



City of Palo Alto

City Council Staff Report

(ID # 6467)

Report Type: Action Items

Meeting Date: 4/18/2016

Summary Title: Royal Manor Single Story Overlay

Title: PUBLIC HEARING: Adoption of an Ordinance Establishing a Single Story Overlay District for 202 Homes Within the Royal Manor Tract Number 1556 by Amending the Zoning Map to Re-Zone the Area From R-1 Single Family Residential and R-1 (7,000) to R-1(S) and R-1(7000)(S) Single Family Residential with Single Story Overlay. The Proposed Royal Manor Single Story Overlay Rezoning Boundary Includes 202 Properties Addressed as Follows: Even Numbered Addresses on Loma Verde Avenue, Addresses 984-1058; Even and Odd-Numbered Greer Road Addresses, 3341-3499; Even and Odd-Numbered Kenneth Drive Addresses, 3301-3493; Even and Odd-Numbered Janice Way Addresses, 3407 to 3498; Even and Odd-Numbered Thomas Drive addresses, 3303-3491; Odd-Numbered Addresses on Stockton Place, 3315-3395; and Odd-Numbered Louis Road Addresses, 3385 to 3465. Environmental Assessment: Exempt From the California Environmental Quality Act Per Section 15305. Planning and Transportation Commission Recommends Approval of a Single Story Overlay for Royal Manor

From: City Manager

Lead Department: Planning and Community Environment

Recommendation

Receive the Planning and Transportation Commission recommendation to adopt the Single Story Overlay (SSO) and consider the appropriateness of excluding some properties from the SSO boundary. Moreover, if the Council decides to exclude some properties from the SSO boundary, direct staff to assess level of property owner support for a smaller proposed SSO boundary.

Executive Summary

Several property owners within the Royal Manor Tract filed an application to establish a Single Story Overlay encompassing 202 of 203 properties within the tract. At the time of application submittal, the applicants submitted information indicating support from 144 property owners

of 202 properties within the proposed SSO boundary (or 71%). Property owner names were verified to the owners of record with the Santa Clara County Assessor's Office information.

The Planning and Transportation Commission (PTC) held a meeting, which included public comment from supporters and those in opposition to the project. The PTC, while supportive of an overlay, was concerned about including Stockton Place and Loma Verde Avenue properties, and requested that City Council consider the appropriateness of including these properties in the boundary.

Prior to and after the PTC meeting, some property owners began requesting their names be removed from the list of property owners supporting the overlay. Those in opposition to the SSO have expressed concerns about the fairness of the process and lack of clarity regarding what property owners were signing when they added their signatures to the applicant's list of supporters, among other concerns.

For property owner-initiated changes, the requisite level of support must be present at the time the application is filed. Declining level of support may be relevant, however, to the Council's ultimate decision to rezone. Property owner support at the time this report was prepared has declined to 63.8%% or 129 owners of 202 properties within the proposed boundary (as of March 29, 2016). Support for an SSO that excludes Stockton Place properties is currently 66.1% (127 supportive owners from 192 properties). The Attachment D map indicates supporters as of March 29, 2016.

Background

The attached ordinance (Attachment A) and map (Attachment B) reflects the proposed SSO boundary encompassing 202 of the 203 properties with Royal Manor Tract #1556, as described in the public notice. Six residents submitted an application on October 27, 2015 to rezone the subject properties within the original Royal Manor tract from R-1 and R-1(7000) to the R-1-S and R-1(7000)-S, Single-Family Residential Single-Story Overlay zone. The one property of the original tract excluded from the proposed SSO boundary is a two-story, non-Eichler home at 1068 Loma Verde, located at the tract's northeastern-most edge. The application materials are provided as Attachment G to this report.

Neighborhood Setting / Character

The following information relates to the subject neighborhood and proposed SSO:

- The Royal Manor Tract (#1556) is located south of Loma Verde Avenue, east of Louis Road, and adjacent to an employment center located to the south and east (the ROLM-zoned East Meadow Circle/West Bayshore area);
- The Royal Manor neighborhood is comprised primarily of single-story, single-family Eichler homes of a similar age (late 1950s), design and character, and many of the properties exceed the minimum lot size for the zone district;

- The properties within the proposed SSO boundary are within the flood zone; the finished first floor of any new home must be at least 10.5 feet above sea level;
- There are no known 'Restrictions, Conditions, Charges and Agreements' for this tract limiting development to single-story homes;
- 90% (183) of the 202 homes are single-story homes (original Eichler homes) meeting the 80% threshold for a SSO rezoning;
- The two-story homes within the proposed SSO boundary are the original one-story Eichlers with additions in the Eichler style and building materials;
- The two-story, stucco home at 1068 Loma Verde Avenue located at the northeasterly corner of the original tract is excluded from the proposed SSO boundary because it was constructed in the 1960's after the rest of the homes in the tract and does not appear to be an Eichler-built home;
- There are no two-story home applications currently on file with the City within the proposed SSO boundary;
- The properties fronting Stockton Place and Loma Verde Avenue are zoned R-1, as are the properties in the tract's interior on the north side of Kenneth Drive. The minimum allowable lot size in the R-1 district is 6,000 sf and the 23 properties fronting Loma Verde Avenue and Stockton Place and the 13 properties fronting the northerly edge of Kenneth Drive generally conform with this size (i.e. the majority of these lots are 6,000 square feet or slightly larger, though several R-1 properties are nearer to 9,000 square feet in area). The remainder of the lots within the proposed SSO boundary are zoned R-1(7000), which requires a minimum lot size of 7,000 sf and the majority of these lots appear to be larger than 7,000 square feet.
- A five foot wide easement runs along the rear properties fronting Loma Verde Avenue prohibits placement of detached garages or other non-habitable structures fully within the entire rear yard setback.
- The properties fronting Loma Verde are subject to a special setback of 24 feet from the front property line, within which buildings may not be placed;
- Loma Verde corner lots have street side setbacks (at 16') that are greater than interior side setbacks (6');
- Eichler homes on Loma Verde Avenue and Stockton Place are part of the Eichler tract but face homes that are not Eichler homes and are outside of this Eichler tract boundary, on the other side of these streets.

Application Requirements/Procedures/Compliance with Regulations

The Single Story Overlay (SSO) combining district was established in 1992. Each application for an SSO is considered on its own merits. Palo Alto Municipal Code (PAMC) Section 18.80.035 states that SSO applications are considered in accordance with PAMC Chapter 18.80 and can be made by a property owner within the district in accordance with PAMC 18.12.100 (Attachment H). The eligibility requirements include: (1) 60% of homeowner support in cases where existing CC&R's restrict development to one story and 70% support otherwise; (2) 80% of homes must

be single story and (3) the boundary reflects an identifiable neighborhood.¹

At the time the application was submitted, the Royal Manor SSO proposal met eligibility criteria for the creation of an SSO for the proposed boundary, since (1) the applicants submitted a list of signatures reflecting that at least 70% of 202 homeowners within the proposed SSO boundary supported the SSO, (2) 90% of the 202 homes are single story homes, and (3) the boundary reflects an identifiable neighborhood (Eichler properties within the tract). At the time of application, the petition conveyed signatures of support from 71% (144) of the 202 homeowners within the proposed SSO boundary. The support level calculation for 203 homes in the entire tract was 70.9% (144 owners of 203 properties) at application.

The PTC report, available at <https://www.cityofpaloalto.org/civicax/filebank/documents/50938>, provides additional background information that is more briefly presented in this report to Council. The PTC report describes the SSO zone history, purposes, requirements and development regulations for SSO properties, information about the applicants and neighborhood, referencing maps and information prepared by staff to illustrate the proposal and neighborhood conditions, such as two story home properties and absentee owners, and a brief summary of constraints to development of properties with frontage along Loma Verde.

The City's SSOs are primarily Eichler neighborhoods. Imposition of SSO zoning does not reduce the allowable square footage and does not ensure compatible replacement one-story homes, nor does it address existing privacy conditions, since no discretionary review is required for a one-story home. Only zoning compliance review is required for one-story home building permits, and no notices are distributed. The most recently adopted SSO was the Greer Park tract, which the Council approved with its boundary intact, noting its inclination to support the request as an entire neighborhood rather than consider removing the properties along one edge of the tract.

The SSO process regulations do not require the City to further verify homeowner support via postcard mailing. The code does require notification of the public hearings, which were sent to all property owners and residents of the homes within the proposed overlay boundary, as well as to property owners within 600 feet of the proposed overlay boundary. The regulations for SSOs do not require each street to have a 70% support level; rather, level of support is a percentage of the total number of properties within the boundary.

Planning and Transportation Commission Review

Pursuant to Palo Alto Municipal Code (PAMC) Section 18.80.070 (e), the PTC was asked to determine that the rezone application is in accord with the purposes of Title 18 (Zoning Code) and the Palo Alto Comprehensive Plan. The PTC had reservations about their role in the process to recommend Council adopt a reduced SSO boundary, and concern about the SSO regulations and process.

¹ PAMC 18.12.100(c)(2)(B) requires SSO applications to show that boundaries correspond to with natural or man-made features "to define an identifiable neighborhood or development."

PAMC Chapter 18.80 requires staff to present to Council the PTC's recommendation, despite the apparent erosion of support from property owners affected by the Single Story Overlay.

The PTC recommended, on a 4-0 vote, that Council re-classify the zoning within the proposed SSO boundary from R-1 and R-1(7000) to R-1-S and R-1(7000)-S by adopting the attached draft ordinance. The Commission, which had reservations about including Stockton Place and Loma Verde Avenue, requested the Council evaluate the appropriateness of including properties fronting on these streets. The PTC also recommended the Council consider methods to improve the SSO application process better in the future.

The PTC's recommendation reflected the reduced level of support on Stockton Street and Loma Verde Avenue due to emails sent prior to the hearing (Attachment E). Verbatim PTC meeting minutes are provided as Attachment F.

Owner Support Level Following PTC Review

The owner support map as of March 29, 2016 is provided as Attachment D; the map also reflects the two story homes. The map that was provided to the PTC is Attachment C. The SSO code does not state that the support level must remain at 70% both during the process and at the point of Council action. Attachment I contains the emails received just prior to and after the PTC hearing. The current overall 63.8% support level reflects 17 owner signature withdrawals (or "reverse" to "non-support") as follows:

- Three Stockton Place owners withdrew their support prior to the finalization of the PTC packet map,
- Nine Kenneth Drive homeowners withdrew their support; three of these owners withdrew their support prior to the PTC hearing, and six of these owners withdrew their support after the PTC hearing,
- Two Janice Way homeowners withdrew their support after the PTC hearing,
- One Loma Verde homeowner withdrew support after the PTC hearing, and
- Two Thomas Way homeowners withdrew support after the PTC hearing.

The current 63.8% support level also reflects four original supportive owner signatures that were omitted from the map presented to the PTC (3371 and 3381 Thomas, 3437 and 3490 Kenneth), and the two Kenneth Way homeowners (signatures #90 and #200) who signed in support on February 9th (the day before the PTC hearing).

The below charts illustrate the declining support from application submittal through March 29, 2016.

Number of properties	%/# support at application	%/# support at PTC packet	%/# support as of 2-10-16	%/# support as of 3-29-16
202	71% 144 owners	69.8% 141 owners	69.3% 140 owners	63.8% 129 owners

The below table reflects a timeline and current owner support level for properties fronting Stockton Place, Loma Verde Avenue, and remaining streets (through March 29, 2016):

Street Frontage	Number of properties	%/# support at PTC packet (of 202 parcels)	%/# support as of 2-10-16	%/# support as of 3-29-16
Stockton Place Frontage (includes corner)	10	20% 2 owners	20% 2 owners	20% 2 owners
Loma Verde Fronting (excludes corner)	13	69.2% 9 owners	69.2% 9 owners	61% 8 owners
Remainder of properties within boundary (not fronting above two streets)	179	72.6% 130 owners of 179 owners	72% 129 owners of 179 owners	66.4% 119 owners of 179 owners

Discussion

The applicants and proponents (those property owners who have not since withdrawn their support of the proposed SSO) cite many reasons for proposing and supporting this SSO application, such as:

- community feeling and backyard privacy,
- low-key, private, single-story character,
- private extension of indoor living space to the outdoors,
- shared desire to preserve the privacy and livability as well as unique design and character of a mid-century modern neighborhood,
- deep appreciation of Eichler homes and their place in the City's heritage, as having the 'largest concentration of Eichlers in the world,' and
- Concern for the detrimental effect of two story homes on privacy and historic character.

The application (Attachment G) contains the above language. Several emails sent prior to the PTC hearing (Attachment E) and some sent after the PTC hearing (Attachment I) described similar reasons. The applicant presentation at the PTC hearing also reflected the applicants' opinions as to the values that come from living in a neighborhood of Eichler homes.

Opponents of SSO have expressed concern that the support level was not met at application, because the boundary excluded one property located within the Royal Manor tract; this is not accurate, since the support with inclusion of the 203rd property was 70.9% at the time of the submittal and at the time the application was deemed complete.

The applicant-proposed boundary for rezoning is easily identifiable: it is the entire Royal Manor Eichler neighborhood minus one non-Eichler, two-story home at the northeasterly corner of the tract. Removal of a non-Eichler two story home is an approach approved by Council for the Los Arboles SSO, the boundary of which excluded two homes within the original tract boundary. The Royal Manor SSO application (Attachment G) provides details about the non-Eichler home as detailed in the PTC report. If the Council decides to move in a direction to support the overlay and seeks to include this 203rd property, additional public noticing and hearings would be required at the PTC before the City Council could take an action expanding the boundary. While there is great latitude for reducing the size of the boundary during the public hearing, increasing the boundary requires advanced notice be sent to those new property owners and tenants.

Correspondence from opponents of the rezoning reflects concern of those who signed the petition in support of the SSO without fully understanding what it meant to sign the petition, which is that the application would be complete with their signatures, and would allow staff to forward the rezoning request to the PTC for consideration.

Some opponents feel that the manner in which they were approached was not fair, and some reported feeling pressured to sign the petition. These opponents believe the “value” of the signatures originally obtained should therefore be discounted.

Opponents to this rezoning have also noted that they did not see one or both of the Frequently Asked Questions (FAQs) documents that the applicants submitted with the application. There were two sets of FAQs in the application. The first FAQ document was distributed in March 2015 to gauge the level of interest, and Answer #5 in the first FAQ was factually incorrect; it said:

“the City will send postcards to all affected homeowners, asking if they support or oppose the single story overlay. If someone doesn’t return their card it counts as a NO vote. IF the proposal meets the requirements and has sufficient support from the neighborhood, the Planning Department will recommend that the City Council approve the overlay, else they may recommend against approval. The City Council has the final say, and is not bound to follow the Planning Department’s recommendation.”

The second FAQ document was reportedly distributed with the April 26, 2016 “Dear Eichler Neighbors” letter. The Answer #5 in the second FAQ was corrected to be factually correct, since the above italicized, incorrect sentences and phrases were deleted; it stated:

“The City will send postcards to all affected homeowners to notify them of the PTC hearing to initiate the rezoning; the Commission would forward its recommendation to City Council. The City Council has the final say, and is not bound to follow the PTC’s recommendation.”

The application letter stated that the applicant learned from staff of the need to make some technical corrections to the original FAQs (e.g. Answer #5) and that they updated and redistributed it as they sought neighbor's signatures to show support for the SSO. Staff is unable to verify whether or not neighbors were provided both sets of FAQs.

Staff's Analysis

Staff supports the interest expressed by a majority of the affected property owners to preserve the low scale character of the Royal Manor Tract. This tract is largely intact and undisturbed by larger two story homes that, if allowed to be constructed, many may argue would be out of context with the existing scale and character of the neighborhood.

The planning department has observed that within the residential community there is increasingly varying degrees of conflict between the expectations of long term homeowners in established neighborhoods with new owners purchasing at today's real estate values and their expectation of being able to remodel and build their desired home. Development is further constrained in the Royal Manor neighborhood due to its location in the flood zone. This tension is being reflected in more challenging Individual Review applications processed by the department, but also the significant increase in the number of SSO applications received.

If the city is to continue processing SSO applications, it is clear that the existing procedures established by the Code need to be examined and recommendations made for improving this process. An application such as this should be community building and reflect a significant percentage of like-minded owners interested in preserving their neighborhood in a defined manner. This is a recommendation that reflects both staff and the PTC perspective.

For the subject application, it is apparent that support for the proposed SSO is eroding. By staff's estimate approximately 63.8% of the property owners support this application. The City Council may want to explore making adjustments to the SSO boundary, but under the Code the boundary must correspond with certain natural or man-made features to define an identifiable neighborhood or development.

Also, it should be noted that some property owners that now support the SSO may change their position if an adjacent property is no longer subject to the same one-story height standard. For instance, removing Stockton Place may cause those owners to the rear of those properties to reconsider their support since their expectation for privacy would be adjusted with a two story home visible from their backyard.

If Council recommends a reduced SSO boundary, it is recommended that the Council direct staff to take the responsibility for assessing property owner support. With Council's support, the process would be as follows:

1. Staff would obtain property owner names and address information from the Santa Clara County Assessor's Office;
2. Staff would send, by certified mail, a letter or postcard requesting the owner of record

indicate his/her support for the SSO rezoning application. Only cards with an affirmative response received within a specified timeframe (i.e. 45 days) will be counted as a 'vote' for support.

3. If the response rate is 70 percent or higher, staff will schedule a public hearing before the City Council. If under 70 percent, staff will prepare a report to the City Council indicating the results; this report would be placed on the City Council consent calendar with a recommendation that the zone change not move forward at that time.

Alternatively, the City Council may determine at the public hearing (a) that there is sufficient support for the proposed SSO, that it is consistent with the purposes of the Zoning Code and Comprehensive Plan, and adopt the draft ordinance; or (b) that there is insufficient support for the proposed SSO and simply deny the application.

Public Notice

Notice cards for the Planning and Transportation Commission hearing were sent to property owners and residents within the proposed SSO boundary and to property owners and residents within a 600 foot radius of the boundary. A newspaper notice was placed to meet the code requirements for publication for the PTC public hearing and CC public hearing. Correspondence from recipients of the PTC notice cards are attached to this report (Attachment E and Attachment I). Any correspondence from recipients of the Council meeting notice card² received prior to packet publication is also attached to this report (Attachment J). Notice in the local newspaper and in the notice cards for the Council meeting was provided. Recipients included the affected addresses within the SSO boundaries.

Policy Implications

Palo Alto Municipal Code Section 18.12.100 requires 70% support from affected property owners for an SSO application to be accepted for initiation and processing. The current SSO proposal met this standard at the time of application and may be approved as proposed, despite the loss of support, as long as Council finds the SSO would be in accord with the purposes of Title 18 and in accord with the Palo Alto Comprehensive Plan, as set forth in PAMC Chapter 18.80 Section 18.80.070. Alternatively, the Council may deny the application or reduce the boundary prior to adoption, as long as the reduced SSO boundary can still be defined as an "identifiable neighborhood" and at least 80% of the homes within that boundary are single story homes.

The City Council has already expressed its desire to identify neighborhood conservation alternatives to SSO designation as an implementation action in the Comprehensive Plan Update, and this could provide an opportunity to review and adjust the SSO process as well.

² Notice cards for Council hearing are not required per the PAMC for this rezoning; nevertheless, courtesy notice cards were sent more than 12 days in advance of the public hearing, on March 30, 2016, to all properties within the proposed SSO boundary, in addition to the newspaper notice.

Resource Impact

The Single Story Overlay rezoning process is free for applicants and thus staff time is supported by general fund (tax payer) revenues. Three SSO proposals were submitted within a month's time in 2015. In February, an additional SSO application was submitted for Faircourt #3 and #4. Staff has also had discussions about the SSO process with two other potential applicants.

Timeline

Following adoption of an SSO rezoning ordinance, any two story home applications received for properties within the adopted SSO boundary would not be processed.

Environmental Review

The proposed rezoning is exempt from CEQA per Section 15305, Minor Alterations in Land Use Limitations.

Attachments:

- Attachment A: Royal Manor SSO Ordinance (DOCX)
- Attachment B: Proposed Single Story Overlay Map (PDF)
- Attachment C: February 1 Royal Manor Support Map forwarded to P&TC (PDF)
- Attachment D: Map of support as of March 29 2016(PDF)
- Attachment E: Email correspondence put at PTC places 2 10 16 (PDF)
- Attachment F: Draft Excerpt Verbatim Minutes of the Planning and Transportation Commission Meeting of February 10 2016 (DOC)
- Attachment G: Application Packet Submittal (PDF)
- Attachment H: PAMC 18.12.100 SSO Regulations (DOCX)
- Attachment I: Correspondence (PDF)
- Attachment J: Public Comments received in response to Courtesy Notice Card Mail-out (PDF)
- Attachment K: Public Comments to Council (PDF)

NOT YET APPROVED

Ordinance No. XXXX

Ordinance of the Council of the City of Palo Alto Amending Section 18.08.040 (Zoning Map and District Boundaries) of the Palo Alto Municipal Code to change the classification of certain properties within the Royal Manor tract (Tract #1556) fronting both sides of Greer Road, Kenneth Drive, Janice Way, and Thomas Drive, fronting the south side of Loma Verde Avenue (984 to 1058), the east side of Stockton Place (3315 to 3395), and the east side of Louis Road (3385 to 3465), from R-1 and R-1(7000) to R-1(S) and R-1 (7000)(S)

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Findings and Declarations. The City Council finds and declares as follows:

A. The Planning and Transportation Commission, after duly noticed hearing held February 10, 2016, has recommended that section 18.08.040 (the Zoning Map) of the Palo Alto Municipal Code be amended as hereinafter set forth.

The City Council, after due consideration of this recommendation, finds that the proposed amendment is in the public interest and will promote the public health, safety and welfare in that this rezoning is in accord with the purposes of Title 18 of the Palo Alto Municipal Code, and with the particular, stated purpose “to facilitate the creation of a convenient, attractive and harmonious community,” and will further promote and accomplish the Palo Alto Comprehensive Plan objectives, policies and programs; particularly:

- Policy L-4: “Maintain Palo Alto’s varied residential neighborhoods; use the zoning ordinance as a tool to enhance Palo Alto’s desirable qualities.”
- Policy L-5: “Maintain the scale and character of the City.”
- Goal L-3: “Safe, attractive residential neighborhoods each with its own distinct character...” which includes verbiage about how Eichler neighborhoods were designed so homes may serve as private enclaves.
- Policy L-12: “Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.”

SECTION 2. Section 18.08.040 (Zoning Map and District Boundaries) is hereby amended by changing the zoning of the properties within the tract known as Royal Manor, Tract #1556 (the “subject property”), from “R-1” (Single-Family Residence) and “R-1 (7000)” to “R-1(S)” and “R-1(7000)(S)” (Single-Family Residential, Single-Story Height Combining), except 1068 Loma Verde Avenue, which would retain its “R-1” zoning designation. The subject property is shown on the map labeled ‘Exhibit A’ attached hereto and incorporated herein by reference. The properties within the Single Story Overlay boundary include all homes within the tract with frontage on Greer Road, Kenneth Drive, Janice Way, and Thomas Drive, the properties with frontage on the south side of Loma Verde Avenue addressed 984 to 1058, the east side of

NOT YET APPROVED

Stockton Place addressed 3315 to 3395, and the east side of Louis Road addressed 3385 to 3465.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Council finds that the adoption of this ordinance is exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guideline section 15305, Minor Alterations in Land Use Limitations.

