

Baumb, Nelly

From: Paul B Goldstein <marmot@stanford.edu>
Sent: Thursday, May 13, 2021 2:40 PM
To: Council, City
Subject: Meeting Tuesday May 18 Agenda Item #4
Attachments: City Council 181 Addison.pdf

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

To: Honorable Members of the Palo Alto City Council
Re: City Council Meeting Tuesday May 18, Agenda Item #4

I live on Emerson Street, just 2 houses away from this property.

I urge you to deny the request to subdivide the parcel at 181 Addison Avenue. Because subdividing this parcel requires a variance, it is appropriate for you to consider alternative uses of the property. This property, although not currently zoned for multi-family housing would make an ideal location for a small multifamily structure. If it is subdivided, that opportunity would be lost.

I believe that because the opportunity for a denser use of the property would be lost, the proposed subdivision is NOT consistent with these policies in the Comprehensive Plan:

B. Policy L-1.6 Encourage land uses that address the needs of the community and manage change and development to benefit the community.

The need for additional housing in the community is well established. This lot could accommodate a multifamily building. It could not if subdivided.

C. Policy L-2.4 Use a variety of strategies to stimulate housing, near retail, employment, and transit, in a way that connects to and enhances existing neighborhoods.

Creative thinking about uses for this property could stimulate denser development on the site.

D. Program H2.1.2: Allow increased residential densities and mixed-use development only where adequate urban services and amenities, including roadway capacity, are available.

The location being near downtown, and near transit, etc., makes it ideal for increased density

E. Policy H1.4: Ensure that new developments provide appropriate transitions from higher density development to single-family and low-density residential districts to preserve neighborhood character

A multifamily use would be appropriate in this transition zone. Immediately next-door on Emerson are small bungalows, a school, a dry cleaner, offices and other commercial. On Addison, offices and commercial uses.

F. Goal H2: Support the construction of housing near schools, transit, parks, shopping, employment and cultural institutions.

By eliminating the possibility of multifamily use, this does not support this policy.

I do not believe that your hands are tied in this decision, and that you can keep this parcel available as an opportunity for denser housing in the SOFA district.

Respectfully,
Paul Goldstein
Emerson Street