

Baumb, Nelly

From: Jeff Levinsky <jeff@levinsky.org>
Sent: Saturday, June 5, 2021 10:03 PM
To: Council, City
Subject: No Medical Offices at Town & Country

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

Dear Councilmembers:

Please do not change the zoning at Town & Country to allow new medical offices of any sort. There will always be great stores and restaurants who want to rent there and who generate sales tax. You've no doubt heard of retailers who regret being priced out of the center, which underscores that demand there is strong.

Worse, if you allow this change for Town & Country, expect other retail areas and individual building owners to demand the same privileges. After all, Town & Country is perhaps our best location for shopping. It not only serves immediate neighbors and Palo Alto High School students, but is at the literal crossroads of the city and adjacent to a football stadium. It was so busy as to need valet parking prior to the pandemic and has become crowded again now that normal life is returning. I shop there several times every week (including today) and it seems like the least likely place in the city to need assistance in securing tenants. Here are some pictures from today showing how busy it is:



So please concur with Planning Commissioners Chang, Lauing, and Summa and decline to change the zoning at the center.

Thank you,

Jeff Levinsky

Baumb, Nelly

From: Jieming Robinson <lin.jieming@gmail.com>
Sent: Monday, June 7, 2021 10:24 AM
To: Council, City
Subject: No medical office on ground-floor / town and country

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

- Palo Alto needs its retail. Watering down a retail center by ground floor medical uses will take away an amenity that we need in light of falling retail elsewhere in the city.
- Keeping it retail will keep one stop shoppers coming.
- Medical uses are already allowed upstairs.
- There are plenty of commercial vacancies in and around Palo Alto where medical is better suited.
- For the owner to say they “need” this to survive financially is clearly not true in light of the fact that TandC is packed
- Adding medical will encourage the owner to push out even more popular destinations to get higher rents, cf The Cheese Shop and Mayfield Bakery.
- We don’t need more medical offices. There are some right next door.
- Just because the owner wants the zone changed is not a reason to change the zoning. We are not responsible for making more money for the landlord.

Jieming Robinson PA residence

Sent from my iPhone

Baumb, Nelly

From: Ann Balin <alafargue@mac.com>
Sent: Monday, June 7, 2021 9:55 AM
To: Council, City
Subject: Fwd: Item #12: Town & Country

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

CORRECTION: The doctor who was pushed out of T&C from her second floor space is an optometrist and not a dermatologist as I had stated earlier.

Sent from my iPhone

Begin forwarded message:

From: Ann Balin <alafargue@mac.com>
Date: 6 June 2021 at 20:19:30 GMT-7
To: Palo Alto City Council <city.council@cityofpaloalto.org>
Subject: Item #12: Town & Country

— Resending with corrected subject line ---

Dear Mayor Tom DuBois, Vice Mayor Pat Burt & Council Members,

I am asking that you support Palo Altans who want the city council to ensure that ground floor retail be retained (as is) at Town & Country Village shopping center. I have spoken to many residents who enjoy this historic venue and they do not want medical retail or medical services at T&C.

Once the zoning is changed then it will NEVER go back to the standard we are expecting our council to maintain.

This 'ask' on the part of Ellis Properties seems highly disingenuous. There are former tenants including the Mayfield restaurant and bakery, the Cheese House and yes a dermatologist, who had a space on a second floor, who were pushed out by this landlord. If a landlord develops good relationships with his or her tenants then the solution in a pandemic is to negotiate. He is crying wolf.

Medical retail and services can find an abundance of vacant space in town and on the peninsula. Many argue that PAMF/Sutter is pressuring the city to expand medical services to T&C Village Shopping Center. This attitude does not justify the council's changing the ordinance to comply with a medical institution close by or NOT.

The economy is improving. Town & Country Village is hopping. There are new leases signed with a variety of restaurants coming in. So as people are appreciating their hometown venue it is wrong to include medical services and medical retail. Should they be allowed then the experience and ambiance of the center will be altered and even cheapened.

If the council acquiesces to Ellis's demand for spot zoning then the community will be let down. Right now people of all ages go to the shopping center as they have done before the pandemic, during and now that people are vaccinated at present, to enjoy the charming and relaxing experience which

contrasts the corporate mall up the highway. I want to emphasize how the shopping center contributed to residents' and others' sense of well being during this stressful year. It has been a lifesaver.

Therefore I ask that you act with courage to ensure that the character of T&C Village endures, sans medical services and retail, as it is a magnet for the community.