SECTION 5. This ordinance shall be effective on the thirty-first date after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

NOT PARTICIPATING:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

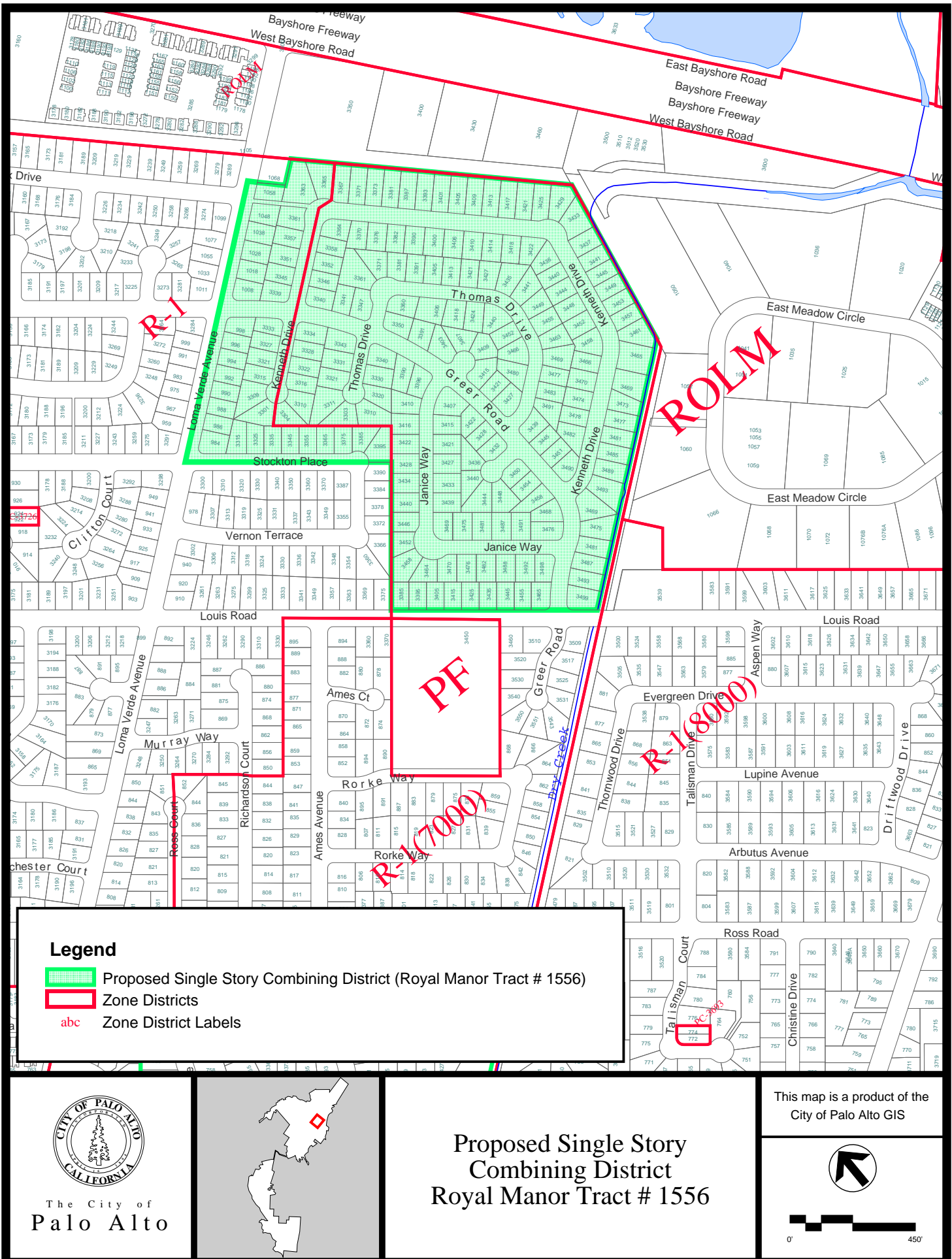
APPROVED:

Deputy City Attorney

City Manager

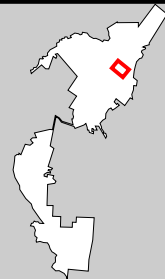
NOT YET APPROVED

Director of Planning &
Community Environment



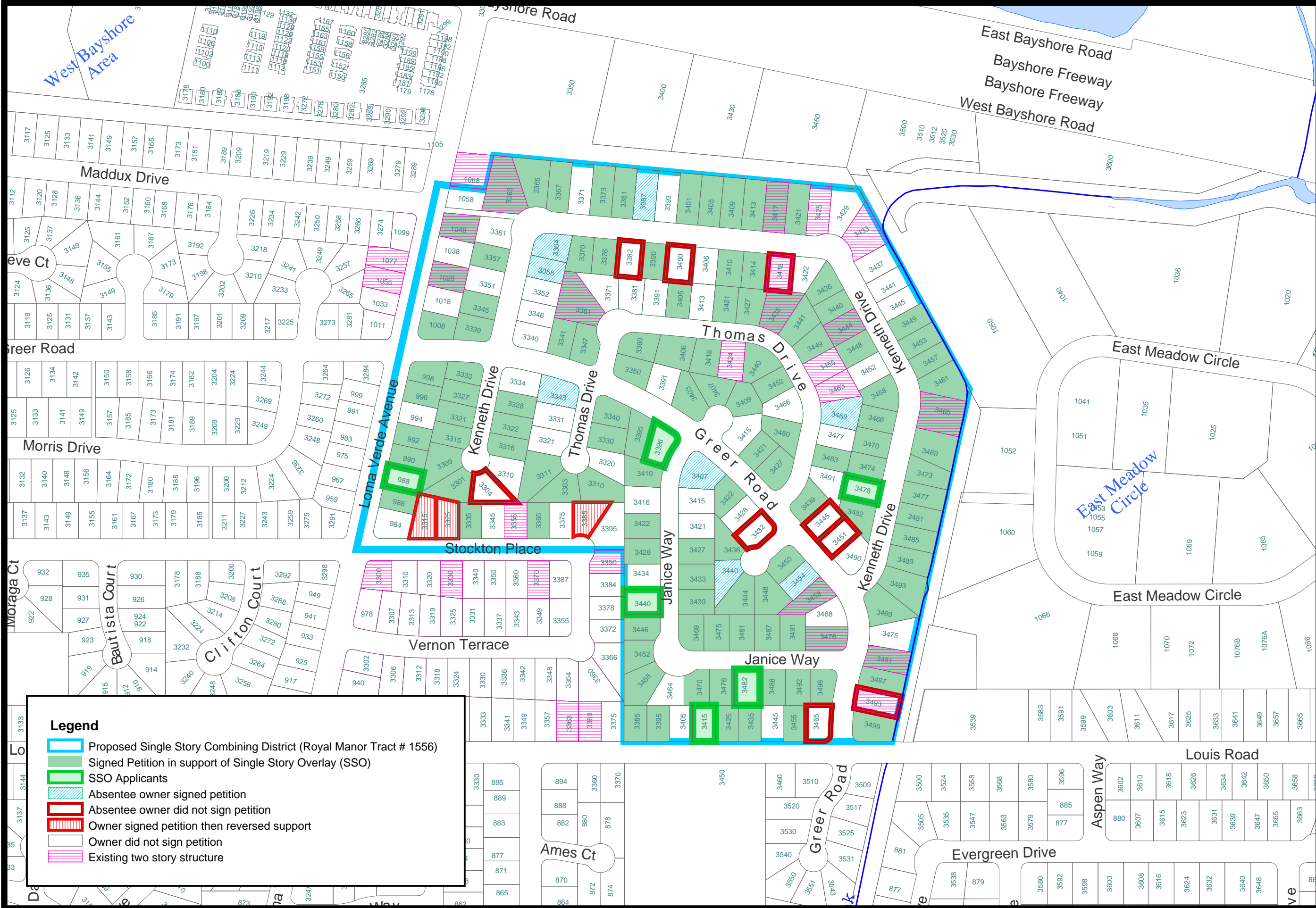


The City of
Palo Alto



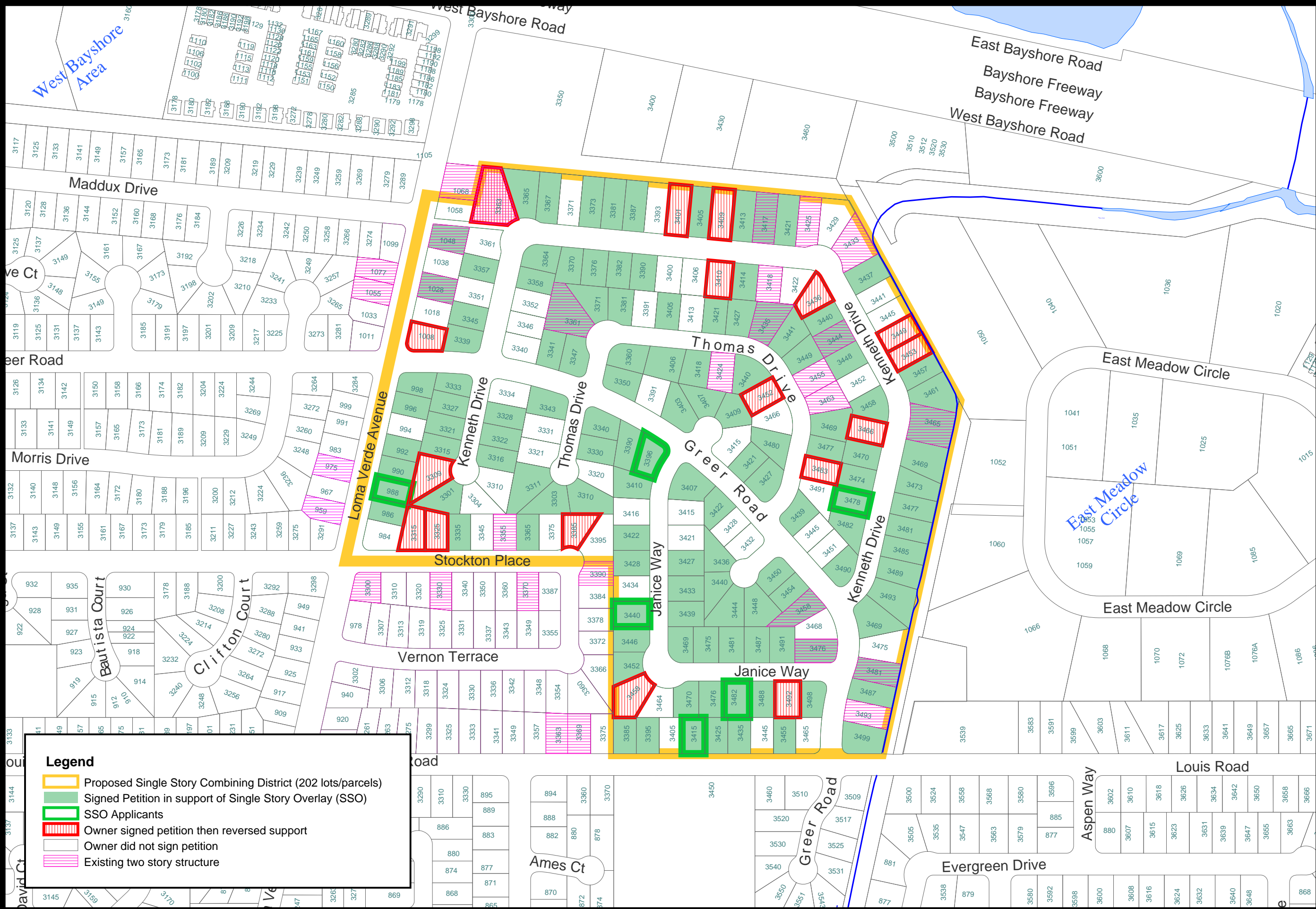
Proposed Single Story Combining District
Royal Manor Tract # 1556

This map is a product of the
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Legend

- Proposed Single Story Combining District (Royal Manor Tract # 1556)
- Signed Petition in support of Single Story Overlay (SSO)
- SSO Applicants
- Absentee owner signed petition
- Absentee owner did not sign petition
- Owner signed petition then reversed support
- Owner did not sign petition
- Existing two story structure



The City of
Palo Alto



Support Level Reflecting Modifications
February 9 - April 1, 2016
Proposed Single Story Combining District
Royal Manor Tract # 1556
rev. 03/29/16

This map is a product of the
City of Palo Alto GIS



French, Amy

From: Kitty Merz <kitty3487@hotmail.com>
Sent: Wednesday, February 10, 2016 3:53 PM
To: French, Amy
Subject: Royal Manor Single-story Overlay

Dear Ms. French,

I would like to add my voice to the majority of my neighbors who want our neighborhood restricted to single stories.

As an Eichler homeowner whose neighbors on both sides had added second stories to their houses, I'm acutely aware of the lack of privacy and light that such changes bring. My neighbors have a clear view of my living area and back yard from their upstairs windows, and I lose the sunlight much sooner than neighbors further down the block. I also fear that if we don't put a stop to these kinds of expansions, the unique character of our Eichler neighborhood will be irretrievably lost.

I respectfully urge that the request for a second story overlay be approved.

Sincerely,
Margarita Merz
3487 Greer Road

Sent from my iPad

French, Amy

From: Joyce Schmid <joycegschmid@aol.com>
Sent: Wednesday, February 10, 2016 3:27 PM
To: French, Amy
Subject: Single story overlay Royal Manor

Dear Ms. French,

I wanted you to know that I am strongly in favor of the single story overlay for Royal Manor. The beauty, simplicity and privacy of the street and the sunshine through our big Eichler windows are very important to me. These are the reasons that we bought our house. Please help us preserve these wonderful things by supporting our request for a single story overlay.

Thank you,
Joyce Schmid
3428 Janice Way
650-494-6769

French, Amy

From: Venkat Dokiparthi <venkatd@yahoo.com>
Sent: Wednesday, February 10, 2016 2:38 PM
To: French, Amy
Subject: Re Royal Manor Single Story Overlay

Ms. Amy French,

I would like to write to you about my concerns related to the proposal for Royal Manor single story overlay. We purchased our house on Greer Rd in 2000 and living there since then. Our family has grown over the years and our house has aged during this time. At some time in the future we have plans to rebuild our house with modern amenities. I am extremely concerned about this single story overlay proposal. City of Palo Alto already has regulations in place for any remodel work to not impact the neighbors. I don't understand why we need this proposal right now that will completely disallow building second story even if I satisfy my neighbors.

My lot is not huge and if I have add more living space, I have to go to second story. Even if I am allowed to build more house in a single story, I won't be interested in that as that will takeaway whatever little backyard I currently have. I am concerned if this proposal is approved, I would be forced to move out of Palo Alto as I cannot build a house to my needs in my own lot.

I am also concerned that home values will come down in this area. This proposal is being put up as people are concerned that new people buying in this area are rich people from Google and Facebook and they want to build 2 story houses. That may be true, but if we make this restriction, there will be less people who will be interested in buying a house in this area, thereby reducing the home values.

Please consider my concerns and reject this proposal for single story overlay. I can be reached at +1 408 373 4587 if you have any questions.

Thanks for your time.

Sincerely,
Venkat Dokiparthi
Home owner, Palo Alto.

French, Amy

From: Diane Reklis <reklis@comcast.net>
Sent: Wednesday, February 10, 2016 2:08 PM
To: French, Amy; Planning Commission
Cc: 'Richard Willits'; Katie Renati
Subject: Royal Manor Eichler SSO zone change

Dear Mrs. French,

Please add my vote to support the Single Story Overlay in the Royal Manor Eichler tract. Government exists for situations where the common good takes precedence over some individual desires. We each pay more for police and fire protection than the services rendered directly to us would cost, if we are lucky. Our community benefits from great schools, even though the vast majority of households do not have school-age children. So too, we each benefit from both community within our neighborhoods and privacy within our homes.

The streets around here are intentionally confusing to reduce cut-through traffic and to maintain spaces that are aesthetically pleasing and where neighbors naturally gather to chat or walk or jog. This also means that one neighbor's bedroom wing juts up against another's living room. When one family adds to their house on the side that matters least to them, it often turns out to impinge on a neighbor's space by their living room or master bedroom. These houses were carefully designed and laid out to minimize intrusions on the neighbors, but expanding them can have a larger than expected effect on others.

The houses in this neighborhood were designed with lots of glass to allow the owners to enjoy the outdoors while privacy fences prevent invasive stares. If my neighbor's house was two stories high, the glass walls would be a nuisance rather than a blessing as others would suddenly have full view into my living spaces. If I built a second story on my house, I might be able to sell it for more money, but at least six neighbors would be negatively impacted by the loss of privacy and daylight AND the value of their houses would likely be diminished, at least until they too built up. The single story overlay is essential to maintain and enhance our neighborhood.

This neighborhood had spawned more than its share of community leaders as well as scientists and business folks. Both the computer mouse and Preschool Family were invented on Janice Way. I believe that the Eichler-designed houses and streets have encouraged this level of innovation and service.

Please vote in favor of the Single Story Overlay in the Royal Manor Eichler tract.

Diane Reklis
3410 Janice Way
650-856-1973

French, Amy

From: Claire Taylor <clairetaylor@alum.pomona.edu>
Sent: Wednesday, February 10, 2016 10:40 AM
To: Planning Commission; French, Amy
Subject: Royal Manor SSO

Please support the Royal Manor SSO and preserve our Eichler neighborhood from over-built one-car-garage ugliness.

We thank you.

Claire Taylor and Charles Schulz
3482 Kenneth Drive

French, Amy

From: HEATHER MACDONALD <hmacdonald@me.com>
Sent: Tuesday, February 09, 2016 9:54 PM
To: Planning Commission; French, Amy
Subject: In support of the Royal Manor SSO

To the Planning Commission,

I am writing in support of the Royal Manor Single Story Overlay. I live on Janice Way, in the Palo Verde community. I have owned my home for over 20 years and did a fair amount of research before deciding to support the SSO.

Our neighborhood's small lots mean that our homes are very close together. We currently have very limited privacy. When a two-story home is built, especially in the flood plain, the resulting home is quite high. The neighbors lose all sense of privacy, regardless of how carefully placed the windows are. A few years ago, the house next to ours was sold. The existing home was in very bad shape and many of the buyers talked about tearing the house down and building a two-story home. Fortunately, the family that purchased the home loved the character of the neighborhood and renovated the home in a consistent manner. It made me realize how close we came to having a large home block our sunlight and compromise our privacy. A new buyer's rights shouldn't trump an existing homeowner's rights.

My research showed that the main arguments people have against a SSO - lower property values, losing the right to add square footage, and an irreversible decision - are all incorrect. Therefore, I signed the petition to have a SSO approved for the Royal Manor tract. I will also be attending the Planning and Transportation Commission meeting on February 10 to show my support.

Thank you for your consideration.

Heather Macdonald
3469 Janice Way
Palo Alto, CA 94303

French, Amy

From: Lakshmi Thiyagarajan <lakshmi.thiyagarajan@gmail.com>
Sent: Tuesday, February 09, 2016 8:24 PM
To: French, Amy
Subject: Royal Manor Single Story Overlay

Hi Amy,
I'm Lakshmi Thiyagarajan, living on 3410 Kenneth Dr, Palo Alto.

I would like to remove my signature from application for single story overlay.

We do not want to support this overlay. Please let me know if you need any information from us in order to remove this signature.

Thanks
Lakshmi

Sent from my iPhone

French, Amy

From: Sudha <sudhaanan@yahoo.com>
Sent: Tuesday, February 09, 2016 7:50 PM
To: French, Amy
Subject: Royal manor --- do not pass

Dear Amy,

I am writing to you regarding the single-story overlay application in my neighborhood.

I am the old owner of the house located at 3363 Kenneth drive, Palo Alto, CA 94303. I am writing to let you know that my husband and I would like to remove the yes signature from the application for our house. The folks coming around were so pushy and in the midst of meeting at work I signed it off at that time .

I have a two storey house and this should be the owners decision .
Also the old Eichlers do not look nice and are so inefficient and I would think all can be upgraded by owners choice.
In addition having all these new homes in neighborhood on Lomaverde does not help what these folks are preaching .in addition they got signatures and when I tried to recall and sent emails no one responded .
If they were truly concerned I would have expected someone to respond .

Thanks for your consideration and I hope this does not pass.

Thanks

Sudha and Nagarajan

Please let me know if you need any information from us in order to remove the signature and remove our support from the application.

Best regards,

Sent from my iPhone

French, Amy

From: Hadassah Wurman <hwurman@yahoo.com>
Sent: Tuesday, February 09, 2016 5:53 PM
To: French, Amy
Subject: single story overlay

I am writing about the issue of adding a second story although I was lucky to be able to add a second story to my house 22 years ago.

2 years after we moved into our 3 bed 2 bath house with our 3 and 5 year old boys we had twins. Obviously the house became too small for our family and our options were to add to our house or buy another one.

Because of the price of big houses (yes, even then) this option fell through and we were left with the option of adding a second story, which was perfect for us in addition to being affordable.

Looking back at my experience and thinking of the possibility that second stories would be banned, I am convinced that it will be a big mistake for the Palo Alto social fabric. Had I not have the option of building, we would probably have moved out of Palo Alto. A lot of young people already move out of our city because of housing prices. What are families with multiple children supposed to do if they cannot add to their existing house?

Palo Alto is going to turn into an old people's city.

I sincerely hope that this will not happen.

Hadassah Wurman

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

French, Amy

From: ANNIE BEDICHEK <annie@bedichek.org>
Sent: Tuesday, February 09, 2016 4:53 PM
To: French, Amy
Subject: No to the proposed SSO

Amy,

I think we need to say no to the proposed SSO for midtown. I live and own in midtown. I do not live in an eichler, I pay a fortune in property taxes, and it is not reasonable to limit homes in the area to single story. On my block more than half the existing houses are already two stories. You would be penalizing those who need the space, but had to save longer to save enough to rebuild their old houses. The stock is old, and often falling apart, it is unreasonable to change the zoning now.

Thank you for listening,
Annie Bedichek
884 Loma Verde Ave.

French, Amy

From: Richard Willits <rwillits@gmail.com>
Sent: Tuesday, February 09, 2016 3:36 PM
To: French, Amy
Cc: Ben Lerner; Darcy Escovedo; Katie Renati; David Hanzel; Pat Hanley; Lynn Drake
Subject: Hussain Signature Page

Hi Amy,

Here is a blank signature page with a new signature, that of Abrar Hussain. Abrar and Risa are pleased to be part of the SSO effort.

