, California



Ellner, Robin

From: Yvonne Burtness <yburtness@yahoo.com>
Sent: Tuesday, April 23, 2013 3:59 PM
To: Council, City; Williams, Curtis; Planning Commission; Wong, Tim
Cc: Green Acres
Subject: Do Not Rezone Green Acres 2

To Whom It May Concern:

I cannot believe what is happening to our neighborhood! My family came here over 35 years ago when the area was a quiet and lovely neighborhood. Our daughter went to the Palo Alto Schools by walking or biking with all of the other children. The feeling we had was, "we are lucky" to live in such a wonderful place. We had little traffic, our children were safe and we had some open spaces.

Looking at the neighborhood now, I realize how much it has changed.

Of course, all things change, but should the quality of life go downhill for not only the adults, but also for our children?

We have

4 major

schools that are about 2 blocks away from each other. If you visited our neighborhood in the morning and in the evening, you would see a horrible example of traffic!! Many of the children can't come to school on their own; they are driven to and picked up after school.

I find that sad because freedom is taken away from these kids. Also, what about the environment???

We have enough housing in our area and I can't understand why anyone wants to rezone this neighborhood by adding high density development.

We have very few open spaces; why can't you think of keeping them as open spaces?? Wouldn't this be important for the environment, too??

I hope you think more carefully and show strong opposition against this rezoning. In fact, I hope you use this property for open space which will enhance the environment and our quality of living, the Palo Alto Way.

Thank you,

Yvonne Burtness
Donald Dr
Palo Alto, CA

Ellner, Robin

From: W Shotts <wvshotts@gmail.com>
Sent: Monday, April 22, 2013 2:01 PM
To: Planning Commission; Council, City
Subject: Protest of Plans to Rezone on Maybell

This letter is to protest the City of Palo Alto Planning Commission and City Council's intent to rezone Maybell Avenue and/or otherwise grant zoning exceptions for high-density development and senior housing.

We are residents of Willmar Drive and are opposed to this rezoning and/or exemption for the following reasons:

- Maybell is supposedly a "safe route" for kids to walk and commute to local schools. This is already a hectic area during school days. Cars race down Maybell and our street as well, particularly high school students on the way to Gunn.

- Quality of Living. We don't want to be crowded by high-density housing, and we are concerned about the degradation of our intimate community by the introduction of high-density housing and the associated increase in traffic.

-Privacy, Eye-blight. We understand the City plans to approve exceptions to setbacks as well as maximum number of stories allowed in single family units. This disturbs privacy for homes across from the units and we are also concerned about the crowding toward the street that setback exceptions will create.

We do not agree with any rezoning or exemption for Maybell Avenue.

Thank You,
Wendy & Rick Shotts