Respectfully yours,

Ann Lafargue Balin

Baumb, Nelly

From: barbara elspas <elspas@icloud.com>
Sent: Monday, June 7, 2021 5:40 AM
To: Council, City
Subject: Agenda - Town and Country

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

Please don't change town and country look and feel by turning it into a medical center.

Medical offices can still be on the second floor.

I speak for many, and will not waste your time with supporting info, of which I suspect you are aware.

Thank you.

Palo Alto born and raised,
Barbara Elspas
Walnut Grove

Sent from my iPhone

Baumb, Nelly

From: Jo Ann Mandinach <joann@needtoknow.com>
Sent: Sunday, June 6, 2021 9:37 PM
To: Council, City; DuBois, Tom; Tanaka, Greg; Stone, Greer; Burt, Patrick; Cormack, Alison; Lydia Kou; Filseth, Eric (Internal)
Subject: Please Keep Town & Country All Retail and Do NOT change the zoning to allow more medical

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

Dear Mayor DuBois, Vice Mayor Burt and City Council Members,

Please keep Town & Country Shopping Center zoned for resident-serving **sales-tax-generating** retail businesses at a time when retail and restaurant businesses are just starting to recover.

Why rush this change through when the recovery is just getting started and when people are FINALLY going shopping and out for dinner and to host and visit friends at home? People are finally shopping and buying clothes, housewares and hostess gifts AGAIN.

Don't make it tougher for residents to SHOP and generate the sales tax revenues on which PA depends!

We've lost too many resident-serving businesses this past year and there's no reason for the city to help this landlord kill off more of them. I could list all the sad stories about thriving local businesses Ellis has pushed out over the decades, leaving Palo Alto residents the poorer for it. They claim to want thriving medical retail yet just a few months ago pushing out a thriving respected optician who's now located near Cal Ave.

If you must consider this request, direct the city's business development people to interview the Town & Country tenants to see how you can help them survive and thrive. We don't pay the big bucks to live in soul-less

office parks! Also survey the residents/taxpayers on what WE want and need!

Most sincerely,
Jo Ann Mandinch

Baumb, Nelly

From: Ann Balin <alafargue@mac.com>
Sent: Sunday, June 6, 2021 8:20 PM
To: Council, City
Subject: Item #12: Town & Country

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Dear Mayor Tom DuBois, Vice Mayor Pat Burt & Council Members,

I am asking that you support Palo Altans who want the city council to ensure that ground floor retail be retained (as is) at Town & Country Village shopping center. I have spoken to many residents who enjoy this historic venue and they do not want medical retail or medical services at T&C.

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If the council acquiesces to Ellis's demand for spot zoning then the community will be let down. Right now people of all ages go to the shopping center as they have done before the pandemic, during and now that people are vaccinated at present, to enjoy the charming and relaxing experience which contrasts the corporate mall up the highway. I want to emphasize how the shopping center contributed to residents' and others' sense of well being during this stressful year. It has been a lifesaver.

Therefore I ask that you act with courage to ensure that the character of T&C Village endures, sans medical services and retail, as it is a magnet for the community.

Respectfully yours,

Ann Lafargue Balin

Baumb, Nelly

From: Kristen Johnson <ohloneartcamp@gmail.com>
Sent: Sunday, June 6, 2021 8:12 PM
To: Council, City
Subject: Town & Country Village

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

I urge council members NOT to allow medical offices on the first floor of Town & Country Village. We need more retail, not less.

Sincerely,
Kristen Johnson

Baumb, Nelly

From: Ann Balin <alafargue@mac.com>
Sent: Sunday, June 6, 2021 8:10 PM
To: Council, City
Subject: hi

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

Dear Mayor Tom DuBois, Vice Mayor Pat Burt & Council Members,

I am asking that you support Palo Altans who want the city council to ensure that ground floor retail be retained (as is) at Town & Country Village shopping center. I have spoken to many residents who enjoy this historic venue and they do not want medical retail or medical services at T&C.

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Therefore I ask that you act with courage to ensure that the character of T&C Village endures, sans medical services and retail, as it is a magnet for the community.