Richard

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

199. Signature _____ Date _____
Dyson
3469 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 085
200. Signature Abrar Hussain Date 2/9/16
Hussain, Abrar Altar Kuresu
3477 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 084
201. Signature _____ Date _____
Wang, Justin Tan-Shiang Wang Justin T & Tiu
3480 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 108
202. Signature _____ Date _____
Shah, Kalpak & Bina
3483 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 083
203. Signature _____ Date _____
Trainer, Paul & Isabelle
3491 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 082

French, Amy

From: Richard Willits <rwillits@gmail.com>
Sent: Tuesday, February 09, 2016 3:05 PM
To: French, Amy
Cc: Ben Lerner; Darcy Escovedo; Katie Renati; David Hanzel; Pat Hanley; Lynn Drake
Subject: Napaa Signature Page
Attachments: Napaa.pdf

Hi Amy,
The attached signature page has a new signature at the top, Robert & Mona Napaa.
The rest is a duplicate of what was on the application.
Richard

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

90. Signature *Robert & Mona Napaa* Date 2/8/2016
 Napaa, Robert & Mona
 3382 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 059
91. Signature *Bert & Cheryl Belmonte* Date 6/27/2015
 Belmonte, Bert & Cheryl
 3387 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 032
92. Signature *Margaret Smyklo* Date 6/27/15
 Smyklo, Margaret
 3390 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 060
93. Signature _____ Date _____
 Srinivasaraghavan, Raghunath
 3393 Kenneth Dr. Palo Alto CA 94303-4216 APN 127 09 031
94. Signature _____ Date _____
 , Herzl Partnership LP
 3400 Kenneth Dr. Palo Alto CA 94303-4218 APN 127 09 061
95. Signature *Satya White-Reddy Paula* Date 5/27/15
 Reddy, Satya White-Reddy Paula
 3401 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 030
96. Signature *Lisa Bernstein* Date 5/17/2015
 Blum, Michael Bernstein Lisa J Tru
 3405 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 029
97. Signature _____ Date _____
 Mahpour, Morad
 3406 Kenneth Dr. Palo Alto CA 94303-4218 APN 127 09 062
98. Signature *Parthasarathy Rk Ramakrishnan Rathna* Date 5/31/15
 Parthasarathy, Rk Ramakrishnan Rathna
 3409 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 028
99. Signature *Lakshmi* Date 5/3/15
 Thiyagarajan, Pirasenna & Lakshmi
 3410 Kenneth Dr. Palo Alto CA 94303-4218 APN 127 09 063

French, Amy

From: Justin Wang <justin_t_wang@yahoo.com>
Sent: Tuesday, February 09, 2016 10:02 AM
To: Planning Commission; French, Amy
Cc: Lynn Drake; Richard Willits; Katie Renati
Subject: Royal Manor SSO

Dear Palo Alto Planning Commission,

I am a native Palo Altan, educated in the school system from K-12, and was fortunate to return to the neighborhood where I grew up 11 years ago. It has been a pleasure to see my daughter grow up here and attend the local schools. We enjoy our lovely 1957 Eichler house for its aesthetics, high ratio of usable living space, and high degree of ambient natural light. Two years ago we renovated our home with a new roof, flooring and painting to preserve and enhance its original look and feel.

We support the SSO Initiative for Royal Manor because it will help preserve and maintain the essential neighborhood features of intimacy, privacy and neighborliness that we have enjoyed to date, and maintain the attractiveness of our area for residents in the present and future.

Thank you very much for your consideration.

Sincerely yours,

Justin Wang
Thomas Drive, Palo Alto

French, Amy

From: Olivier Matthey <om_paneighborhood-109@olden.ch>
Sent: Wednesday, February 10, 2016 5:55 PM
To: Planning Commission; French, Amy
Subject: Comment regarding tonight's PTC hearing

Unfortunately I won't be able to attend tonight's meeting re the proposed SSO on Royal Manor (Janice way and surroundings), but wanted to express my support for it.

My wife and I moved to this beautiful and friendly neighborhood 6 years ago, but most residents have been around much longer.

We now have two kids, who we'd like to grow up in the same convivial place.

As the real estate market heats up, I've seen first hand houses torn down to be replaced with out-of-place mansions, not by neighbors themselves, but by builders who put personal profit ahead of the harmony of our community.

Apparently, existing protections have failed to discourage, let alone prevent, such harmful practices. This is why I feel that an SSO is needed, to protect what has made this neighborhood such a great place to live.

(We live on a corner lot, so a 2-story house next door wouldn't affect us as much as others, but we feel that it is our responsibility to be good neighbors and take care of each other.)

Thank you.
Best regards.

Olivier Matthey
3498 Janice way
(360) 469 0302

French, Amy

From: Shirley Zou <zou.shirley@gmail.com>
Sent: Wednesday, February 10, 2016 6:24 PM
To: French, Amy
Subject: say NO to SSO

Hi, Amy

Hope everything goes well with you!

My husband (Jing Chen) and I (Xuan Zou) are the owner of 3320 Thomas Dr, Palo Alto, CA. We strongly oppose Single Story Overlay. We are totally fine with design guidelines to preserve Eichler designed houses.

Thank you!

Xuan/Jing

French, Amy

From: Katherine Smolin <kaysmolin@gmail.com>
Sent: Wednesday, February 10, 2016 7:03 PM
To: French, Amy; Katherine Smolin
Subject: 2nd story issues

I do not want a limit on what I can do with my house.

I still have hopes of expanding my home to help with an aging spouse. Wider doorways, room to turn a wheelchair, bigger bathroom with ADA bathroom so he can stay at home as long as possible.

The infrastructure of most Eichlers the age of my house is close to crumbling, electrical issues, pipes in concrete, ups and downs of the foundations in droughts, and great costs to replace or repair.

Why would anyone buy this problem to fix up if they can not expand a house to make it fit their current 2020 needs?

It should not be a crime to improve one's living conditions

kay smolin 3428 Greer Rd 650-494-1144

French, Amy

From: Joyce Schmid <joycegschmid@aol.com>
Sent: Wednesday, February 10, 2016 9:32 PM
To: French, Amy
Subject: Re: Royal Manor SSO

Thank you so much, Amy.

> On Feb 10, 2016, at 9:29 PM, French, Amy <Amy.French@CityofPaloAlto.org> wrote:

>

> Thank you Joyce. You are not limited to certain number of emails. I welcome your emails and I will capture this one for the staff report to Council. The Commission meeting concluded tonight with a 4-0 vote to forward to Council with a recommendation: 'strongly encourage Council to consider removal of Stockton Place and Loma Verde Avenue from the boundary, and look into ways to improve the SSO process.'

>

> -----Original Message-----

> From: Joyce Schmid [<mailto:joycegschmid@aol.com>]

> Sent: Wednesday, February 10, 2016 9:06 PM

> To: Planning Commission; French, Amy

> Subject: Royal Manor SSO

>

> Dear Planning Commission and Ms. French:

>

> I have already written you an e-mail supporting the Royal Manor SSO, so I'm not sure I'm allowed to send a second one. But I realized I need to tell you our experience of having a neighbor build up. I hope that you are permitted read this.

>

> We live at 3428 Janice Way, in an Eichler. Our living room's wall of glass faces our backyard. The neighbor right behind our house lives on Stockton Place. That neighbor built a bedroom up to a height of 15 feet— the height limit allowed without permission for a second story.

>

> There are codes requiring that houses be built up a certain distance from a fence. but this neighbor found a way around that, and built his bedroom wall up to 15 feet--right next to the fence dividing our properties. As a result, every time we sit in our living room we see his giant wall blocking out the view of the neighborhood that we had when we bought the house.

>

> This happened years ago, and to this day, every time I sit in my living room I am upset to have to look at the wall right next to our house— right out our living room window.

>

> There is a window in the wall. We were told it is too high for the neighbors to be able to look out of it into our living room. But we have to look at that lit-up window as part of our "view" now, glowing at night.

>

> The people protesting the SSO say that it would reduce their property values and make it difficult to sell their homes. The destruction of the view outside our living room window has given our home the look of a tenement. I can't imagine anyone would want to buy our home now at any price.

>

> It is too late to remedy our problem—which was not even the result of a second story addition. I would like to spare my neighbors from having something built outside their windows even worse than what we are dealing with— an actual second story.

>

> Thank you for reading this.

>

> Sincerely,

>

> Joyce Schmid

> 3428 Janice Way

> Palo Alto, CA 943034

1 **Planning and Transportation Commission**
2 **Draft Verbatim Minutes**
3 **February 10, 2016**

4
5 **EXCERPT**

6
7 **Public Hearing**

8
9 Item 4. LEGISLATIVE APPLICATION Royal Manor Single Story Overlay:

10
11 Chair Fine: And we have a legislative application for Royal Manor Single Story Overlay (SSO), a request
12 by Ben Lerner et al on behalf of the property owners of the Royal Manor for a zone change from R-1
13 Single Family Residential to a SSO residential zone. So I believe let's start with a staff presentation then
14 we'll have the applicant's presentation and then we'll go to public comment.

15
16 Amy French, Chief Planning Official: Good evening, Amy French, Chief Planning Official. I'm processing
17 the SSOs for the City of Palo Alto. This application for Royal Manor is consistent with the purpose and
18 eligibility requirements for SSO. Those are to preserve single family living areas of predominantly single
19 story character. We have a prevailing one-story character in this neighborhood, Royal Manor, it's Eichler
20 neighborhood from the late Fifties/early Sixties and we have 80 percent are one-story homes that -
21 sorry, 90.6 percent are one-story homes, which meets the eligibility for 80 percent-one story homes.
22 And when the application came in there was 71 percent support that met the application requirements
23 and we have property owners, there's six of them I believe, in the applicant team. We'll hear from them
24 tonight.

25
26 We have 202 homes at these addresses. We did send out notice cards to all of the affected property
27 owners as well as 600 foot radius homeowners beyond that. There are two zones in this SSO, R-1 and R-
28 1(7000). 7,000 is the minimum lot size in that district. We do have a map here showing the support as
29 of the, as of the staff report packet last week reflecting where the two-story homes are, reflecting
30 absentee owners. You had this in your staff reports. And there are 19 two-story homes in the boundary
31 area and some of those did sign in support. I believe there were 11 that signed in support and 8 that did
32 not. That was of interest the last time we brought a SSO to the Planning Commission so I thought it was
33 worth noting. There are no two-story homes under construction, none filed at this time.

34
35 One of the homes in the original tract for Royal Manor is not within the boundary proposed. The reason
36 being it's not an Eichler home. It's a two-story stucco home that was not built at the same time as the
37 others in the tract and really has nothing in common with them for that reason as far as an identifiable
38 character.

39
40 I have some stats up here. They are also in the report. I want to move through this because I know
41 there's people who want to speak. Again, in the report and in the Frequently Asked Questions (FAQ)
42 that were presented to folks in the neighborhood when the applicants were going through talked about
43 what the limitations would be with a SSO rezoning. And that is in a flood zone the maximum height is 20
44 feet and that has a certain formula to get there. And you can't put basements in a flood zone and with a
45 SSO you can't have lofts and mezzanines because that counts as a second floor. The homes that are
46 two-story homes become noncomplying facilities and they are subject to those regulations.

47
48 What this rezoning doesn't do is mandate design review for one-story homes that would replace the
49 homes. So it was just a building permit in that case and it's no discretionary review. It's just a building
50 permit.

1
2 There's been neighborhood outreach. The applicants will go over that in more detail, but they did quite
3 a bit of effort that started in March of last year with a survey and then a second time with a petition.
4 And I'll turn it over to the applicants.

5
6 Chair Fine: Thank you very much.

7
8 Rich Willits: Good evening, Chairman Fine and Commissioners; my name is Rich Willits. I live in Royal
9 Manor. I'm a member of the Royal Manor SSO committee. Some of my fellow members are here.
10 Perhaps they can stand up, the people on the SSO committee? We also have some supporters here who
11 can also stand up if you would, supporters? Thank you very much. We are also as you may know there
12 are some of us who are part of the Palo Alto Eichler Association and in that context we have brought
13 several different SSOs to you and appreciate the time and effort that you've put into studying those and
14 understanding the overall process as that has evolved and to passing the two that have gone through,
15 Greer Park and Los Arboles. We are also pleased of course that those were unanimously approved by
16 the Council. We want to thank staff as well for their support in this application and for helping us with
17 the overall process so we could understand the code, particularly Amy's hard effort. She's been both
18 thoughtful and judicious in leading us through the requirements for submitting an SSO application.

19
20 Now because you've looked at SSO applications before and because of Amy's excellent report which you
21 have and which she summarized in her slides I'm not going to necessarily go through that same material.
22 I'd like to take this opportunity to go through in greater depth some of the history and the applicability
23 of the design of Eichlers to the design of Eichler communities such as ours so that you can have a better
24 idea of where Eichler communities fit into the overall plan of Palo Alto. Before getting into that I'm
25 going to try this... oops, sorry.

26
27 I'm just going to review quickly Royal Manor is the, one of the larger Eichler tracts. You can see us there
28 in the, at the arrow on the southeast corner basically of the Palo Verde neighborhood. There are 202
29 Eichlers as Amy mentioned that were built in the late Fifties all at once. Our community anchors are the
30 Palo Verde Elementary School and the Eichler Swim and Tennis Club. I'm going to jump to the next one
31 which is an aerial shot. You can see the Elementary School and the Swim and Tennis Club off to the right
32 hand side. This is not looking north. This is 101 you see way over in the upper left corner and it's going
33 south upward that way. So this is kind of a south looking shot.

34
35 We are a cohesive Eichler tract. We are all Eichlers with the exception of the one house, kind of a
36 mystery house that Amy mentioned. None of these houses has been torn down. We've had no what we
37 call two-story teardowns. Several of them have had second stories added on top.

38
39 The reason that we and our neighbors signed the SSO application is that none of us wants to have a two-
40 story teardown next to our house or over the back fence from us or even two or three houses away. We
41 call this radius one, two, and three and four. Houses, a two-story house at that, even at that distance
42 impacts our houses and our appreciation of our houses. And I'm going to explain a little more about
43 why that is and that's why, partly why we chose the SSO process. Again, when we started this we
44 looked at what are the various different ways we can get protection from what we saw as being a
45 potential start of rampant replacement of Eichlers with two-story houses and the SSO made the most
46 sense because it treats our whole tract as one and as a community, which is the way we feel about it.

47
48 The two-story teardown when it occurs is a cataclysmic event in an Eichler neighborhood. Usually the
49 resulting houses are not at all of even midcentury modern style. This is an example of 808 Richardson
50 which we see a lot in the press. 808 on the left is the old Eichler that was there. The house that you see

1 there on the right hand side is that same lot viewed from Frank Ingle's house next door. You can see
2 that there's a decided difference in the way that these houses are constructed and massed. Building
3 two-story houses of any kind is blocked by an SSO which is what we desire for our community. We
4 consider these houses especially the two-story teardowns to be out of character of the neighborhood.

5
6 We found as we talked to our neighbors that even the existing two-story additions create a great deal of
7 feeling. I think you'll understand this more fully if we look at what Eichlers provide, how they relate to
8 each other and community. The first why is this important to Silicon Valley? If you read Walter
9 Isaacson's biography of Steve Jobs in the first 10 pages he mentions the importance to Steve of the
10 simplify, the design of the Eichler houses, the type houses that he lived in. These houses think different.
11 Many of the ideas that Steve put into the Macintosh originated with Doug Engelbart who was one of our
12 neighbors. Doug created the ideas of the Personal Computer (PC) in 1962 to 68 while living, raising a
13 family down the street from me on Janice Way in our tract. Doug threw all these great ideas like the
14 mouse, hypertext, word processing, dynamically linked libraries, Windows, etcetera out into the world
15 in an event in 1968 called the Master of All Demos or the Mother of All Demos. That started the PC
16 revolution so we think there is some history of revolutionary thought in our tract.

17
18 This is what our the area basically looked like in about 1952. The buildings that you see right in the
19 middle there you'll recognize as the Greer Park tract that you approved before. In Greer Park at this
20 time was existing and the important thing about this slide is that these houses were when they started
21 they were built in community to interact with each other and really not with respect to the other houses
22 around them. They were built to interact with each other.

23
24 So what are these basic concepts of these houses in their community? They have the following features
25 as a house provided for the occupant. They are slab on the ground. They feature a flat roof typically or
26 near flat and glass walls which of course we've talked about before. I'm kind of going to focus here on
27 the importance of slab on the ground because that's something that's often overlooked. Secondly in
28 order to work in community they have no second story when they were built. They are closed to the
29 street, In other words you don't see big glass windows on the street, and they have a six foot fence
30 beside them and around them. A six foot fence. That was a very important characteristic I remember
31 when I was growing up in Eichlers as a child.

32
33 Where do some of these design ideas come from? In 1949 Phillip Johnson built this building called the
34 Glass House. This sort of idealized those ideas that Steve Jobs and Walter Isaacson talked about and
35 that Doug Engelbart and his children have mentioned to me about the importance of Eichlers. The idea
36 that you see here is the same ones we've been talking about: slab on the ground, flat roof, glass walls.
37 The glass of course brings the outside inside. This is the thing that people talk about Eichlers. This is an
38 example from 1951. Again a very, this is a new way of thinking about these, when Joe Eichler started
39 thinking about these houses.

40
41 So where did Joe get his ideas from? Well, he didn't get them from these folks. He actually had gotten
42 them a little earlier because he lived in a Frank Lloyd Wright house. He got, he pulled them from Frank
43 Lloyd Wright's Usonian house concept which had these characteristics. And Usonian houses were also
44 designed to be built in community. This is the first Usonian house, a Jacobs house, 1939. You'll see also
45 essentially a glass wall. It doesn't look quite as modern as the ones we've been looking at. It's built 10
46 years earlier, but you had the concept of the glass wall and how it allows nature to come into the house.
47 Look at how small that room really is. Square footage is less important in a house when nature comes
48 into the house. This house is also a model for Joe Eichler because it cost \$5,000 to build.

1 Going back we see some more of those characteristics that I mentioned: slab on the ground, flat roof, a
2 glass wall allowing visual access to nature. For privacy since this house is in a housing development
3 unlike the two that I showed before which are in private estates there's a six foot fence. It goes from
4 around the front and extends around the backyard. Because this house is in a community there is no
5 second story.

6
7 What's key about the slab and why do I keep mentioning that? Living in a house like this is registered to
8 the grade level. In other words, that's where you walk. This includes the view over the six foot fence so
9 every inch above grade is important in terms of where the house starts. They start on the ground.
10 Wright taught architects to be very conscious of how we live in his houses. He was very involved with
11 what you see as a person in the house taking into account the size of the human body, the scale.
12 Building houses to this modulus requires a kind of pact with the neighbors. You'll notice up in the upper
13 left hand side you can just see a little bit of another house that's also in the same neighborhood. This
14 one, the Jacobs house we're looking at, was the first Usonian house so this is not a Usonian house, but
15 it's in community with it.

16
17 What kind of front does the Jacobs house or Usonian house show to the neighbor? It's a closed front.
18 This is again a typical Eichler touch, typical Frank Lloyd Wright touch. This inheritance is the reason that
19 you don't tend to get Eichlers, you don't get an Eichler neighborhood by driving down the street. In fact
20 in Palo Alto in the Eighties many of them were kind of wrecks from the outside. Even today there's
21 typically one of those in every tract. Then you might presume that they're pretty awful inside, but that's
22 not necessarily the case because this is the block of the private life that allows the other life, the open
23 life, to exist in the back.

24
25 So the elements that I've been speaking about have made their way into Eichlers. I'm just going to add a
26 few more. There's no attic, there's no basement, there's no second story. There's a slab on the ground,
27 there's a flat roof, there's a glass wall, and a six foot fence closed off to the street. All of our houses
28 share these elements. They jointly allow for the maximum freedom of light, of extension of private life
29 to the garden, to the fence, and to the sky. Eichlers are placed in community in such a way that they
30 preserve this for others. So because they are placed in community it's crucial that Eichlers all in one
31 tract be under one SSO all limiting any two-story intrusions. Our neighbors over the back fence have the
32 greatest impact on the function of our houses in community.

33
34 On the next slide we're going to take another look at our community. This is looking at it the other way
35 from the south. This is using the Apple Maps with the three-dimensional (3-D) effects turned on. You
36 can kind of see especially if you squint at it how our houses are distinct from the houses around it. This
37 defines the tract and defines the SSO. They're flat. Other houses stick out. Our houses are uniform.
38 Others are many styles and do not seem to care about each other.

39
40 As you saw from the picture of Greer Park North our tract as well was built before the others. So the
41 other houses don't really interact with each other, but our houses are all designed together to work
42 together. They were picked from a group of designs designed for Joe Eichler by Anshen and Allen and
43 other architects and they were placed in the tract by professionals in Joe's company so that they tended
44 to interact minimally with each other making use of sunlight and other forms of openness.
45 Consequently in our neighborhoods going along with the idea of a zone change is the idea that intrusion
46 of other types of houses really is not tolerated because of the various natures that we've just talked
47 about. Excluding houses also from our tract would harm, from the SSO, would harm the whole tract.
48 Eichler houses placed in community make community for the people who live in them.

1 Royal Manor is such a welcoming committee, community. Anyone moving here will tell you that after a
2 few months that the neighborhood is very special. We have one 90 year old resident who bought the
3 house in the Fifties when the tract was built who doesn't want to move away because of her neighbors.
4 Everyone keeps an eye on each other. You see this community spirit and network pride and
5 neighborhood pride during the many events organized in during the year which, some of which are
6 pictured here. There are block parties on Janice way which include the surrounding streets. There's a
7 Fourth of July parade on Kenneth Way open to everyone in the Palo Verde neighborhood. We have a
8 Turkey Trot on Lewis. There's barbeques at the Eichler Club. And because of our devotion to minimal
9 design one of the most popular events is the City garage sale. We all need to get rid of stuff in order to
10 make room for family or open space.

11
12 There's a sense of togetherness, a sense of identity created by the fact that we all live in Eichler houses
13 and we value our community. We have young families. We have a completely diverse ethnic
14 background, which is an inheritance that we have from Joe. We have seniors and we have
15 multigenerational households. We even have one household which has four generations. By contrast
16 from other Eichler neighborhoods which have suffered even one two-story teardown we hear of people
17 in those neighborhoods giving up and going away. We don't want this for our neighborhood.

18
19 These are some other images to give you an idea of the inside of the house, which I have put in here
20 because I didn't think that we had really gotten a sense for that in our presentations. I would encourage
21 you all to go to YouTube and check out the four minute trailer for a movie called *People in Glass Houses*.
22 This really tells you what's going on in Eichlers today that are very modern, vibrant communities
23 especially with houses that are renewed. Many of our houses have been, owners have taken on
24 architects sometimes stripping them down to the studs and rebuilding them back again. It's something
25 that we call Eichlers 2.0.

26
27 It's often asked if Eichler homes can meet the needs of 21st Century families. The answer is absolutely.
28 Through modeling, remodeling and upgrading Eichlers can be enhanced through modern high-end
29 fixtures and appointments and can be seen in numerous, this can be seen in numerous remodels in
30 Royal Manor. The open floor plan in the common areas makes it easy to change around how these
31 things work, where we put various aspects of our lives in relation to the sun out the window, the new
32 garden that we're planting. It's also less expensive and ecofriendly to remodel a house rather than to
33 tear it down.

34
35 Eichlers were designed for families. Royal Manor was built during the World War II baby boom and
36 houses had three and four kids in the Sixties and Seventies. Today families have fewer kids, but often
37 more generations. They can live together easily in an Eichler. Due to the open floor plan and inside
38 outside design more people can comfortably live in an Eichler than in a similar house of a different
39 design, similar size house different design. As parents change into empty nesters and then senior
40 citizens it's easy for them to age in place. This is a tremendous advantage for the people in our
41 neighborhood and many of us look forward to aging in place with community and family members
42 growing, moving in with us. We know this is pretty frustrating for people in the real estate business
43 because we ain't moving.

44
45 Finally I wanted to leave you with some of the expressions of support that we've gotten from the
46 neighborhood. There's certainly a lot more and they, some of those are represented in the packets that
47 Amy has of voices of people who have written letters supporting our SSO and we hope that you do too.
48 Thank you.
49

1 Chair Fine: Thank you, Mr. Willits. With that I think let's open it up to public comment. We have a lot of
2 speakers so we're going to have three minutes per speaker and if you wouldn't mind lining up behind
3 the person as you're called so we can go through these.
4

5 Vice-Chair Fine: Thank you, Mr. Chairman. So we have 14 speaker cards and I think that I just got a
6 comment from Amy that Mr. Fegghi would like to speak first although he wasn't on the at the
7 beginning. Is this right?
8

9 Sia Masuni: Sorry, Jalil had to leave unfortunately. He lives in a Stockton Place, 3385 and he was
10 strongly opposed SOO application based on the fact that Stockton Place doesn't belong to that
11 neighborhood and he believed that this should be the owner's decision.
12

13 Vice-Chair Fine: Thank you. And you were I'm sorry, you were...
14

15 Mr. Masuni: I'm Sia Masuni I'm one of the neighbors, his neighbors on Stockton.
16

17 Vice-Chair Fine: Ok, thank you. So with this we're going to continue along this sequence you received
18 the cards with so Mr. Sia Masuni if I'm reading this right so and followed by Misha Potter. You have
19 three minutes.
20

21 Mr. Masuni: So first of all thank you very much for the opportunity to discuss this matter. I live in [94]
22 Loma Verde on the corner of Stockton and Loma Verde and I strongly oppose this SSO application based
23 on a number of reasons. First of all, I think there are a number of people who already removed their
24 signature and I believe their level of support is right now below the 70 percent. The 70 percent is the
25 guideline that the City of Palo Alto has approved for this kind of application and with the number of
26 people who have removed and changed their mind I think definitely the level of support is not there so
27 I'd want you guys to definitely pay attention to that fact.
28

29 Second, I believe that Stockton Place and Loma Verde they are not in this neighborhood. If we get out
30 of our house everything around us is almost non-Eichlers. We, the neighborhood that we share is
31 basically Vernon Terrace and the Stockton Place. And only 10 houses in those two streets are Eichlers.
32 The rest are non-Eichlers. They are not part of this application either, which means they can be [a lot of]
33 whatever they want after this is passed. Whatever community gathering they have or whatever
34 happens, again we are not part of this.
35

36 In addition the zoning is different for us. We generally have smaller lots and they [cannot be as much]
37 as] the kind of middle part of the Royal Manor can build. In addition Loma Verde has special setback.
38 They have a special setback of 24 feet which limits how much we can build also. We have an easement
39 in the back as well. So not only something front, but something in the back. Plus as you know this
40 whole area is in flood zone, which means we cannot build basements either. For houses like us which is
41 in a corner lot we have double constraints because now we have setbacks from Stockton [unintelligible]
42 by from Loma Verde. We have easements in the back. Because of the location of some of the trees in
43 the neighborhood I have, I'm more limited of trying to move the place of the parking or garage or
44 anything like that. Our situation the damage we have from SSO application is just very, very great.
45

46 I want to mention something kind of close with that. We are not builders, we are not in the business of
47 flipping houses and some of these was mentioned in the application that people are afraid that some
48 people will come here and build to the maximum [unintelligible] this. We came here to raise our family,
49 sorry just a few more seconds? Raise our family and we bought this place not only based on the land,
50 the house that's there, but the land that it has and the potential for building. With the current

1 guidelines I can build up to 3,000 sf on this land. If SSO passes with everything we tried to calculate with
2 the help of Amy French and some of the other staff here for me it cannot go beyond 1,800 sf. It is a
3 great damage to my property. I bought it with the hope that I can raise my family here. I have
4 multigenerational family and if you need a place I'm hoping that I can build a second story and use my
5 land. If this passes basically this is taking away the house that I bought because I cannot use it for the
6 purpose that I bought it. Thank you very much.

7
8 Vice-Chair Gardias: Thank you. We have **Misha Potter** followed by **Zoe Danielson**.

9
10 **Misha Potter**: I am actually in very much in support of this (interrupted)

11
12 **Zoe Danielson**: He asked for Zoe Danielson. That's me.

13
14 Vice-Chair Gardias: No, no, followed. So **Misha Potter** followed by **Zoe Danielson** so thank you.

15
16 **Ms. Potter**: I'm very much in support of this measure. When I moved to Palo Alto I discovered an Eichler
17 neighborhood and I knew immediately that's where I wanted to live. This is a fabulous neighborhood.
18 We are very much of a community and part of it was because we could live in these beautiful glass
19 houses and also be part of this larger community.

20
21 I have lived in two Eichlers actually in this Royal Manor tract. Both of them have been extensively
22 renovated including my current one which has two master bedroom suites. They had their mother-in-
23 law living with them. So it is possible to expand them. I had somebody else here actually has six
24 member, family members who live in that house including a dog and they've managed to build, rebuild
25 their Eichler so they have five bedrooms, an office, and three bathrooms. So remodeling an Eichler is
26 very possible to expand it to, for a growing family.

27
28 I wanted to talk about also the privacy that three-fourths of our houses are glass. As soon as you go into
29 a two-story unless I can build a 16 foot fence you're going to be looking into my house from **[every]**. I
30 understand that you have the right to build up, but I also have the right of privacy in my own home
31 without having to put curtains on every single window and having them shut at all times.

32
33 And finally I know that some people may be concerned about individuality. If you walk through the
34 neighborhood people have individuality on their homes. No two, the Eichlers look generally alike, but
35 you can tell personal stamps that going through that way. So I'd like to support it for that measure.

36
37 Vice-Chair Gardias: Thank you very much. **Zoe Danielson** followed by **Patty Schafer**.

38
39 **Ms. Danielson**: Hello, my name is **Zoe Danielson**. I have lived on Thomas Drive since 1979. I would like
40 to tell you that we put a second story on our house already so there's nothing you can do to us now.
41 We don't have a hot dog in this barbeque. I have made the effort to come to this Council **[Note-**
42 **Commission]** to say that stealing other people's property rights is stealing. Stealing is not ethical. It is
43 not ok for a group of people to come together and all agree that somebody else is going to lose their
44 property rights.

45
46 Our second story home was created by my husband and our friends. We hired an architect to supervise
47 our friends and family members to create this home for our four children. Our bathrooms in the original
48 home were so small that our four children couldn't even stand in them. It cost \$400 a month to heat an
49 Eichler in the winter because it has so many glass walls that you will no longer approve my family or any
50 other to replace an Eichler with an Eichler. We cannot build, so now we cannot build second stories, we

1 cannot add on because of the fact that we are in a flood zone, and we would have to raise the level of
2 the house to 10 feet above the flood plain. If people don't listen and they go ahead and ask for this they
3 are going to be back here whining at you again because people are tearing down the Eichlers and
4 putting more suitable houses that are energy efficient in their place. And my point is that what they're
5 trying to do is they're just trying to make me and the other people who have been there who have put
6 two-story houses on with great care and tried in every way possible; for example, we planted Eugenia
7 bushes so that we wouldn't look in on our neighbors.

8
9 I don't think these people will achieve their goal of having everything stay the same as it is today forever
10 by this application. I urge you to turn it down in fairness to those people who would like to have a larger
11 family or have relatives move in and their needs. The first purpose of a house is to serve the needs of
12 the people living inside it, not the people living across the street.

13
14 Vice-Chair Gardias: Thank you.

15
16 Patty Schafer: Hi, my name is Patty Schafer (interrupted)

17
18 Vice-Chair Gardias: Just a moment. We have to be followed by Majan Yaha-Natenajat if I'm reading this
19 correctly. Thank you, sorry.

20
21 Ms. Schafer: Ok. We have lived on Stockton Place for over 20 years and I propose that our block be
22 allowed to secede from Royal Manor. We have never really been part of it. We're not even in the same
23 zone. I just heard there were parades and block parties there. We don't know about them. Our block
24 parties are with Vernon Terrace which joins our street and curves back around to Loma Verde. My
25 neighborhood preparedness leader is across the street in Sterling Gardens. There the houses are of a
26 variety of styles including three with two stories. I've always been glad that I look out at them instead of
27 seeing the same houses over and over. Maybe one day we can return the favor.

28
29 The fact is 78 percent of homeowners on Stockton Place do not want the SSO. The Planning and
30 Transportation Commission (PTC) staff report as I read it discusses this briefly on Pages 6 to 9. The
31 report says that you could recommend to exclude us from the SSO boundary without any additional
32 public notice. The report also indicates that there may be concerns that excluding Stockton Place from
33 the SSO would erode support for it from our backyard abutting neighbors. Well that may very well be a
34 possibility it is not a valid reason to force our inclusion. Our block is overwhelmingly against the SSO and
35 it's only right that we be excluded. Thank you.

36
37 I have an email from somebody. Could I read that to you? She couldn't make it. This is from Kay
38 Smolin, Palo Verde neighborhood. I do not want a two-story limit on my house at 24, no 3428 Greer
39 Road. I still have hopes of making the house comfortable for our aging [need] bigger bathrooms and
40 wider doorways need more room to turn a wheelchair in. Again house materials: pipes, heating,
41 electrical, all indicate a great expense to correct. Who would want to buy an aging house at a large price
42 unless they could expand? Kay Smolin. Thank you.

43
44 Vice-Chair Gardias: Thank you very much. Just a second. Do we have the record of this email in our
45 documents?

46
47 Ms. Schafer: I could send it to you.

1 Ms. French: Through the chair? Yes, we received that at 7:03 this evening. I was up making copies of
2 the ones that I received prior to the start of this public hearing and you have those at places, but this is
3 the only one that came after the public hearing.

4
5 Vice-Chair Gardias: Thank you.

6
7 Majan Yaha-Natenajat: Ok, my name is Marjan (interrupted)

8
9 Vice-Chair Gardias: Just a moment. You will be followed by Howard Shay.

10
11 Ms. Yaha-Natenajat: Ok. My name is Marjan and I'm here two recommendations. One for the Planning
12 Committee [Note-Commission] and one for Amy French which is part of the staff. So the first
13 recommendation which is for Planning Committee [Note-Commission] is that take Loma Verde and
14 Stockton Place out of SSO application. Take a look at them on the map and you will know why this is
15 true. The second recommendation is for Amy French as part of the staff committee. And that
16 recommendation is please, please send postcards to verify level of support instead of collecting
17 signatures. And I will walk through why.

18
19 Many signatures in the application are invalid. Staff must verify the level of support by postcards. Here
20 are a list of neighbors that took back their signatures in the past few days and they told us that, some of
21 them told us that they signed the application when they were in a block party and they were distracted
22 by their children. Someone approached them and asked for signatures and they just signed. And here
23 are some other reasons for voiding the signatures. The first one is misinformed about proposal. The
24 next one is pushy signature collectors. Someone we have their email [unintelligible] for the record and
25 it's sent to Amy French as well. So someone said they came to their door three times and she was in a
26 meeting and finally she gave up, she was like ok, here is my signature. Here you go. And the next one is
27 avoiding confrontation. Our neighbor who was here and he left he told us that he just signed it because
28 he didn't want to become enemies with his neighbors. So they came to him and he was like ok I will sign
29 because he thought that there will be voting later. He didn't know that his signature is going to be
30 counted as evidence of support for SSO application.

31
32 So here are some more examples of misinformation. Saying SSO won't impact house value by showing
33 charts beyond controlled input factors. They were comparing Green Meadow to Palo Verde or they
34 were comparing Green Meadow to Ventura. How does that compare, right? Everyone knows a little bit
35 of data science and everyone knows what multiple variables in a test means. So you can't tell those
36 things attached to the applications are meaningless and they were just there to kind of push their idea
37 to other people. The signatures collected did not fully explain the implication of application, which was
38 banning two-story in the neighborhood. I'm going to read part of the email that someone sent as part
39 of this. So a resident of 3466 Kenneth Drive they took back their signature and they said as background
40 we were misinformed about the details of the drive particularly the two stories restriction. We do
41 believe in the aesthetics of the neighborhood, but we don't believe in two-story ban.

42
43 I'm going to ask for more minutes because I don't believe that they should be allowed to have a
44 presentation and us not be allowed to do any presentations here. So people who signed thought there
45 will be a voting later. Signature collectors never responded back to people's email asking for further
46 information. Again I have evidence of that on another email sent from one of the properties on Kenneth
47 Drive. We only talked to a few, but we bet that there are many more signatures that are invalid. We are
48 busy individuals. We cannot go door to door like the applicants did so we don't know about the rest,
49 but we are sure there are much more. These were just part of the people we knew and that's what they
50 told us. Staff must verify the level of support by postcards, not by signatures.

1
2 The next thing is to Planning Commission, Palo Verde is not Los Arboles. Palo Verde is different. First of
3 all the signatures currently on the application based on our calculation after those houses were out it's
4 around 67 percent, which is much less than 70 percent. There is no rounding here, right? So it is less so
5 it should be considered less. The next thing is there are 202 houses in that boundary. How can you put
6 the same blanket on all the houses? And there is a 24 feet setback on Loma Verde and the next
7 difference is the zoning is not R-1(7000) which is the larger zoning. The next thing is that Palo Alto, Palo
8 Verde is in the most severe flood zone. We are paying a lot of money for the flood insurance already.
9 And here is again Loma Verde is not Janice [really]. So Loma Verde and Stockton are different from rest
10 of proposed boundary and I'm going to show you why. (interrupted)

11
12 Vice-Chair Gardias: So excuse me ma'am.

13
14 Ms. Yaha-Natenajat: Yes.

15
16 Vice-Chair Gardias: Just how much time would you like to more?

17
18 Ms. Yaha-Natenajat: I just have like five more slides.

19
20 Vice-Chair Gardias: So (interrupted)

21
22 Jonathan Lait, Assistant Director: Though Chair. I'd recommend that I mean in the order of... for fairness
23 I mean the applicant submitted an application. Your rules provide that the applicant gets 15 minutes to
24 speak along with a 3 minute rebuttal and then subsequent speakers get 5 minutes which you have the
25 authority to reduce to 3 minutes which is what you have done. I would be concerned that if we allowed
26 additional speakers time that's an opportunity that you got to extend to the rest of the speakers.

27
28 Chair Fine: I agree and we really appreciate your comments. We did give you an extra minute. This item
29 will still go to City Council at which point I encourage you to write them, provide the same figures and
30 information and show up at that meeting as well whatever happens here tonight, but thank you very
31 much.

32
33 Ms. Yaha-Natenajat: Ok, thank you.

34
35 Vice-Chair Gardias: But just if I may, right, just for our record, right, since you presented, right, I think
36 that it would be in your interest, right, and also in our interest to pretty much verify the documentation
37 that you shared with us which we couldn't see unfortunately. Sorry, it's just too far for my eyes.

38
39 Ms. Yaha-Natenajat: Sure, so that's why I think it's unfair that the people who are pro can present, but
40 we cannot present and I'm just going to show you the last.

41
42 [Unintelligible-Multiple speakers arguing about whether she should show slides or not]

43
44 Chair Fine: I'm sorry. You can pass those to us up here as can anyone else in the audience. We'll take a
45 look at them.

46
47 Ms. Yaha-Natenajat: Ok, ok, thank you.

48
49 Chair Fine: Thank you for your time.

1 Vice-Chair Gardias: Thank you very much. Thank you. And also the email that you wanted to share if it's
2 possible just to have it forwarded it to (interrupted)

3
4 Ms. Yaha-Natenajat: It is already sent to Amy French.

5
6 Vice-Chair Gardias: Ok, thank you very much. So we have Mr. Howard Shay followed by Bill Fouseman.
7 You have three minutes.

8
9 Howard Shay: Hello, thanks for your time. I live on 1038 Loma Verde and my wife and I moved in in
10 2012. And when we moved in we picked an Eichler house because my wife and I both liked it very
11 much. And one of the things that we noticed is that our neighbors on both sides have a two, second
12 story add on. And our plan is basically to live in the neighborhood, have kids, and as the kids get older
13 and need more space we would build a very similar add on. Not a tear down, but just an add on that's
14 similar to our neighbors for similar reasons. We have a setback and we actually have an easement on
15 the back and our lot is basically a 6,000 sf lot which is very dissimilar from the other lots in the center of
16 this Royal Manor boundary. Plus across the street on Loma Verde none of the houses that we see day to
17 day are actually Eichlers.

18
19 So now we recently actually had two, a twins and we have in-laws living with us who really adore, adore
20 them and like spending time with them. So we actually do need the space and we do plan to build an
21 add on and we are actually very disappointed that we could not plan for this, it kind of caught us by
22 surprise, and to make things worth both our neighbors actually signed and actually I feel that is very
23 unfair because they had only something to gain and nothing to lose. And I think that is pretty much it.
24 Thank you.

25
26 Vice-Chair Gardias: Thank you very much. William Fouseman followed by David Hammond. You have
27 three minutes.

28
29 Bill Fouseman: Hi, my name is Bill Fouseman. I live on Greer Road near Kenneth in this Royal Manor
30 section of town. I've lived in the house we currently own for about 30 years. I actually purchased it in
31 about 1989. I'm in a unique position because I am one of the people, one of the 10 people who did sign
32 for the SSO and I do live in a two-story house.

33
34 I have a rather unfortunate second story addition that was built in about 1967 by the prior owner of the
35 house and frankly I'm embarrassed by it. It looms over my neighbor's house. It is completely not in
36 keeping of the aesthetic of midcentury modern architecture of this neighborhood and frankly it looks
37 pretty bad. In fact it looks so bad that an article published in the Palo Alto Weekly about two years ago
38 about this neighborhood in which they unfortunately said there have been some other houses built in
39 this neighborhood and here is an example of not an Eichler and it was actually a picture of my house.
40 Fortunately they corrected it, but and we're not too defensive about it. So I really want to strongly urge
41 with the growing interest in aesthetics about midcentury modern houses the issues about privacy,
42 people know what they're getting when they buy an Eichler. It's a quite special thing. They are quite
43 precious houses that must be preserved and as an owner as one of the unfortunate revised Eichlers I
44 strongly support the SSO. Thank you.

45
46 Vice-Chair Gardias: Thank you very much. We have David Hammond followed by Pat Hanley. You have
47 three minutes sir.

48
49 David Hammond: Yes, thank you, Chairman Fine and the rest of the Council or Commission members.
50 My name is David Hammond. I actually lived in Greer Park North which you approved or which was

1 approved actually has gone into effect just this last week after the second hearing and the time. Just
2 wanted to comment knowing how difficult it is, was for us with 72 houses to get near 70 percent just
3 wanted to comment on how the folks that organized this petition and so forth how hard they have
4 worked and really a Herculean effort to come up with 70 percent and I support them. Thank you very
5 much.

6
7 Vice-Chair Gardias: Thank you. So we have Pat Hanley followed by Soo Lin Chan.

8
9 Pat Hanley: Hello, my name is Pat Hanley. I live at 3493 Kenneth Drive. I purchased my house in 1973.
10 Of course I love the neighborhood. I won't go over all of the features that drew me to purchasing an
11 Eichler. I absolutely love the glass wall concept and the privacy in my backyard. I do not have two
12 stories on either side of me. I also had the great privilege of teaching at Palo Verde Elementary School
13 for 28 years so I know the families very well and the sense of community is amazing. One of my
14 concerns, I know Sunnyvale and we are not Sunnyvale, but they in all their Eichler communities do not
15 allow second stories and I imagine there are other communities, I haven't checked with Cupertino, but
16 of the 12 and I think there are 12 SSO communities now in Palo Alto I would just suggest none of them
17 to my knowledge have petitioned to have that SSO overlay removed. So obviously those communities
18 are very, very happy and there are quite a few of them.

19
20 My concern is the type of house that is now being built on the corner of Louis and Clara. The two-story
21 there is very large and I don't know what the setbacks are, but there's very little space going down Clara
22 between the back of the house and the fence next door. I would suggest it might only be six feet. But
23 that type of house with the new Federal Emergency Management Agency (FEMA) regulations if that
24 were to be built next to me would have a significant negative impact on my light and my privacy. So I
25 just strongly recommend and support the SSO petition for Royal Manor.

26
27 Vice-Chair Gardias: Thank you very much. So we have Soo Lin Chan followed by **Shrupa Beeswatz**.

28
29 Soo Lin Chan: I'm vehemently opposed to a SSO. I live at 3469 Greer and I have lived there for 40 years.
30 And so I understand what a sense of community is and I just if they were, I'm in the flood zone so if they
31 should raise the house five feet I would have no sunshine and they would be looking into all my
32 bedrooms and bathrooms. And so I think if you want a bigger house buy, don't buy an Eichler. And so
33 being here for this many years and then I want to give my sons my house because they have two
34 children and having this sense of community is important and my family has been here since 1888 and
35 so we want to have a sense of community and belonging for where we are. And if you're new here then
36 you may not have that. So thank you.

37
38 Vice-Chair Gardias: Thank you very much. So we have **Shrupa Beeswatz** followed by **Bencut Dokeyparty**.

39
40 **Shrupa Beeswatz**: Hello everyone. Thank you so much for the opportunity to speak. My name is
41 **Shrupa**. I live on Stockton Place like a couple of other people who spoke earlier. And we are very new
42 to this place. We just moved in like literally some days ago. So I don't think I have the context that most
43 other people are talking about, but I would say we have, we bought the Eichler home so we have an
44 Eichler on Stockton. We absolutely love the home. We have no desire to rebuild or expand or build any
45 kind of like two-story home, but in spite of all of that we are very opposed to the ban just because when
46 I walk out of my home today I already do see non-Eichler two-story homes. It hasn't been bothering me
47 and I generally strongly believe that people should be able to do with their houses what makes sense to
48 them and a lot of people talked about being able to expand their homes to live more comfortably and I
49 definitely wouldn't wish my neighbors not being able to do that. Thank you.

1 Vice-Chair Gardias: Thank you. So **Bencut Dokeyparty** please and followed by Padma Kotha.

2
3 **Bencut Dokeyparty**: Good evening, my name is **Bencut**. We bought our house in 2000. We are in the
4 Royal Manor. When we purchased our house we looked around Palo Alto and decided to buy in this
5 area because it is not having a SSO. At that time Green Meadow and a few areas had this overlay. What
6 we felt is we were paying so much money and we need to have the right to build if our needs grow in
7 future. That was the reason we purchased in this area even though it's more expensive than other areas
8 at that time.

9
10 This overlay is going to take away our right to build what we want. We already have rules, regulations in
11 place to do anything to our house even just to add a room let alone second story. I think we should just
12 use that regulations and **[unintelligible]** to provide the needed privacy for the neighbors rather than
13 taking away the right of the people who purchased over the last however many years.

14
15 The second point I want to make is it's going to reduce our value because people who are trying to buy
16 will not like these restrictions because they're paying astronomical prices here and I know they will not
17 like to have the restrictions when there are other houses within Palo Alto have no restrictions. They
18 would go into those areas and they will not come to SSO areas and it's going to reduce our value of the
19 house. So for those reasons I strongly oppose this SSO. Thank you.