Respectfully yours,

Ann Lafargue Balin

Baumb, Nelly

From: herb <herb_borock@hotmail.com>
Sent: Sunday, June 6, 2021 7:00 PM
To: Council, City; Clerk, City
Subject: June 7, 2021 Council Meeting, Item #12: 855 El Camino Real

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

Herb Borock
P. O. Box 632
Palo Alto, CA 94302

June 6, 2021

Palo Alto City Council
250 Hamilton Avenue
Palo Alto, CA 94301

**JUNE 7, 2021 CITY COUNCIL MEETING, AGENDA ITEM #12
855 EL CAMINO REAL**

Dear City Council:

The staff report for this agenda item (ID #12274) at Page 8 says, "Attachment D of this report also provides all the public comments received for this application as of the writing of this report.

Not so.

Attachment D does not include my May 9, 2021 letter to the Planning and Transportation Commission and does not include an earlier letter from the applicant.

You also have not been provided with a copy of the staff report to the Commission or the minutes of the Commission meeting.

The staff report for the May 12, 2021 Planning and Transportation Commission meeting at Packet Page 37 for that meeting agenda shows an example of how 15,000 square feet currently vacant at the subject site can be allocated for medical uses.

If you allow the proposed change of use, you should limit the new allowable use to store fronts vacant at the time the property owner first applied for the change to the language of the Zoning Ordinance.

Otherwise, the property owner can simply raise the rent for Trader Joe's, for example, to force that grocery store to leave and then replace all but a small portion of Trader Joe's facing Embarcadero Road with medical uses.

The staff report alleges that the project is exempt from CEQA pursuant to CEQA Regulation Section 15301 (Existing Facilities).

CEQA Regulation 15301 says,

"15301. EXISTING FACILITIES Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, *involving negligible or no expansion of existing or former use.*" (Emphasis Added)

I urge you to ask the City Attorney in open session whether I have accurately quoted the text of CEQA Regulation 15301.

The last two pages attached to the staff report for your March 22, 2021 agenda item for 855 El Camino Real show the floor area of each occupied use at Town and Country Village.

Only one leased space at Town and Country Village in location 82 (Dr. Berkowitz at For Eyes) is a medical office consisting of only 720 square feet.

The thousands of square feet of additional medical offices recommended is not a "negligible" expansion of an existing use as required by CEQA Regulation 15301.

Proceeding with your scheduled hearing on the basis of staff's proposed CEQA exemption is a violation of CEQA and a prejudicial abuse of discretion.

Thank you for your consideration of these comments.

Sincerely,

Herb Borock

Baumb, Nelly

From: Susan Usman <susanlusman@gmail.com>
Sent: Sunday, June 6, 2021 4:56 PM
To: Council, City
Subject: No Medical Offices In Town & Country

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

Dear Council Members,

In this semi - post covid reality we are living where so many retail businesses have been forced to close it is crazy to open up retail properties to medical offices just so landlords can reap the benefits of high rent. Commercial or retail landlords have made so much money for so long, it's time to support struggling businesses that provide services to our community that make it nice to live in Palo Alto. Allowing medical offices to take over Town and Country would drastically reduce the number of people who go to T & C to shop at multiple stores all located close together. These retail businesses need each other to bring in business. I guarantee that more retail businesses will close as soon as medical offices start taking over the first floor properties. You have to see what a bad idea this is. Please vote NO!!

Thank you,

Susan Usman
965 Elsinore Dr.
Palo Alto

Baumb, Nelly

From: Annette Glanckopf <annette_g@att.net>
Sent: Sunday, June 6, 2021 4:42 PM
To: Council, City; Clerk, City
Subject: NO ON MEDICAL OFFICES IN TOWN AND COUNTRY

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

The city of Palo Alto should **not** allow medical offices in a retail shopping area. Not in Midtown, Charleston Center, Edgewood and not on the ground floor at Town and Country.

This is the way retail in Palo Alto is diluted. Medical Office customers are not retail shoppers for the most part. This use is traffic intensive. Parking can be difficult to find most days..Medical offices can pay more rent than retail, Overall rents will rise pushing out the smaller retail.

There are other locations for medical. The medical building at the corner of Middlefield and Loma Verde has been vacant for several years. There are frequent rental signs for the medical office building in Midtown next to Safeway. Surely those are better locations.