20
21 Vice-Chair Gardias: Thank you. So we have next Padma Kotha followed by **Jason Trendale**.

22
23 Padma Kotha: Hi, I'm a resident of 3391 Greer Road. We've been living there for more than a decade.
24 Our immediate neighbors the ones, our neighbors who live behind us and who live beside us got an
25 exception from the City and they have extended their homes. This is after we bought our home. So I
26 believe that allowing only single story will make it into a horizontal concrete jungle. We'll not have any
27 green space and privacy as such. You can keep the Eichler spirit, the harmony, in place, but then when
28 you start restricting the second floor you are going to have less green space and then less space for your
29 family.

30
31 And also I thought that this would come up for voting again. We so we didn't know that was the final
32 vote when we signed. So keeping these issues in mind I'm not for an SSO. I would suggest people
33 having **[unintelligible]** and not all Eichler homes have flat roofs. Our own home has a sloping roof. So
34 probably you can change the angle. You can make the angle of the roof a little bit more angular so it can
35 still maintain your privacy though you have a second story home. And definitely if you have a bigger
36 family you want your kids to play so you need more open space. So I'm for more open space and
37 privacy can be handled with design issue, keeping design in mind. So still, by still maintaining the Eichler
38 spirit I believe a second family, a second story home will not affect the lifestyle of our neighbors so we
39 should not restrict it to a single story tract. Thank you.

40
41 Vice-Chair Gardias: Thank you. And we have final card unless there will be another one, Mr. **Jason**
42 **Trendale**.

43
44 **Jason Trendale**: Hi, thank you. I'm representing 3225 Stockton Place. Like others I don't believe that
45 this street, this block, and these Eichlers should be included in this tract. It should be downsized. I hear
46 a lot of un-neighborly attitude in this room and I can see why this is a polarizing topic of discussion. I
47 would like to easily, I could easily spend your time just saying why these houses don't fit that
48 neighborhood. I mean the house across the street was built by the owner. There's, there's lots of two-
49 story houses. It's not something which fits in this overlay, but in my experience in Palo Alto over more
50 than 40 years is living in this house. Living in a SSO zone and having kids where that's two blocks away

1 from every single school level there is except for say, High School. It's also living Professorville next to a
2 house which the Planning Department had knocked down, historic house, and having a two-story home
3 built next to my house where suddenly there's something looking into my backyard and [unintelligible]
4 my swimming pool. So I can see both sides of this and I think one of the things which the City should
5 focus on and which Councilwoman Downing [Note-Commissioner] spoke to when talking about the
6 alleyways is how can we design buildings so that they look out and have a purpose which fits our
7 community? And it's not that difficult. It doesn't take a genius although you had a room full of people
8 who fit that bill in architecture to set a casement for a window placement and end lighting which fits
9 code and allows a second story to be added without a view of the neighbor. And as some people have
10 mentioned, one, two, three, four houses away is a house which affects your backyard, the notification
11 requirements which we have don't even cover that.
12

13 So while it may sound like I'm saying hey, this overlay is a great idea I think it's a terrible idea. I think
14 you're right in front of the Flag and sometimes we forget the Constitution exists, but this is one thing
15 where we have some rights and I think that the people who bought their houses who've signed this they
16 talk about pressure and or people who may not be here don't know this is even happening are just miss
17 and uninformed or they need to work together and I'd really like to see that happen, but I think that
18 Stockton needs to be excluded from this and I think this needs to be rethought, at least continued until
19 people can maybe think hey, there's a way to do this which doesn't involve stopping other people from
20 building something on. And I know this process takes a long time as Ms. French can attest regarding the
21 405 Lincoln property so as far as this goes thank you for your time and I hope that you take that all the
22 people who spoken and the owners which retracted their names from Stockton into consideration and
23 remove that area because Stockton and Vernon are really that one community. They do not fit in this
24 overlay. Thanks a lot.
25

26 Vice-Chair Gardias: Thank you Mr. Trendale. So this concludes public hearing. We have no more
27 speaker cards.
28

29 Chair Fine: So thank you for everyone who showed up tonight. It's great to get all this feedback. I think
30 these are the most comments I've ever seen on a single item probably because this is the largest SSO yet
31 that the City has dealt with.
32

33 Just to frame the conversation as we bring it back to the Commission. Our purview here is to
34 recommend approval or deny the request or change the boundary. If we make the boundary smaller
35 there is no new noticing requirement. If we enlarge the boundary there is a noticing requirement. With
36 that let's open it up for a round of questions. Commissioner Downing.
37

38 Commissioner Downing: Sure. So a question for staff. So can you walk us through the process for what
39 happens when someone submits an SSO request for us? When they submit signatures what happens
40 with that? How do we verify them?
41

42 Ms. French: Those signatures as you have in your packet are checked against the data that the City has
43 on record. Obviously I don't have, I can't compare a signature with a signature on file with the
44 Department of Motor Vehicles (DMV) let's say. I don't have that capability, but I do verify that the
45 owner is the listed owner on our data system for that address.
46

47 Commissioner Downing: Ok. So I realize that this is not really within staff control, it's a matter of how
48 that particular ordinance is written, but I do think that there seems to be a fair point raised in that when
49 people come knocking on my door and ask me to sign petitions I don't generally assume that I'm signing
50 away rights by doing that. I generally assume that I'm only going to be signing away rights when I get a

1 formal government notice with government stationary on top. So I don't know how we handle that or
2 kind of how we can fix that because that does sound disconcerting to me.
3

4 Mr. Lait: So I'll just so... Jonathan Lait, Assistant Director. I'll say that nobody has signed away any right.
5 I mean what the signature did was generate a conversation and filing of an application for consideration
6 by this Commission and ultimately by the City Council at a public hearing, but your comment is well
7 taken. Perhaps there are things that we need to look at in the way that the ordinance is drafted about
8 how we might go about collecting those signatures or getting that threshold point vetted out a little bit
9 further.
10

11 Commissioner Downing: I think that would be useful because I think that the last time we heard an SSO
12 and the last time that there was a neighborhood in that SSO who did not want to be part of that SSO we
13 did try to exclude them and the Council's response to that they disagreed with the view that you just
14 espoused and they disagreed with our view as well which was that when people get this level of
15 signatures they have a right to be heard, not that they have an automatic right to receive the SSO. The
16 Council did not appreciate that view. And so in light of that I am extraordinarily concerned that when
17 Council receives these signatures they really do believe that people are signing away their rights. They
18 don't believe that people are asking for the issue to be heard. So I think that is an important issue.
19

20 Chair Fine: Vice-Chair.
21

22 Vice-Chair Gardias: Thank you, Mr. Chairman. So in the same, in the same spirit I think that in this
23 presentation there is a number of the addresses and I believe that we need to verify this against the
24 applications and double check if the it seems to me that some of them they are already on the list of
25 those that non-signees, but there may be some others that maybe signed and so we would need to
26 verify this to make sure that this is addressed.
27

28 Ms. French: May I? Through the Chair? All of the correspondence that I've received including the recent
29 7:03 email I have gone back and looked against the original application with the signatures and so I do, I
30 do have a current count if you will of support based on my checking against these. So we did get two
31 new supporters through and it is in the packet that you have at places and on the back table. Within the
32 last two days we did get three people that had formerly been a signature of support now saying they do
33 not support it. So again they met the requirements of the zoning code to submit an application for
34 consideration. What it is today is something different than what came in. It's the process, and it is not
35 over tonight. It keeps going. That's what you're asked to do is forward something to the Council and
36 we'll see what the support is at the Council, but again they met the requirement for submission and
37 consideration.
38

39 Vice-Chair Gardias: Right, but all I'm asking is pretty much just to verify if that is **[does]** reconciles with
40 the (interrupted)
41

42 Ms. French: It does.
43

44 Vice-Chair Gardias: This does?
45

46 Ms. French: What I heard tonight is yeah, there's nobody that I'd heard this evening at the podium that
47 is different. I've been checking them against the map that I have on the support and non-support.
48

49 Vice-Chair Gardias: Very good. Ok, thank you very much. That was, that was very quick, right? So we
50 can just go to the substance then and just I have some other questions.

1
2 Man [off mike]: If you can actually announce the percentage in support because right now
3 [unintelligible].
4

5 Mr. Lait: So through the Chair. So Vice-Chair has the floor right now and I believe the Vice-Chair is
6 asking questions of staff.
7

8 Vice-Chair Gardias: Thank you very much. So like to follow up on the original development because
9 there is when you look at the map that you presented there is a R-1 and R-1(7000) lots. So R-1 those are
10 the smaller lots. So my question is what was rationale? Was this, was this truly developed at the same
11 time? Was it one tract at the time it was developed or there were just two separate developments and
12 then those two areas differ which of course would impact somehow treatment of Stockton and Loma
13 Verde?
14

15 Ms. French: So to answer that this is all one original tract. They were built as the applicants mentioned
16 at the same time, the late Fifties. I don't have the exact years, but he did and I looked at that in our
17 system to verify that. I don't know at what point the zoning to different zone districts were put forward.
18 I didn't do that research to know when that took place, but the tract, the building of the tract was done
19 at the same time.
20

21 Vice-Chair Gardias: Ok. Thank you. So I maybe somebody else. I will prepare next questions. Thank
22 you.
23

24 Chair Fine: Commissioner Waldfogel.
25

26 Commissioner Waldfogel: I just had my questions answered from, yes. So nothing, nothing right now.
27

28 Chair Fine: Ok, I'll go for a little bit here. So as we discussed in the pre-Commission meeting yesterday
29 the level needed to get a hearing is at the time of application submittal. Is that correct?
30

31 Ms. French: Yes, to be considered a complete application and eligible for the process of getting to the
32 Planning Commission. Yes. And they met that at the time of application and at the time of the notice to
33 the paper of this hearing and even up until last week.
34

35 Chair Fine: And since then where did the level of support drop to and where is it currently?
36

37 Ms. French: It's gone down and up and down within the last two days or I should say five days. So it's
38 currently at 69 percent and it was yesterday at 71 percent. So we had three, three changes of votes just
39 on Kenneth Drive just today.
40

41 Chair Fine: Ok. A few other unrelated questions. What's the fence limit in these neighborhoods
42 actually? I know someone mentioned about a six foot fence that's part of the style, but is there a limit
43 in the code at the moment?
44

45 Ms. French: One can place an extra foot of lattice along the rear property line, but as one comes forward
46 on the lot there can be no fence taller than six feet forward of the front of the house.
47

48 Chair Fine: Ok. Then just to get to it I'm pretty concerned about some of the process actually to, to get
49 to this. I think it is clear that you need 70 percent, but the City is really made it unclear about how you
50 get there. And from the number of speakers tonight I counted 12 opposed and four in support. I know

1 there are more people in the audience who didn't speak and those folks who were opposed were very
2 passionate about this and they tended to be concentrated along Loma Verde, Stockton, and in the R-1
3 district. That says something and I think we cannot ignore it.
4

5 I'm also particularly concerned that a number of people changed their vote one way or the other and
6 although we are supposed to consider this at the time of application I think it's incumbent upon this
7 Commission to consider that this is a democratic process and we do need to consider how that works
8 out. I just don't think we've done a very good job of process here. I want to echo Commissioner
9 Downing that maybe the City should provide explicit instructions on collecting signatures. Somebody
10 mentioned postcards that that the City sends out. That's not a bad idea. I know that's an additional
11 administrative cost and it would have to be written up in the code, but that seems like a good idea from
12 my perspective.
13

14 And then just to talk about some things we brought up before, it's 70 percent to pass this, it's 70
15 percent to overturn it. Our former colleague on this Commission, Commissioner Michael, mentioned
16 many times that he thought that was backwards. That if it's 70 percent to pass this it should be 30
17 percent to overturn it. In a way we're essentially privileging current owners at the expense of any future
18 owners who may have different preferences. I want to pass it back to the Commission for more
19 comments. Commissioner Waldfogel.
20

21 Commissioner Waldfogel: Thank you. So I'm just looking at the packet and in particular the signature
22 pages in the packet. It starts on Page 30 something. And this looks, this looks fairly unambiguous to me.
23 I mean if somebody rang my doorbell and showed me this piece of paper I think I would take it seriously
24 and consider whether it meant what it said before I signed it. So I think that we have to respect that
25 people had some intent when they saw this piece of paper and signed it. I mean I agree with the
26 comment that the process needs to be clear and transparent that we need to decide when the vote is
27 closed because I'm sure that we've all cast votes that we have remorse over, but we do need to clarify
28 that. But at the same time I think we have to respect the process so it looks like the process to the best
29 of our knowledge is people signed a piece of paper and we count the signatures on the piece of paper
30 that they sign. I'm not quite sure what other way that we could, that we could do this at least given the
31 current situation.
32

33 Looking at the map I understand, I mean I understand the difference between the situations on Loma
34 Verde and Stockton. At the same time those conditions bear on the conditions on the streets behind
35 them so it's hard to separate out the impacts. So it's a difficult case, but at the same time we do have
36 the only thing that we know for certain is that at the time when a piece of paper was presented to
37 people that we got a certain number of signatures.
38

39 Chair Fine: Commissioner Downing.
40

41 Commissioner Downing: Yeah, I mean I have to disagree with that. I mean I think that given that this
42 particular area is in a flood zone, given that a portion of the people here have easements in the back,
43 have large setbacks in the front, I think that the SSO for some of these folks depending on how the
44 market goes could mean hundreds of thousands of dollars in home value one way or the other. And so I
45 would not expect to give away hundreds of thousands of dollars by signing a petition that a random
46 neighbor brings over to my house while I'm trying to cook dinner and feed my child. So I don't agree
47 with that. I think that if you're going to be making such serious decisions about the number one asset
48 that any person, most people in America have, I think it needs to be on government paper. It needs to
49 be an actual letter and a form that the City government sends out. I can't, I don't think it should be

1 based on a petition. I would not closely read that as if it were a contract although that's exactly how
2 people should be reading this.
3

4 So I do see a really big process issue here and it's highlighted here because I think in the other SSO's that
5 we've faced we really did have a community that was united and had the same idea about where they
6 wanted to go. And that's really not the case here. This is a very divided community and I feel very
7 uncomfortable with making this kind of decision knowing that a lot of people did not necessarily know
8 what they were signing. And further [to that] I'm going to be honest here, a lot of the people who came
9 who spoke against and a lot of people who revoked their signatures English is not their first language.
10 Expecting them to read and understand a petition from someone who's knocking on a door without
11 English being your first language and without any legal counsel I think is a really big problem.
12

13 Chair Fine: Vice-Chair.
14

15 Vice-Chair Gardias: Thank you. So I just would like to direct your attention to Page 9 and that is the
16 paragraph under in the middle of the page that starts with "Staff had discussed with the property."
17 When I'm reading this it just pretty much it implies in some way that pretty much we're lobbying for SSO
18 and then I think that our position should be neutral here. It just pretty much reads at the end that
19 owner appreciate this information, but has not changed his vote to support the SSO and then when I'm
20 reading this sentence it just pretty much implies that we were, we were trying to convince the owner
21 which should not be our job to pretty much change the position. So that's, that's concerning to me and I
22 think that pretty much we could, should have rules that would put us in the neutral position giving that
23 variety of comments. [Please help me] would you like to respond to this?
24

25 Mr. Lait: Yeah, well I'll just thank you for your comments. I, we certainly strive to be impartial in our
26 reports and give you a fair analysis. I don't concur with the statements that you've made, but I'm happy
27 to have a further dialogue about that because we do want to make sure that we have a fair document.
28

29 Chair Fine: I actually had a question for the applicant. Did you consider excluding Stockton and Loma
30 Verde?
31

32 Mr. Lait: So Chair you're going to be opening up the public hearing then to?
33

34 Chair Fine: Well, to the applicant.
35

36 Mr. Lait: To open up the... to receive additional public comment?
37

38 Chair Fine: Yes.
39

40 Mr. Lait: Ok, thank you.
41

42 Mr. Willits: And I don't know. I might note we were told we would have some time for rebuttal. I don't
43 know if that time has passed or not, but let me just say about Stockton. We did look at Stockton when
44 we started our process we got well into the signature collecting and Stockton and Loma Verde did not
45 look particularly different from any others. Stockton looks quite a bit different now. A number of
46 people have inexplicably all of a sudden changed their perspective on it. The problem that we have is
47 what I tried to emphasize in my presentation is that the house over the back fence is the one that most
48 bothers us. And again the thing that we're concerned about is the two-story teardown. And the two-
49 story teardown over any back fence of an Eichler has a huge effect. And so any, if any of those houses

1 were to do that it would really impact all the other people on particularly on Thomas cul-de-sac and
2 Kenneth as well as the people on Loma Verde.

3
4 So we did, we have discussed whether or not it made sense to do it, but our feeling is that it's really
5 important that the whole tract both know what the issues are and I appreciate that during somehow
6 during this process we, we go and talk with the people we feel are the most open to what we're staying.
7 And frankly the lack of support tonight from the people that you've heard from are people that we really
8 had no clue were even there. All we knew was that recently there's been this diminution of support. So
9 the situation I would say is quite dynamic and from our standpoint we were not aware that there was so
10 much concern there.

11
12 Chair Fine: No, I hear you. I think dynamic is a good way of describing it. Given that would your
13 committee or the neighborhood be willing to explore this with a different boundary perhaps now that
14 you can see some of the different levels of support on Stockton and Loma Verde? I guess another way
15 of putting it is would you still pursue this SSO if those two streets were excluded?

16
17 Mr. Willits: I think Stockton is where the real issue is. We haven't gotten a sense that there's a lower
18 than normal shall we say support. Again our focus has been to keep the group whole because again if
19 we give one particular part of an Eichler neighborhood essentially the green light to go out then the and
20 I'll say during our process I'm going to back up a little bit. During our process and during the discussions
21 that we had with our neighbors from my standpoint and my group we were all quite aware that the
22 people we talked to were very aware that this was essentially a kind of contract. That when an SSO is
23 put in place by the City that essentially neighbors are giving up a right in exchange for all the people in
24 both radius one, radius two, radius three, radius four within the Eichler community giving up that right
25 at the same time. So for some and I think you've heard from a couple this evening their perception is
26 that that would be a great financial hardship. For most of us this is a financial win. We give up a right
27 we have all of our neighbors tear up their rights. From looking at it from an option standpoint.

28
29 Chair Fine: So I hear you and I think you're right about this being a contract among neighbors. I mean do
30 you feel ok now knowing that on Stockton two, only two of nine households support this?

31
32 Mr. Willits: I agree with the fact that this is a bit disconcerting. The voices that aren't being heard are
33 the voices over the back fence. And perhaps we would be open to something, some way of having a
34 forum or way of somehow having the people on all the sides come together and understand what their
35 issues are. Again as I said this is somewhat new to us and we hadn't fully looked at that possibility.

36
37 Chair Fine: Ok.

38
39 Mr. Willits: But I would agree with you I think given the nature of strong opposition from some of the
40 people who have spoken and the fact that they seem to be operating from a different fact base than the
41 rest of us are means that there may be a way of having more discussion and making it and getting it
42 resolved. We would feel much more comfortable if the whole tract can go for the reasons that I gave.
43 The interconnectedness of the houses.

44
45 Chair Fine: Thank you very much. Guess we're going to close the public hearing again. I think do any
46 other Commissioners have other questions or comments? Vice-Chair.

47
48 Vice-Chair Gardias: Thank you. So in the same regards, right, I think we have a gap in SSO regulation
49 because when we follow up on the applicant's request to apply SSO to certain boundaries the we don't
50 have a resolution for the boundaries of the district and those boundaries may be already affected with

1 this what's going on the other side of the street and I think this may be the case for Stockton Place and
2 probably for Loma Verde because they are facing totally different neighborhood on the other side and
3 then there may, they may just look at this from the perspective of the neighbor with the other people
4 from the other side of the street as opposed to being neighbors with the tract development. So I think
5 this is the first we have a gap in the SSO overlay that we may need to address somehow. Then this gap
6 would have to also relate to the other party because of course this is the applicant and then they would
7 feel they would be affected with the taller houses that would be built on the other side of their fence.
8 So we may need to develop some process that would and some zoning requirements that would allow
9 some of those that feel that boundaries are affected would allow to expand to somehow have larger
10 houses, but then not affect their neighbors that are applicant for the SSO overlay. And we have similar
11 thinking in our zoning regulations because when we have changes between different zones then we
12 have requirements how the development [unintelligible] step up from one zoning to another one so it
13 would be a similar situation.

14
15 Chair Fine: Other comments, questions? So I think at this point we should try to make a Motion and
16 move forward with it. Just to remind my fellow Commissioners our purview here is to recommend
17 approval that the City Council approve this SSO as is. We can deny the request and a question for staff
18 there, if we deny the request this whole process ends, is that correct? Or can it be appealed or what
19 options do the neighbors have and?

20
21 Ms. Silver: Right. It would still be forwarded to Council with your recommendation for denial.

22
23 Chair Fine: Ok, thank you. Or we can change the boundary. So please correct me if I'm wrong; I think
24 the sense on the Commission here is that we either change the boundary a little bit with Loma Verde
25 and Stockton Place and to be clear last time we did that Council wasn't too happy about it, but it is
26 within our purview here and our job is to consider and make recommendations to City Council on zoning
27 map and zoning ordinance changes. That's exactly what this is. The other option might be to deny it.
28 So I'm willing to entertain Motions in any of those three areas.

29
30 MOTION #1

31
32 Commissioner Waldfogel: Just to make it easy I'd like to move to approve the staff recommendation.

33
34 MOTION #1 FAILED

35 Chair Fine: So Commissioner Waldfogel has moved that we recommend approval of the staff
36 recommendation to Council. Do we have a second? We don't have a second. That Motion is off the
37 floor. Do we have another Motion?

38
39 Vice-Chair Gardias: I would like to make a Motion, but before, before I do this do we have an option
40 because we were given option of modifying the boundaries, but we don't have any option just going
41 between. So is it within our purview, is it within our current mandate to recommend some mitigating
42 factors along certain boundaries?

43
44 Mr. Lait: So the code as I understand it is this is the application for a SSO and we've not, let me back up a
45 step. I think where you're going is with the possibility of some additional development standards that
46 might apply to properties on Stockton or Loma Verde? Ok. So if what we've not done before with any
47 of the SSOs that have been adopted is apply additional development standards and I think that is
48 something we can have a conversation about, but I think it begins to get a little bit tricky because we
49 have a section of our code that deals with SSOs and establishes some prescribed standards that would
50 apply to every SSO. And so I think we'd want to think on that a little bit further. I think that you could

1 also frame in a recommendation that some standards be considered by the Council and then that would
2 also give us some time to think about that as we prepare that report for Council.

3
4 Vice-Chair Gardias: Right, so that was pretty much this is where I was going to so my Motion would be
5 right, if we may do that pretty much we would recommend approval of the staff recommended and
6 applicant submitted SSO, but with providing with developing mitigating factors along the boundaries of
7 the, of this overlay and then returning to the Commission to review those for final approval.

8
9 Mr. Lait: So I mean I think that would I mean that's going to take some time to come up with some
10 standards about what that might be. I mean there's a number of options just off the top of my head
11 that one could explore whether they're precise development standards or there's an additional I mean
12 we already have the Individual Review (IR) process that would apply to any second story home. And so
13 one might question whether that might be a sufficient safeguard which is one that contemplates privacy
14 as one of the issues. So my concern is that if the Commission put us, sent us down that path that that
15 would extend the processing time of this application and I think I mean it sort of begins to take on its
16 own policy project at that point and I guess I would encourage the Commission to if that's your interest
17 have a conversation about that and maybe forward that on to the Council as part of your
18 recommendation, but I'm open to a continued dialogue about that as I continue to think about it.

19
20 MOTION #2

21
22 Vice-Chair Gardias: And then I totally agree, right? I mean from time to time like we have with your
23 omnibus review that we just did at the end of the last year, right, we just stamp across on some
24 regulations that we may improve and maybe this is one of those that we may somehow look into again
25 from this specific perspective. It just pretty much gives us a lesson so we should just take a look at this
26 see if there is existing regulations are provide mitigating factors. They may not, right? So in this respect
27 we would have to just develop new zoning restriction or recommendation just to provide some
28 mitigation factor for those that live along Stockton.

29
30 So with this I would like to just move a Motion to approve this staff submitted SSO overlay for this
31 district with the requirement that staff will provide, will propose the mitigating factors for the
32 boundaries for the overlay and return to the Commission to review.

33
34 Chair Fine: So there's a Motion on the floor to approve the staff recommendation with staff directed to
35 look into development standards that may mitigate some of the, can you repeat that second part?

36
37 Vice-Chair Gardias: That would provide mitigating factors for the properties along the boundaries of the
38 SSO overlay.

39
40 Chair Fine: Do we have a second?

41
42 Commissioner Waldfogel: I'm not... can you just clarify what that means precisely? Are we talking about
43 Stockton/Loma Verde in or out? I mean the other place where there are boundaries is on Vernon
44 Terrace. So what are we actually talking about right now?

45
46 Vice-Chair Gardias: Yeah, so we pretty much we're talking about just providing some sort of regulation
47 that would allow owners to expand their properties to somehow relate to the properties outside the
48 boundaries and then pretty much it would be any boundary, but of course we would just apply it to a
49 specific boundary where we would just be voting for approval. So the recommendation would be for all

1 the boundaries because the situation may occur anywhere, but we would apply it for some selected
2 boundaries where this applies.

3
4 SECOND

5
6 Commissioner Waldfogel: I'll second that Motion.

7
8 Chair Fine: Alright, so we do have a Motion on the floor (interrupted)

9
10 Mr. Lait: So I'm sorry, Chair. If I may? Before a vote?

11
12 Chair Fine: Sure.

13
14 Mr. Lait: So you have an opportunity to have a deliberation of course between I mean there's a Motion
15 and a second on the floor and I guess there's a couple of things. One is I think there are some
16 implications here that I'd like to think through a little bit more. And if I can see that map again? I don't
17 like to sort of do this on the fly, but there's a lot of boundaries there and I think that there's a lot of
18 that's going to be difficult for us to put together and come back to you in light of the different work
19 program that we have here. I mean if I'm understanding the Vice-Chair's Motion at boundary issues
20 we're to come up with a proposed mitigating factors that would presumably address the height, scale,
21 bulk of a possible two-story building and privacy related issues upon the one-story, the SSO properties
22 that are abutting it. And as I look at the map that's if we're not coming up with a uniform standard
23 we're looking at every property individually to think about what that standard would be and that's just
24 not feasible. And so that gets me back to the existing processes that we have in place and the existing
25 process that we have in place is the IR. So if the Commission is asking us to come back and think about
26 mitigating factors I think that the existing process that we have the IR process would be the mitigating
27 factor an existing program that works and it doesn't require us to go through an elaborate analysis of
28 the boundary properties particularly when how many of these do we have now? SSOs? Yeah.

29
30 Ms. French: 12, 14 now with the two recently adopted.

31
32 Mr. Lait: So we have 14 SSOs in the City and then this would be the first one that would have its own
33 unique set of standards. I have some concerns about that.

34
35 Chair Fine: Thank you. I appreciate that. I think staff does have a valid concern. Just for my colleague's
36 sake if we do approve this as is, but we require mitigation standards I'm not just knowing how the City
37 operates the long and short of it is that the SSO will be approved by Council, right? The development
38 standards may not be developed and we actually haven't solved that issue if we see one there of these
39 [unintelligible] properties creating second stories. That said there is a Motion and a second. Would you
40 care to speak to it?

41
42 Commissioner Waldfogel: I'd just like to comment that I think that if the IR process worked to
43 everyone's satisfaction that I don't think we would see a petition with 70 percent approval give or take
44 [unintelligible] what day we decide the vote is actually countable. So I mean it's possible that we could
45 have a better IR process than we have today that takes privacy more into account than it does, but I
46 suspect that that, that the weakness of that process today is one of the reasons why we see this petition
47 in front of us. So that's why I'm supporting this Motion in some form.

48
49 Mr. Lait: So Chair I don't know if there's an opportunity for me to respond to that?

1 Chair Fine: Please.

2
3 Mr. Lait: Thank you. So thank you for the comments about the IR program. As you may or may not
4 know of course we are undergoing a study of that program. We do have a consultant on board who is
5 interviewing people and we are anticipating making some reforms based on those reports from that
6 program. So I hope that where there are failings of the IR program perhaps on both sides of the aisle on
7 that that we can make some changes to improve that and get a better product for everybody.

8
9 And so it just a last other sort of pitch I guess to the Commission as you consider the Motion I want to I
10 go back in my mind to the last... first of all I want to say I think there's a lot of great comments that are
11 being made and I am not advocating one way or the other for how this goes, but I do think that we have
12 an application that was filed. It did meet the submittal requirements. I think applicants are probably
13 looking for an opportunity to have a conversation before the Council. This suggestion on the Motion I
14 think is one that's noteworthy. My concern is that it keeps us here at... staff doing additional work and
15 research and coming back to the Planning Commission as opposed to advancing it on to the City Council.

16
17 FRIENDLY AMENDMENT

18
19 Chair Fine: Thank you. So I'd like to propose a Friendly Amendment. I agree with the general Motion
20 that we can move this forward to Council. I'm just trying to provide some context here. Thank you for
21 that comment about what you just made. I think the problem here is that our options are kind of
22 limited. We can deny this application, say no. We can say yes it's good as is or we can change the
23 boundaries which I think inherently changes this whole process particularly for the people right next to
24 the areas that we remove. I think Council had a lot of issues when we did that last time and rightfully so.
25 I think they also had issue with the fact that we were redistricting in a way and we were removing
26 properties to reach another threshold of votes. I think that's problematic too even though I think for
27 this application they're, it's much more contentious. There are a lot of people who showed up tonight
28 against this and I think it's very clear that they're coming from a certain subset of properties along the
29 border.

30
31 So my Friendly Motion to the, my Friendly Amendment to the Motion to move this forward would be
32 that Council strongly look, strongly explore the possibility of removing Loma Verde and Stockton Place
33 properties given their diminished level of support and furthermore that Council look into ways that staff
34 and the City can do this process better in the future whether that is mailing out cards, providing a
35 boilerplate form for folks to explain to their neighbors what this is about. I think the committee here
36 had some great intentions and they did a true faith effort to actually get this passed in their
37 neighborhood and get the level of support. Nonetheless there were some neighbors who were not
38 satisfied by it. So my Friendly Amendment is 1) for Council to strongly consider removing Loma Verde
39 and Stockton Place, those properties, and 2) to explore ways in which this SSO process can be more
40 efficiently and effectively done by neighborhoods that come down the pipe.

41
42 FRIENDLY AMENDMENT ACCEPTED

43
44 Vice-Chair Gardias: I accept the Friendly Amendment.

45
46 Commissioner Waldfogel: I will too.

47
48 Chair Fine: Ok.

1 Vice-Chair Gardias: So the Motion, proposed Motion would pretty much read that the Commission
2 approves submitted SSO overly for Royal Manor tract and strongly...

3
4 Chair Fine: Strongly encourages Council to consider removing Stockton Place and Loma Verde Avenue
5 properties.

6
7 Vice-Chair Gardias: Thank you.

8
9 VOTE

10
11 Chair Fine: And Council consider methods to do this process better in the future. So we do have the
12 Motion as amended. I'm going to put it to a vote in a minute, but I just want to say one thing to
13 everybody out in the audience, thank you all for showing up. All of your feedback is very important to
14 us. The presentation was extremely helpful. And whatever happens with this I encourage you all to
15 show up in these numbers at the Council meeting. Council will listen to you as well. They will consider
16 both sides of this issue or all three sides; however you want to look at it.

17
18 With that if there are no other comments let's put this to a vote. All in favor? All against? None. So
19 this passes four to nothing. Thank you all very much for showing up.

20
21 MOTION PASSED (4-0-_____, recused/absent?)



Development Review

Application

Department of Planning & Community Environment

250 Hamilton Avenue, Palo Alto, CA 94301

650-329-2441 ~ plandiv.info@cityofpaloalto.org

Received

OCT 27 2015

Department of Planning
& Community Environment

Date Received	10-27-15
File Number	15PLN-00431

*Appointments are required for all application submittals, please call to schedule.***1 Application Request**

- | | |
|--|--|
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Site and Design |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Enhancement Exception | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Historic Review | <input type="checkbox"/> Transfer of Development Rights/HRB |
| <input type="checkbox"/> Home Improvement Exception | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Individual Review | <input checked="" type="checkbox"/> Zone Change |
| <input type="checkbox"/> Planned Community Zone Change | <input checked="" type="checkbox"/> Other: <u>Single-Story Overlay</u> |
| <input type="checkbox"/> Protected Tree Removal | |

Fees

Fee Collected ☒

Cost Recovery Yes ☒ No ☐

Cost Recovery # N/A

Receipt # _____

2 Property LocationAddress of Subject Property: Royal Manor (Tract #1556)Zone District: R-1 Assessor's Parcel Number: Various (attached) Historic Category (if applicable): Eichler**3 Requested Action/Project Description**

Create an R-1 (S) Single-Story Overlay/Combining District for 202 homes in the Royal Manor subdivision indicated in the attached map.

Include all homes on Janice Way, Thomas Drive, and Kenneth Drive, and sections of Loma Verde Avenue, Greer Road, Louis Road, and Stockton Court that are part of the Royal Manor neighborhood, as shown on the attached map.

4 Applicant/Primary Contact

Name: Ben Lerner Email: balerner@yahoo.com

Address: 3482 Janice Way Phone 1: 650-868-5990

City: Palo Alto State: CA Zip: 94303 Phone 2: 650-494-3163

5 Property Owner

Name: See attached signature and contact pages Email: _____

Address: _____ Phone 1: _____

City: _____ State: _____ Zip: _____ Phone 2: _____

I hereby certify that I am the owner of record of the property described in Box #2 above and that I approve of the requested action herein. If this application(s) is subject to 100% cost recovery of planning costs, I understand that charges for staff time spent processing this application(s) will be based on the Policy and Procedures document provided to me. I understand that my initial deposit is an estimate of these charges and not a fee, and I agree to abide by the billing policy stated.

Signature of Owner: _____ Date: _____

6 Action Taken

	Date	Decision
<input type="checkbox"/> Planning Manager	_____	_____
<input type="checkbox"/> Director of Planning	_____	_____
<input type="checkbox"/> City Council	_____	_____

October 27, 2015

Ms. Amy French
Chief Planning Official
Planning & Transportation Division
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Received

OCT 27 2015

**Department of Planning
& Community Environment**

Dear Ms. French,

On behalf of the homeowners in the Royal Manor neighborhood (Tract #1556) in Palo Alto, we are submitting an application to create an R-1 (S) Single-Story Overlay Combining District for the 202 contiguously located properties indicated in the attached map.

We believe we fully meet the criteria for our application as outlined in PAMC 18.12.100. This application has the support of 71% of property owners (144 of 202) in our neighborhood. The Eichler homes associated with this application are predominantly single-story (90%, or 183 of 202), single family, and of a similar age, design and character, making our application compliant with guidelines for a Single-Story Overlay Combining District. The proposed district is also an easily identifiable, contiguous neighborhood with appropriate boundaries and moderately sized lots.

Eichler homes were designed to create a neighborhood with community feeling and backyard privacy. We love the low-key, private, single-story character of our Eichler neighborhood and would like it to be preserved. Through our front doors we have easy access to our neighbors, while our backyards are a private extension of our indoor living space. As a neighborhood, we stand together in a shared desire to preserve the privacy and livability of our single-family Eichler homes by restricting second-story construction in our district.

Our residents are comprised of several generations, vary in their years of home ownership, and come from a wide array of ethnic and cultural backgrounds. We all share in the appreciation of our Eichler homes and a desire to maintain our privacy as well as the unique design and character of our Mid-Century Modern neighborhood. During our outreach, many of our neighbors joined us by going door-to-door, and following up with neighbors by sending emails, mailing letters, and hand delivering signature sheets

Please know that we have a team of residents willing to assist the Planning Department as needed to help the application review process go efficiently and to reduce valuable staff time. Please do not hesitate to contact us if you have questions

or if we can be of any help.

Below is a list of the members of our core group, who have worked actively on the Royal Manor SSO:

Ben Lerner	3482 Janice Way	balerner@yahoo.com
Richard and Nicola Willits	3396 Greer Road	rwillits@gmail.com
Lynn Drake	3415 Louis Road	lynnhdrake@gmail.com
Katie Renati	3440 Janice Way	windkatie@gmail.com
David and Anne Hanzel	988 Loma Verde	dhanzel@pacbell.net
Darcy and Andy Escovedo	3878 Kenneth Drive	darcy.escovedo@gmail.com

On behalf of the residents of the Royal Manor neighborhood, thank you for your consideration.

Sincerely,



Ben Lerner
Resident and Homeowner
3482 Janice Way
Palo Alto, CA 94303
balerner@yahoo.com
650-868-5990

BACKGROUND: Royal Manor, Tract #1556

This application seeks to apply the Single-Story Overlay Combining District designation of R-1 (S), to 202 properties in the Royal Manor neighborhood of original Eichler homes. We believe this application fully meets the criteria for a permanent Single Story Overlay R-1 (S) combining district as outlined in PAMC 18.12.100.

Below, we present 1) Reasons for the Application, 2) Map of District & Prevailing Single-Story Character, and 3) Support of Property Owners.

1. Reasons for the Application

The Royal Manor subdivision was built in the late-1950s by the pioneering architect Joseph Eichler. Eichler homes are part of the Mid-Century Modern architectural style, and were designed to create a neighborhood with community feeling and backyard privacy. Through our front doors we have easy access to our neighbors, while our backyards are a private extension of our indoor living space. An Eichler's open floorplan, with glass walls facing its back and side yards, lets in much light, connects us to the outside, and makes the home very bright and airy. The view to the private outdoors enhances the spacious feel of the home, and the backyard is an extension of the indoor living area and provides an ideal layout for enjoying the outdoors. These are qualities much loved by Eichler owners.

Eichler neighborhoods also have a unique character that includes the uniformity of single-story homes. Having single-story neighbors to our sides and across our back yards is what gives us privacy in our open-floorplan, glass-walled homes, and this is a significant attribute of the design of Eichler neighborhoods. But this quality can be greatly diminished if a 2-story house is erected to the sides or back of an Eichler, as the open living areas become visible to the neighbors. To protect and preserve our neighborhood's character, and maintain the privacy we get from having single-story neighbors, we would like to petition the City to establish a Single-Story Overlay R-1 (S) Combining District for our neighborhood.

The prevailing single-story character and shared age and design of our houses has nurtured a community feeling. Examples include a large annual block party, a large July 4th parade, frequent use of the Eichler Swim Club as a gathering place (although it isn't restricted just to our neighborhood), and good neighborhood emergency preparedness. Neighbors will frequently congregate outside in the evenings to socialize. Residents in our neighborhood cross generations, vary in years of home ownership, and come from a wide array of ethnic and cultural backgrounds. We share a deep appreciation of our Eichler homes and a commitment to maintain the unique communal spirit of our neighborhood.

There is a community benefit in preserving neighborhood character and history where the vast majority of residents are in favor of this protection. Palo Alto's Mid-Century Modern neighborhoods are an important part of our City's heritage, and preserving them is in the City's interest. In particular, Palo Alto has the largest concentration of Eichlers in the world with approximately 2700 out of 11,000 built. We have observed developers buy houses in other parts of Palo Alto and then build the largest possible new home for the lot with little or no sensitivity to scale and compatibility with the existing houses. Although second story construction is appropriate in many areas of the City, for a cohesive, single-story Eichler tract like ours, the building of second story homes has a detrimental effect on the privacy of its residents and on the overall neighborhood's historic character.

2. Map of District & Prevailing Single-Story Character

The map of the Royal Manor neighborhood (Figure 1) indicates the boundaries of the properties in the proposed overlay district. This map shows an identifiable neighborhood with well-defined street and tract boundaries. The proposed overlay area includes a total of 202 contiguous Eichler homes: all homes on Janice Way, Kenneth Drive, and Thomas Drive, 9 homes on Louis Road just North of its intersection with Greer Road across from the Palo Verde School, the homes on Greer Road between Louis Road and Loma Verde, the homes on the South side of Loma Verde Avenue East of Stockton Place, and the homes on the East side of Stockton Place South of Loma Verde. Each house in the proposed overlay area was built by Joseph Eichler in the late-1950s. None of the homes have been torn down and replaced since then, although some (~10%) have second-story additions that were added in the 1960s-80s. Attachment 1 contains more detailed maps of the subdivision, including street addresses of each property.

We are excluding from this application one property at the Northeast corner of the subdivision. This property, at 1068 Loma Verde Avenue, is a two-story stucco home that isn't an Eichler and looks like it never was one. It was built in 1963, whereas the rest of the tract was developed in the late 1950s. It is isolated from the rest of the subdivision. We do not know the history of this home, and the owner has not responded to attempts to make contact. Due to this unique situation we feel that it's appropriate to exclude this house from the overlay area.

The proposed overlay district is an original Eichler home tract with a prevailing single story character. Of the 202 properties in the designated area, 90% (183 of 202) are original, single-story Eichler homes; 19 properties have 2nd story additions. These 19 houses added a second story in the 1960s-80s but maintained the Eichler style and building materials (i.e., Eichler siding and flat roof lines) to match to the original structures. None of them were tear-downs, and all are built on slabs on the ground, so the first floor is at the same level as the surrounding houses.

3. Support of Property Owners

This application has support from 71% of the homeowners in the proposed overlay area, or 144 of 202 properties. Supporters are enthusiastic about preserving their privacy and protecting the neighborhood.

The process that led to this application started in the spring of 2014, when a proposal was made to tear down an Eichler home at 3558 Louis Road and replace it with a much larger 2-story home of an incompatible architectural style. (The Eichler home was torn down, despite neighborhood protests, and the new home is currently under construction.) Residents of nearby Eichler neighborhoods became concerned that if this happened in their neighborhood it would negatively affect their privacy, their street-scape, and the overall character of their Mid-Century Modern neighborhood. A core group of interested residents got together, mostly from the nearby Royal Manor neighborhood, and started researching options for protecting Eichler neighborhoods. It was concluded that under existing Palo Alto laws, the easiest and most practical way to do this was via a Single-Story Overlay.

The first public outreach in this effort was a post on Nextdoor.com on June 22, 2014, to the entire Palo Verde neighborhood, of which Royal Manor is a part. This was followed by a meeting between the Royal Manor core group and Amy French on 7/31/2014, where we discussed options for preserving Eichler neighborhoods and specific questions on Single-Story Overlay.

On 3/15/2015 a "Letter to Neighbors" and FAQ Sheet were distributed to all homes in Royal Manor (Attachment 2). The letter included a survey question to measure the support for a SSO, and of the surveys returned, over 80% were supportive. Through subsequent discussions with Amy French we learned of the need to make some technical corrections to our original Letter. We updated the document (Attachment 3) and redistributed it as we sought neighbors' signatures for this application. The weekend of 5/2/2015 we began collecting signatures from Royal Manor residents to show support for the SSO. This has been an ongoing process, and the signature forms as of 10/24/2015 are attached (Attachment 4), showing 71% of Royal Manor in support of having a single-story overlay.

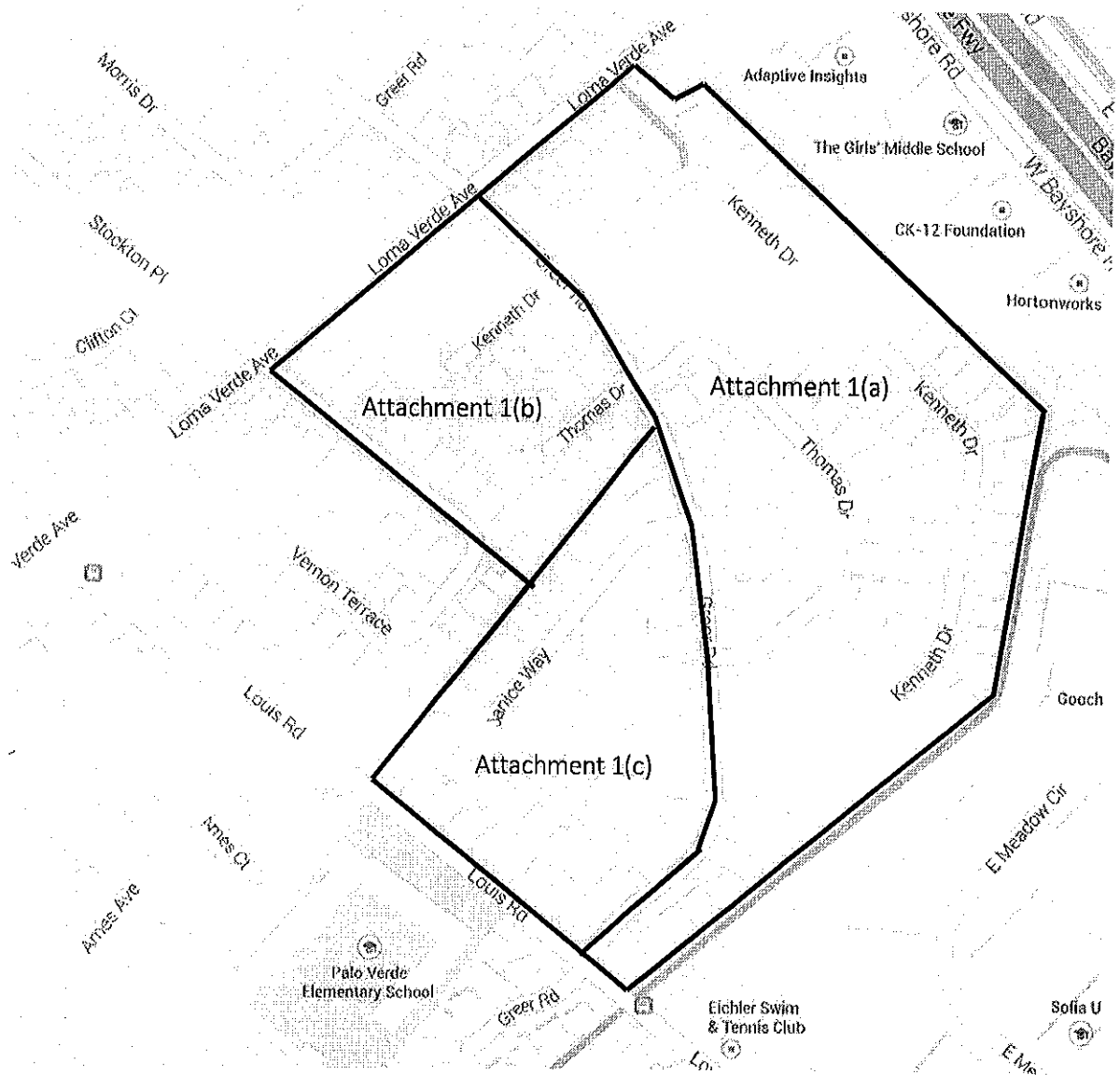
The petition states that the signer is indicating support for a zone change from R-1 to R-1 (S) that affects his or her property. One signature was obtained for each property by an owner of record of the property. In compliance with guidelines, this application meets the minimum support level needed to apply for an R-1(S) Single-Story Overlay Combining District. The desire of co-applicants is to preserve and protect the single-story character of our unique Eichler neighborhood, and therefore, we ask that this application be processed, approved and adopted as soon as possible.