Finally I do not support changing zoning (or what is a permitted use) any time a property owner claims, s/he can't rent their property. I do support bringing in a retail czar (staff or consultant) to help Palo Alto recruit the right retail in the right location,

Other thoughts include:

and some more comments:

- Palo Alto needs its retail. Watering down a retail center by ground floor medical uses will take away an amenity that we need in light of falling retail elsewhere in the city.
- Keeping it retail will keep one stop shoppers coming.
- Medical uses are already allowed upstairs.
- There are plenty of commercial vacancies in and around Palo Alto where medical is better suited.
- For the owner to say they "need" this to survive financially is clearly not true in light of the fact that TandC is packed
- Adding medical will encourage the owner to push out even more popular destinations to get higher rents, cf The Cheese Shop and Mayfield Bakery.
- Just because the owner wants the zone changed is not a reason to change the zoning. We are not responsible for making more money for the landlord.

thank you in advance for saying no to this zone change and this usage,
Annette

Baumb, Nelly

From: Larry & Francine Geller <frannylarry@gmail.com>
Sent: Sunday, June 6, 2021 4:37 PM
To: Council, City; Larry Francine Geller
Subject: Please keep Town and Country Village Retail

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

"Please do not publish this response directly. You may aggregate the answer for data collection purposes/"

Hello -

With the plethora of medical offices near T&C and at Stanford, please keep the spaces for retail only. So many SMBs have gone out of business. We owe it to them and our community to have a flourishing retail space, and this one is it.

Without appropriate retail space at a critical location, Palo Alto will begin to lose the value it provides its residents today.

Thank you,
The Geller Family

Baumb, Nelly

From: mary gallagher <marygallagher88@gmail.com>
Sent: Friday, May 28, 2021 6:04 PM
To: Jo Ann Mandinach
Cc: Council, City; Lydia Kou; Tanaka, Greg; Cormack, Alison; DuBois, Tom; Burt, Patrick; Stone, Greer; Filseth, Eric (Internal)
Subject: Re: #12 Keep Retail at Town & Country. We need the sales tax revenue!

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

Great letter Jo Ann.

Ellis knows the formula for creating thriving shopping centers. They've done it many times in the past.

What they're not stating and attempting to camouflage is that THEY have changed their priorities for T&C. They want to morph it into something completely different from what it is meant to be - a town shopping village.

MG

On May 28, 2021, at 10:03 AM, Jo Ann Mandinach <joann@needtoknow.com> wrote:

Dear Mayor, Vice Mayor and City Council,

Please do not replace retail -- which generates sales tax revenue -- with medical offices which do NOT generate sales tax revenue at a time when the city is pleading poverty and cutting VALUED community services because of the decline IN SALES TAX REVENUE. Note that the long-term MEDICAL office of Dr. Lisa Berkowitz recently left Town & Country BECAUSE of ill-treatment by the landlord while Ellis tries to find more lucrative tenants. The hypocrisy of this is stunning.

The landlord's UNSUPPORTED claim that people going to their medical appointments will also go shopping defies common sense! When was the last time people swollen from novacaine or sweating from their gym workouts decided to go try on clothes or go dine? Ellis' claim is so absurd it's laughable!

At your last CC meeting on this, the Planning Department couldn't even define "medical services" so why are you rushing this through prematurely just when the economy is opening back up?? Thanks to Lydia Kou for speaking to past and present Town & Country tenants. I urge the rest of you to do the same!

Why reward a greedy landlord with a long and shabby history of mistreating tenants? We've lost too many long-term treasured businesses because of Ellis.

Are you trying to encourage us to drive more to get to Menlo Park and Los Altos while you preach conservation to us?

Just say NO to yet another soulless office park. There are plenty of empty offices for medical; let them go there.

Jo Ann Mandinach

Baumb, Nelly

From: Jo Ann Mandinach <joann@needtoknow.com>
Sent: Friday, May 28, 2021 10:03 AM
To: Council, City; Lydia Kou; Tanaka, Greg; Cormack, Alison; DuBois, Tom; Burt, Patrick; Stone, Greer; Filseth, Eric (Internal)
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Just say NO to yet another soulless office park. There are plenty of empty offices for medical; let them go there.

Jo Ann Mandinach

Baumb, Nelly

From: Rebecca Sanders <rebsanders@gmail.com>
Sent: Monday, June 7, 2021 8:23 AM
To: Council, City
Subject: No Medical at T&C Ground Floor

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

Dear City Councilmembers:

I am adding my voice to the throngs that ask that T&C stay retail on the ground floor. I know you know all the reasons and I won't belabor them here. For me, this is one more example of property owners trying to wag the dog. I urge you to send a message to all property owners that the City is not in the business of making money for them. Please keep T&C a potential one stop shopping center by disallowing medical on the ground floor. We don't need more retail erosion in the city,

Thank you,

Becky Sanders
Ventura