4. List of Attachments

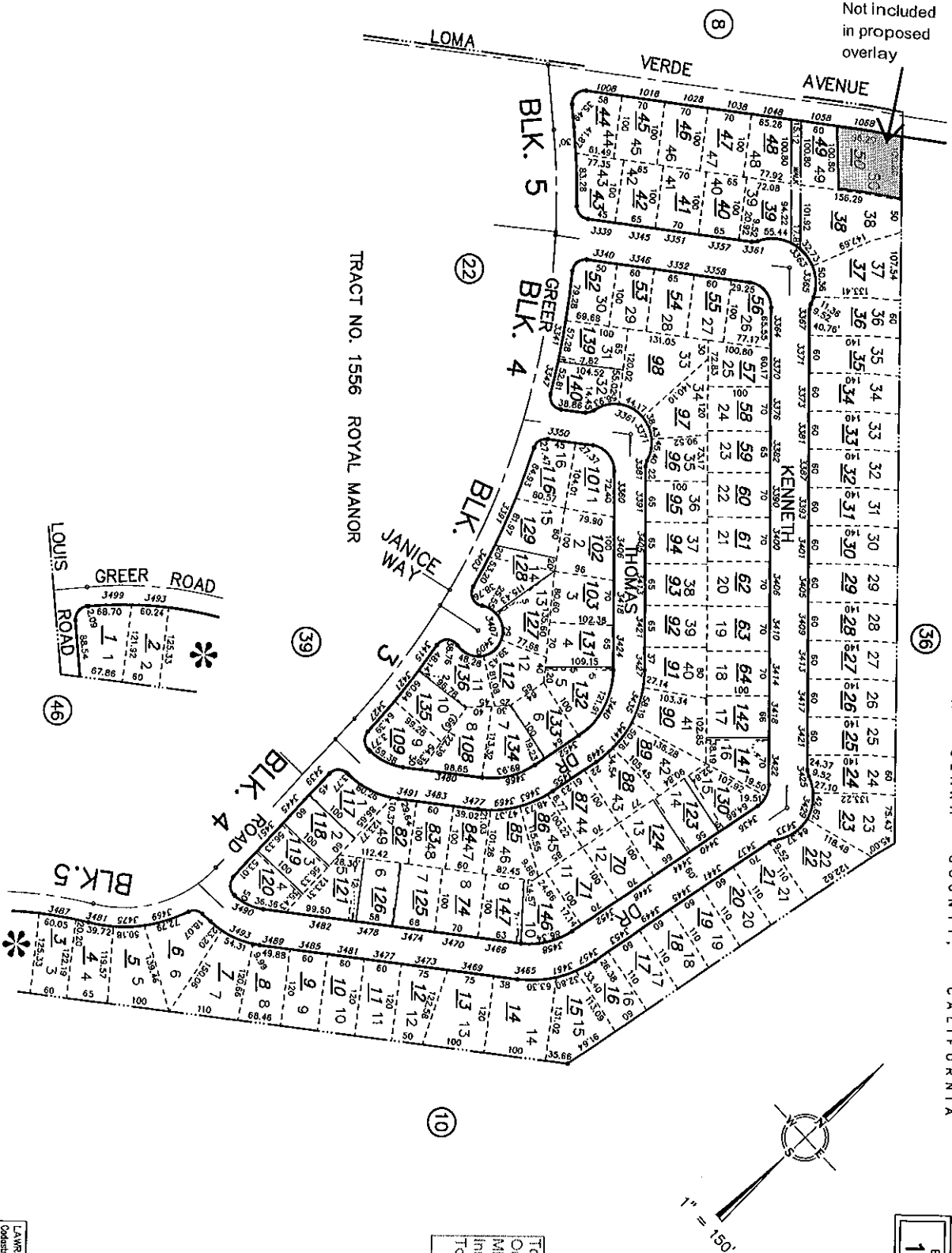
- Attachment 1: Detailed maps of proposed overlay district
- Attachment 2: Neighborhood letter and FAQ distributed 3/15/2015
- Attachment 3: Updated neighborhood letter and FAQ distributed when collecting signatures, starting 5/2/2015
- Attachment 4: Signatures of Support – Petition for Single Story Overlay Zone Change

Attachment 1

Attachment 1: Detailed maps of proposed overlay district



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

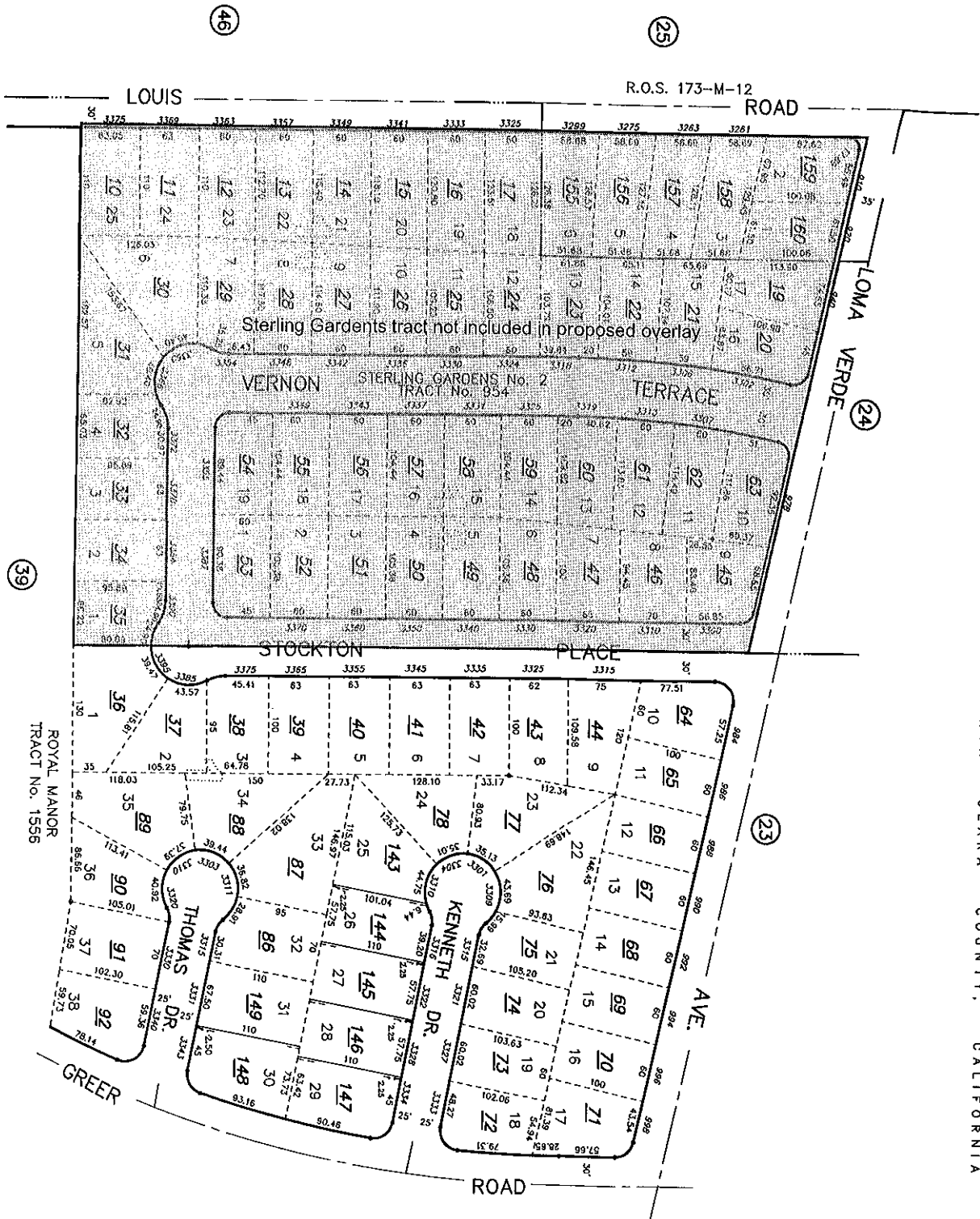


BOOK	PAGE
127	9

Total Homes:
Outer Loop: 49
Mid Loop: 49
Inner Loop: 16
Total: 114

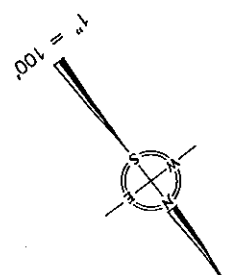
789 DET. MAP 071
LAWRENCE E. STONE — ASSESSOR
Ordinances map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



Total Homes: 35

BOOK 127	PAGE 39
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704 OCT. 2006 071

LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

March 9, 2015

Dear Eichler Neighbors,

We are a group of your neighbors who own homes in this Eichler subdivision in which we all live. We love the low-key, private, single-story character of our neighborhood and would like it to be preserved. We are writing to introduce you to the idea of preserving our subdivision as single-story, and to ask if you would support doing this.

We would like to ask the City of Palo Alto to establish a "single-story overlay" for our subdivision. A "single-story overlay" is a provision in Palo Alto's zoning law through which a residential neighborhood can be restricted to single-story homes. A neighborhood can apply for this zoning change, and the city will consider granting it if it sees that a large majority of the homeowners (60-70% or more) support it. If the City grants the overlay, the City's building department will not permit the construction of a new 2-story house, nor adding a second story to an existing house, thus preserving the neighborhood as single-story. Existing 2-story homes will NOT have to change in any way if a single-story overlay is enacted.

Eichler homes were designed to create a neighborhood with community feeling and backyard privacy. Through our front doors we have easy access to our neighbors, while our backyards are a private extension of our indoor living space. The intense development pressures facing Palo Alto put these aspects of our neighborhood at risk. A single-story overlay will protect the privacy and neighborhood character that we have today.

We would like to know if you are interested in having our neighborhood restricted to 1 story. Would you please return the below neighborhood survey, either by email to balerner@yahoo.com, or by dropping it off at 3482 Janice Way? This is an informal neighborhood survey, and puts

you under no legal obligation.

Don't hesitate to call, email, or stop by and talk to any of us if you have any questions or concerns. Also, please see the attached FAQ sheet for more information and details.

Ben and Heidi Lerner · 3482 Janice Way · 650-494-3163 · balerner@yahoo.com

Richard and Nicola Willits · 3396 Greer Road · 650-852-0748 · rwillits@gmail.com

Lynn Drake · 3415 Louis Road · 650-856-4891 · lynnhdrake@gmail.com

Katie Renati · 3440 Janice Way · 650-520-0750 · windkatie@gmail.com

Darcy and Andy Escovedo · 3878 Kenneth Drive · 650-494-6921 ·
darcy.escovedo@gmail.com

David and Anne Hanzel · 988 Loma Verde · 650-855-9382 · dhanzel@pacbell.net

☐ YES, I support establishing a single-story overlay for our neighborhood.

☐ NO, I do not support establishing a single-story overlay for our neighborhood.

☐ NOT SURE, I would like to learn more.

It would be very helpful if you would provide us with your name and address, so we can assess if the neighborhood supports this proposal.

Name(s) : _____

Address : _____

Email : _____

Phone : _____

----- F A Q S h e e t -----

Here are some more detailed questions and answers*:

Q1. What is a single-story overlay?

A1. A single-story overlay is a zoning change to a residential neighborhood which restricts all houses and other structures in the affected neighborhood to a single story, and a maximum height of 17 feet. New construction and remodels are restricted to 1 story, and an existing second story may not be expanded. However, existing 2-story houses are "grandfathered", so they may remain as 2-story houses and the owners are not required to alter them.

Q2. Why do we want to add a single-story overlay to our neighborhood?

A2. We love the privacy that we get from having single-story neighbors to our sides and across our back yards. Eichlers have glass walls facing their back and side yards, which let in much light, connect us to the outside, and make the home very bright and airy. The backyard is an extension of the indoor living areas. This openness is a significant attribute of the Eichler architecture, much loved by Eichler owners. But it can be greatly diminished if a 2-story house is erected to the sides or back of an Eichler, as the open living areas become visible to the neighbors. Eichler neighborhoods also have a unique character that includes the uniformity of single-story homes. To protect and preserve our neighborhood's character, and maintain the privacy we get from having single-story neighbors, we would like to petition the City to establish a single-story overlay for our neighborhood.

Q3. What are the requirements for creating a single-story overlay?

A3. (1) The neighborhood must have well-defined boundaries; (2) All homes in the neighborhood must be of a similar age and architectural style; (3) The neighborhood must be predominantly single-story; (4) The single-story overlay must be approved by a preponderance of the affected homeowners, which the City's Planning Department considers to be 70%.

Q4. What area do you want the single-story overlay to cover?

A4. In the City's planning maps, our Eichler subdivision is known as Royal Manor, and we would like to establish a single-story overlay for the entire subdivision. Our subdivision is bounded by Louis Road, Loma Verde Avenue,

Barron Creek, and the industrial buildings along West Bayshore, and includes all homes within those boundaries except for a smaller, non-Eichler subdivision along Loma Verde between Louis and Stockton Place. We would like to include all homes on Kenneth Drive, Thomas Drive, and Janice Way, and the portions of Louis Road, Greer Road, Stockton Place, and Loma Verde that fall within our subdivision. A map of our subdivision is at the end of this FAQ list, showing the proposed boundaries for the single-story overlay.

Q5. What is the process to establish a single-story overlay?

A5. We have to apply to the City for a zoning change, and clearly define the area that the proposed zoning change should affect. City planning staff will evaluate the application and verify that the proposal meets the requirements for the zoning change. The City will send postcards to all affected homeowners, asking if they support or oppose the single-story overlay. If someone doesn't return their card it counts as a NO vote. If the proposal meets the requirements and has sufficient support from the neighborhood, the Planning Department will recommend that the City Council approve the overlay, else they may recommend against approval. The City Council has the final say, and is not bound to follow the Planning Department's recommendation.

Q6. Do any other Palo Alto neighborhoods have a single-story overlay?

A6. Yes. Single-story overlays have been used successfully in several Eichler neighborhoods in Palo Alto, to preserve their character and neighbor-to-neighbor privacy. A nearby example of this is the Greenmeadow neighborhood behind Cubberly High School. There have been about 9 single-story overlays granted to-date in Palo Alto.

Q7. How will a single-story overlay affect our property values?

A7. It appears that in the case of Eichler neighborhoods, property values are not harmed by a single-story overlay, and it may even boost them. Some real estate agents would tell you that Eichlers are at a premium, and that having a large 2-story home built in a preserved Eichler neighborhood would bring the overall value down. The Triple El Neighborhood of 68 Eichlers on Elsinore Drive, Elsinore Court and El Cajon Way, applied for and received their single story overlay 15 years ago. During the process, one resident with real estate experience pushed an agenda that claimed it would hurt resale values. This has been proven over the years to be completely not the

case. Homes there are selling at \$2.5M now and usually sell within 2 weeks at above asking price. And in the Greenmeadow neighborhood, which has a single-story overlay, a cursory search on zillow.com shows that homes there have higher prices than in our subdivision, even when compensating for house and lot size.

Q8. Once established, is it possible to remove a single-story overlay if neighborhood sentiments change?

A8. Yes. The neighborhood can petition the City to remove the overlay, through much the same process we are going through to establish one. There has never been a case where a neighborhood sought to remove a single-story overlay.

Q9. My house is 2-story. How will a single-story overlay affect me?

A9. Existing 2-story homes would be "grandfathered", i.e. they would be permitted to continue to exist indefinitely as-is and the homeowner would not be required to make any changes. If the home is destroyed due to an "Act of God" the homeowner would be allowed to rebuild a 2-story house, but subject to the then-applicable setback and floor-area ratio (FAR) rules (which would also apply if there wasn't a single-story overlay). If the homeowner voluntarily removes the existing 2nd story, he/she would not be allowed to rebuild it.

Q10. If our property is under a single story overlay, what are things that I can then do (under that provision) to our home?

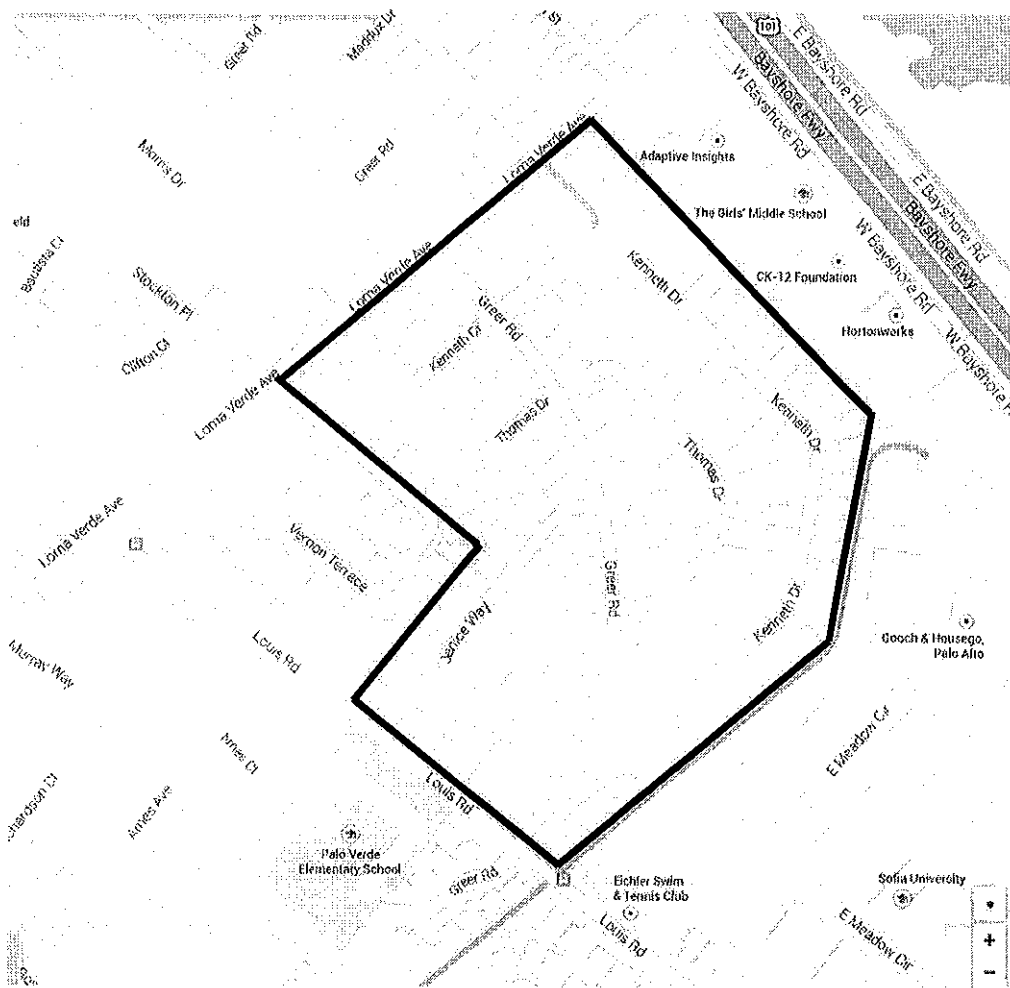
A10. Depending on your lot size, the single-story overlay allows you to expand the footprint of your property by 10%. For a typical Eichler of 1650 square feet, that means you could add another bedroom and bath (depending on setbacks). Also, should an Eichler need to be remodeled or even completely replaced, the height restriction under the overlay would go from your current height to 17 feet, which allows for new cathedral ceilings.

Q11. Are any costs or fees involved?

A11. Yes. We were told that the City will require us to pay around \$8000 up front, to be charged against the staff time used to evaluate our application. We will be asking people to make voluntary donations to this effort, but we will not require a donation from anyone. We suggest a voluntary donation of \$100/household, but its up to each household if and how much they donate.

If we have funds remaining we'll refund them pro-rata. And if we fall short we'll have to ask for more, again voluntarily. If you support the idea of keeping our neighborhood single-story, we would appreciate your donation, but if you cannot make a donation, we would still love to have your support.

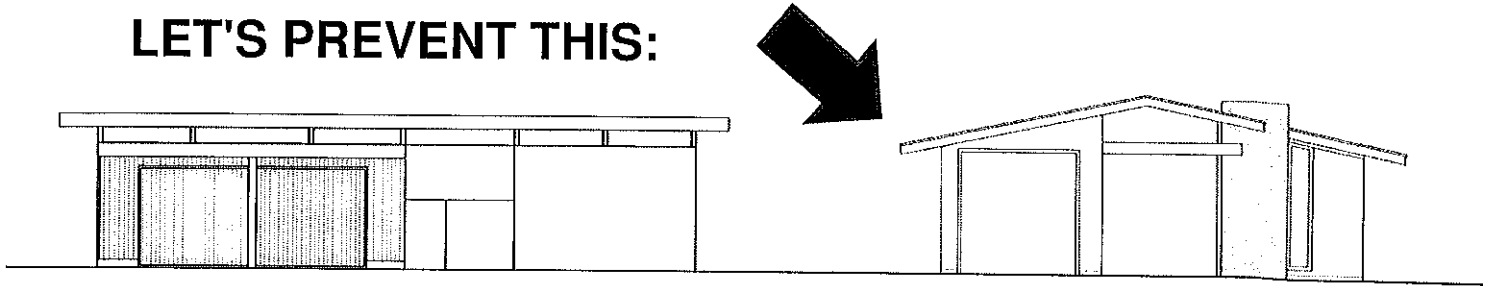
* We have been working with the city to understand the process and ramifications, and this is to the best of our knowledge at this time. Our text is being checked by the city and we will notify everyone of any relevant changes.



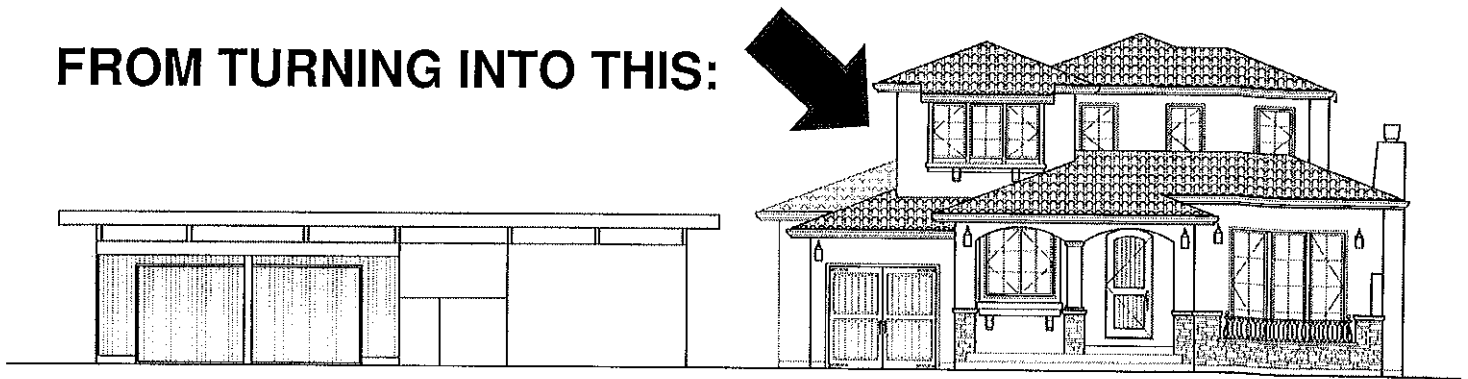
Map of Royal Manor subdivision, showing proposed boundaries of single-story overlay.

HELP PRESERVE OUR EICHLER NEIGHBORHOOD CHARACTER

LET'S PREVENT THIS:



FROM TURNING INTO THIS:



**PLEASE SUPPORT A SINGLE-STORY OVERLAY (SSO)
ZONING FOR OUR NEIGHBORHOOD!**

We need 70% of our homeowners to support the creating of a SSO in order to prevent the building of new two story houses in our neighborhood.

9 other Palo Alto Neighborhoods have already been granted SSO Zoning!

See the next pages for additional information.

April 26, 2015

Dear Eichler Neighbors,

We are a group of your neighbors who own homes in this Eichler subdivision in which we all live. We love the low-key, private, single-story character of our neighborhood and would like it to be preserved. We are writing to introduce you to the idea of preserving our subdivision as single-story, and to ask if you would support doing this.

We would like to ask the City of Palo Alto to establish a "single-story overlay" for our subdivision. A "single-story overlay" is a provision in Palo Alto's zoning law through which a residential neighborhood can be restricted to single-story homes. A neighborhood can apply for this zoning change, and the city will consider granting it if it sees that a large majority of the homeowners (60-70% or more) support it. If the City grants the overlay, the City's building department will not permit the construction of a new 2-story house, nor adding a second story to an existing house, thus preserving the neighborhood as single-story. Existing 2-story homes will NOT have to change in any way if a single-story overlay is enacted.

Eichler homes were designed to create a neighborhood with community feeling and backyard privacy. Through our front doors we have easy access to our neighbors, while our backyards are a private extension of our indoor living space. The intense development pressures facing Palo Alto put these aspects of our neighborhood at risk. A single-story overlay will help to protect the privacy and neighborhood character that we have today. (Note: A single-story overlay would not require a new home to be in the Eichler style, just that it be 1-story. And as our neighborhood is in a flood zone, a new 1-story home would be allowed to rise higher than would otherwise be allowed.)

We are asking that you please join us in our petition to the City of Palo Alto to establish a single-story overlay for our neighborhood.

Don't hesitate to call, email, or stop by and talk to any of us if you have any questions or concerns. Also, please see the attached FAQ sheet for more information and details.

Ben and Heidi Lerner	3482 Janice Way	650-494-3163	balerner@yahoo.com
Richard and Nicola Willits	3396 Greer Road	650-852-0748	rwillits@gmail.com
Lynn Drake	3415 Louis Road	650-856-4891	lynnhdrake@gmail.com
Katie and Ray Renati	3440 Janice Way	650-520-0750	windkatie@gmail.com
David and Anne Hanzel	988 Loma Verde	650-855-9382	dhanzel@pacbell.net
Darcy and Andy Escovedo	3878 Kenneth Drive	650-494-6921	darcy.escovedo@gmail.com

----- Frequently Asked Questions -----

This version of the FAQ Sheet includes revisions suggested by the City Planning Department, and replaces the previous version that was circulated in early March, 2015.

Q1. What is a single-story overlay?

A1. A single-story overlay is a zoning change to a residential neighborhood which restricts all houses and other structures in the affected neighborhood to a single story, and a maximum height of 17 feet (except in a flood zone, where the maximum height may be increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum of 20 feet). New construction and remodels are restricted to 1 story, and an existing second story may not be expanded. However, existing 2-story houses would become "legal non-complying facilities" subject to Palo Alto Municipal Code (PAMC) Chapter 18.70, so they may remain as 2-story houses and the owners are not required to alter them.

Q2. Why do we want to add a single-story overlay to our neighborhood?

A2. We love the privacy that we get from having single-story neighbors to our sides and across our back yards. Eichlers have glass walls facing their back and side yards, which let in much light, connect us to the outside, and make the home very bright and airy. The backyard is an extension of the indoor living areas. This openness is a significant attribute of the Eichler architecture, much loved by Eichler owners. But it can be greatly diminished if a 2-story house is erected to the sides or back of an Eichler, as the open living areas become visible to the neighbors. Eichler neighborhoods also have a unique character that includes the uniformity of single-story homes. To protect and preserve our neighborhood's character, and maintain the privacy we get from having single-story neighbors, we would like to petition the City to establish a single-story overlay for our neighborhood. (Note: A single-story overlay doesn't guarantee that existing privacy will be maintained, because being in a flood zone, a new 1-story home would be allowed to rise higher than would otherwise be allowed, to a maximum of 20'. It would also not require that a new home be of the Eichler style.)

Q3. What are the requirements for creating a single-story overlay?

A3. (1) The neighborhood must be well-defined as an identifiable neighborhood; (2) The neighborhood must be predominantly single-story with a minimum of 80% of homes being single story within the boundary; (3) The application must be accompanied by a list of signatures evidencing support by 70% of the included properties within the boundaries in accordance with PAMC Section 18.12.110. One signature is permitted for each included property, and it must be by an owner of record of the property. These owners must demonstrate, by providing documentation that includes a written list of signatures, an understanding that they are co-applicants in a zone map amendment request.

Q4. What area do you want the single-story overlay to cover?

A4. In the City's planning maps, our Eichler subdivision is known as Royal Manor, and we would like to establish a single-story overlay for the entire subdivision. Our subdivision is bounded by Louis Road, Loma Verde Avenue, Barron Creek, and the industrial buildings along West Bayshore, and includes all homes within those boundaries except for a smaller, non-Eichler subdivision along Loma Verde between Louis and Stockton Place. We would like to include all homes on Kenneth Drive, Thomas Drive, and Janice Way, and the portions of Louis Road, Greer Road, Stockton Place, and Loma Verde that fall within our subdivision. A map of our subdivision is at the end of this FAQ list, showing the proposed boundaries for the single-story overlay.

Q5. What is the process to establish a single-story overlay?

A5. We have to apply to the City for a zoning change, and clearly define the area that the proposed zoning change should affect. City planning staff will evaluate the application and verify that the proposal meets the requirements for the zoning change (such as ensuring the lots are of a moderate size) and process the request pursuant to PAMC Chapter 18.80. The City will send postcards to all affected homeowners to notify them of the Planning and Transportation Commission hearing to initiate the rezoning; the Commission would forward its recommendation to City Council. The City Council has the final say, and is not bound to follow the Planning and Transportation Commission's recommendation.

Q6. Do any other Palo Alto neighborhoods have a single-story overlay?

A6. Yes. Single-story overlays have been used successfully in several Eichler neighborhoods in Palo Alto, to preserve their character and neighbor-to-neighbor privacy. A nearby example of this is the Greenmeadow neighborhood behind Cubberly High School. There have been about 9 single-story overlays granted to-date in Palo Alto.

Q7. How will a single-story overlay affect our property values?

A7. It appears that in the case of Eichler neighborhoods, property values are not harmed by a single-story overlay, and it may even boost them. Some real estate agents would tell you that Eichlers are at a premium, and that having a large 2-story home built in a preserved Eichler neighborhood would bring the overall value down. The Triple El Neighborhood of 68 Eichlers on Elsinore Drive, Elsinore Court and El Cajon Way, applied for and received their single story overlay 15 years ago. During the process, one resident with real estate experience pushed an agenda that claimed it would hurt resale values. This has been proven over the years to be completely not the case. Homes there are selling at \$2.5M now and usually sell within 2 weeks at above asking price. And in the Greenmeadow neighborhood, which has a single-story overlay, a cursory search on zillow.com shows that homes there have higher prices than in our subdivision, even when compensating for house and lot size.

Royal Manor Subdivision Single-Story Overlay Application

Attachment 4

Signatures in Support

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

1. Signature Carolyn Beckner Date May 4, 2015
Beckner, Frederick & Carolyn
3341 Greer Rd, Palo Alto CA 94303-4206 APN 127 09 139
2. Signature ✓ Date _____
Turk, Johnathan & Callie
3347 Greer Rd, Palo Alto CA 94303-4206 APN 127 09 140
- 3.. Signature [Signature] Date May 18 2015
Wall, Dennis & Abby
3390 Greer Rd, Palo Alto CA 94303-4205 APN 127 39 024
4. Signature _____ Date _____
Dokiparthi, Subrahmanyam Kotha, Padma
3391 Greer Rd, Palo Alto CA 94303-4207 APN 127 09 129
5. Signature [Signature] Date 5/2/15
Willits, Richard & Nicola
3396 Greer Rd, Palo Alto CA 94303-4205 APN 127 39 025
6. Signature ✓ Date _____
Brady, Mary Ann
3403 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 128
- 7.. Signature [Signature] Date 5/18/15
Edwards, John (John)
3407 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 127
8. Signature [Signature] Date 5-27-15
Pine, Ann
3409 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 112
- 9... Signature _____ Date _____
Kuokka, Daniel & Gayle
3415 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 136
- 10.. Signature [Signature] Date 5/4/15
Potter, John Thatte Potter, Nisha
3421 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 135

See
attached
1a

See
attached
1b

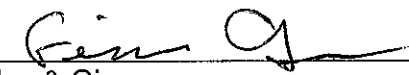
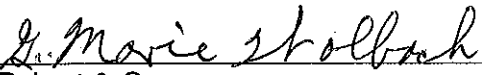
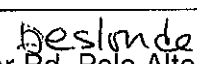
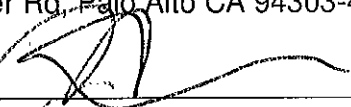
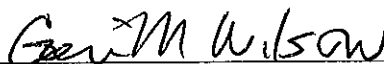
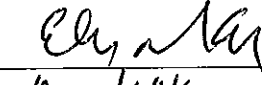
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3341 Greer Rd, Palo Alto CA 94303-4206 APN 127 09 139
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Turk, Johnathan & Callie
3347 Greer Rd, Palo Alto CA 94303-4206 APN 127 09 140
- 3.. Signature Dennis Wall Date May 18 2015
Wall, Dennis & Abby
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4. Signature _____ Date _____
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3391 Greer Rd, Palo Alto CA 94303-4207 APN 127 09 129
5. Signature Richard Willits Date 5/2/15
Willits, Richard & Nicola
3396 Greer Rd, Palo Alto CA 94303-4205 APN 127 39 025
6. Signature Mary Ann Brady Date _____
Brady, Mary Ann
3403 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 128
- 7.. Signature John Edwards Date 5/18/15
Edwards, John (John)
3407 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 127
8. Signature Ann Pine Date _____
Pine, Ann
3409 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 112
- 9... Signature _____ Date _____
Kuokka, Daniel & Gayle
3415 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 136
- 10.. Signature John Potter Date 5/4/15
Potter, John ThatterPotter, Nisha
3421 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 135

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1. Signature Carlynn Beckner Date May 4, 2015
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4. Signature _____ Date _____
Dokiparthi, Subrahmanyam Kotha, Padma
3391 Greer Rd, Palo Alto CA 94303-4207 APN 127 09 129
5. Signature [Signature] Date 5/2/15
Willits, Richard & Nicola
3396 Greer Rd, Palo Alto CA 94303-4205 APN 127 39 025
6. Signature Mary Ann Brady Date 29 May 2015
Brady, Mary Ann
3403 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 128
7. Signature [Signature] Date 5/18/15
Edwards, John (John)
3407 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 127
8. Signature _____ Date 5-21-15
Pine, Ann
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Kuokka, Daniel & Gayle
3415 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 136
10. Signature _____ Date 5/4/15
Potter, John Thatt Potter, Nisha
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11. Signature  Date 5/24/15
Oda, Stanley & Gina
3422 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 002
12. Signature  Date 5/24/15
Wolbach, Robert & G
3427 Greer Rd, Palo Alto CA 94303-4209 APN 127 09 109
13. Signature _____ Date _____
Smolin, Michael Katherine R M
3428 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 003
14. Signature _____ Date _____
Al-Ghanim, Dalal
3432 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 004
15. Signature  Date _____
Rose Deslinda
3436 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 005
16. Signature  Date 5/28/15
Ostrom, Heather & Gary
3439 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 117
17. Signature _____ Date _____
Swanson, Willis & Rena
3440 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 006
18. Signature  Date 5/18/15
Wilson, Bryan J & Geri
3444 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 007
19. Signature _____ Date _____
Zelitzky, Jay
3445 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 118
20. Signature  Date 5/18/15
Elizabeth KOK
3448 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 008

see attached
2a


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13. Signature _____ Date _____
Smolin, Michael Katherine R M
3428 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 003
14. Signature _____ Date _____
Al-Ghanim, Dalal
3432 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 004
- ①5. Signature Rosalie Deslonde Date 9/10/2015
Deslonde, Rose D.
3436 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 005
16. Signature _____ Date _____
Ostrom, Heather & Gary
3439 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 117
17. Signature _____ Date _____
Swanson, Willis & Rena
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Wilson, Bryan J & Geri
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19. Signature _____ Date _____
Zelitzky, Jay
3445 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 118
20. Signature _____ Date _____
Kok, Elizabeth L.
3448 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 008

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3436 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 005
16. Signature _____ Date _____
Ostrom, Heather & Gary
3439 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 117
17. Signature W Swanson Rena Swanson Date _____
Swanson, Willis & Rena
3440 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 006
18. Signature _____ Date _____
Wilson, Bryan J & Geri
3444 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 007
19. Signature _____ Date _____
Zelitzky, Jay
3445 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 118
20. Signature _____ Date _____
Kok, Elizabeth L.
3448 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 008

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see
attached
3a

21.. Signature ✓ Date _____
Bilanski, James & Wendy
3450 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 009

22. Signature _____ Date _____
Yang-Smith,
3451 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 119

see
attached
3c

23. Signature ✓ Date _____
Jaret, Michael
3454 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 010

24.. Signature Sue Thieman Date _____
Thiemann, Sue Faustman, William
3458 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 011

25. Signature _____ Date _____
Lefkowitz, Rosalie
3468 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 012

26.. Signature Soo Ling Quon Date 5-18-15
Chan, Soo Ling Quon
3469 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 006

27. Signature _____ Date _____
Garin, Lionel & Elizabeth
3475 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 005


See
Attached
3b

28. Signature ✓ Date _____
Gilman, Paul & Sara Allen Kenneth R & Su
3476 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 013

29.. Signature Patricia R. Reghehr Date 5/4/15
Magid, Lawrence Regehr, Patricia R
3481 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 004

30.. Signature Margarita Merz Date 5/3/15
Merz, Margarita
3487 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 003

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21. Signature  Date 8/26/15
Bilanski, James & Wendy
3450 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 009
22. Signature _____ Date _____
Yang-Smith,
3451 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 119
23. Signature _____ Date _____
Jaret, Michael
3454 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 010
24. Signature _____ Date _____
Thiemann, Sue Faustman, William
3458 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 011
25. Signature _____ Date _____
Lefkowitz, Rosalie
3468 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 012
26. Signature _____ Date _____
Chan, Soo Ling Quon
3469 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 006
27. Signature _____ Date _____
Garin, Lionel & Elizabeth
3475 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 005
28. Signature _____ Date _____
Gilman, Paul & Sara Allen Kenneth R & Su
3476 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 013
29. Signature _____ Date _____
Magid, Lawrence Regehr, Patricia R
3481 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 004
30. Signature _____ Date _____
Merz, Margarita
3487 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 003

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 Bilanski, James & Wendy
 3450 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 009

22. Signature _____ Date _____
 Yang-Smith,
 3451 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 119

23. Signature _____ Date _____
 Jaret, Michael
 3454 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 010

24.. Signature *Sue Thiernann* Date _____
 Thiernann, Sue Faustman, William
 3458 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 011

25. Signature _____ Date _____
 Lefkowitz, Rosalie
 3468 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 012

26.. Signature *Soo Ling Quon* Date *5-18-15*
 Chan, Soo Ling Quon
 3469 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 006

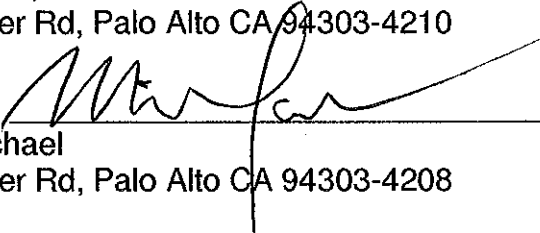
27. Signature _____ Date _____
 Garin, Lionel & Elizabeth
 3475 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 005

28. Signature *Sara H. Gilman* Date *6/28/15*
 Gilman, Paul & Sara Allen Kenneth R & Su
 3476 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 013

29.. Signature *Patricia R. Reghr* Date *5/4/15*
 Magid, Lawrence Regehr, Patricia R
 3481 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 004

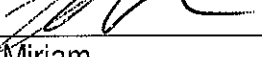
30.. Signature *Margarita Merz* Date *5/3/15*
 Merz, Margarita
 3487 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 003

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.


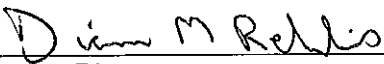

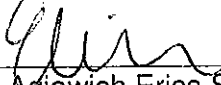


21. Signature _____ Date _____
Bilanski, James & Wendy
3450 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 009
22. Signature _____ Date _____
Yang-Smith,
3451 Greer Rd, Palo Alto CA 94303-4210 APN 127 09 119
23. Signature  _____ Date 10-23-15
Jaret, Michael
3454 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 010
24. Signature _____ Date _____
Thiemann, Sue Faustman, William
3458 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 011
25. Signature _____ Date _____
Lefkowitz, Rosalie
3468 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 012
26. Signature _____ Date _____
Chan, Soo Ling Quon
3469 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 006
27. Signature _____ Date _____
Garin, Lionel & Elizabeth
3475 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 005
28. Signature _____ Date _____
Gilman, Paul & Sara Allen Kenneth R & Su
3476 Greer Rd, Palo Alto CA 94303-4208 APN 127 39 013
29. Signature _____ Date _____
Magid, Lawrence Regehr, Patricia R
3481 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 004
30. Signature _____ Date _____
Merz, Margarita
3487 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 003

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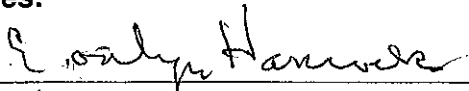
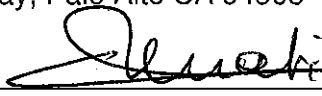
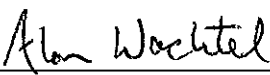
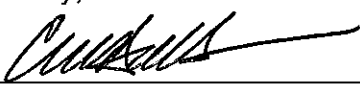
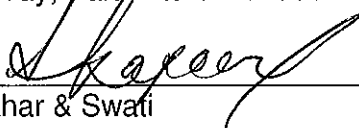
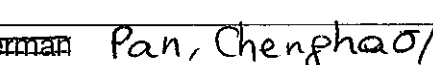
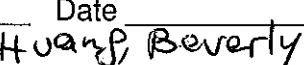

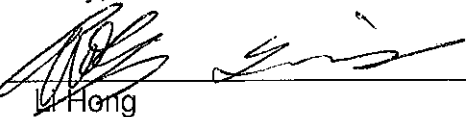
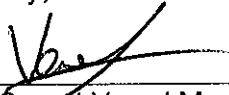
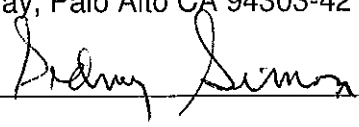
31. Signature _____ Date _____
Huang, Clement Xiaomian
3493 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 002

32. Signature  _____ Date 5-18-15
Kass, Martin & Miriam
3499 Greer Rd, Palo Alto CA 94303-4211 APN 127 09 001

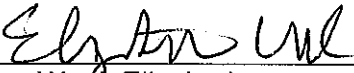
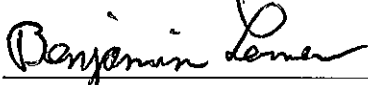

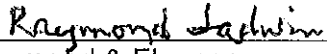

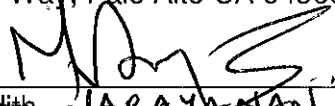
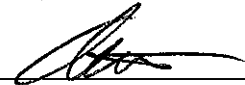
We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

33. Signature  Date 9/1/2015
Smith, Regina
3407 Janice Way, Palo Alto CA 94303-4213 APN 127 39 001
34. Signature  Date 7/28/2015
Reklis, Robert & Diane
3410 Janice Way, Palo Alto CA 94303-4212 APN 127 39 026
35. Signature _____ Date _____
Zhou, Jian Zhang Ying
3415 Janice Way, Palo Alto CA 94303-4213 APN 127 39 023
36. Signature _____ Date _____
Cherry, William & Judith
3416 Janice Way, Palo Alto CA 94303-4212 APN 127 39 027
37. Signature _____ Date _____
Bronstein, Manuel Vaisman Arianna S
3421 Janice Way Palo Alto CA 94303-4213 APN 127 39 022
38. Signature  Date 5/26/15
Chatow, Ehud & Dalia
3422 Janice Way, Palo Alto CA 94303-4212 APN 127 39 028
39. Signature  Date 5/16/15
Davis, Miles Agiewich Erica S Tru
3427 Janice Way, Palo Alto CA 94303-4213 APN 127 39 021
40. Signature  Date 5-2-15
Schmid, Gregory & Joyce
3428 Janice Way, Palo Alto CA 94303-4212 APN 127 39 029
41. Signature  Date 5-4-15
Goldbeck, Ruth
3433 Janice Way, Palo Alto CA 94303-4213 APN 127 39 020
42. Signature _____ Date _____
Degois, Christophe
3434 Janice Way, Palo Alto CA 94303-4212 APN 127 39 030

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

43. Signature  Date 5/4/15
Hancock, Conlyn
3439 Janice Way, Palo Alto CA 94303-4213 APN 127 39 019
44. Signature  Date 5/2/15
Renati, Raymond & Catherine
3440 Janice Way, Palo Alto CA 94303-4212 APN 127 39 031
45. Signature  Date 5/17/15
Wachtel, Alan & Cathleen
3446 Janice Way, Palo Alto CA 94303-4212 APN 127 39 032
46. Signature  Date 5/7/15
Hallada, Craig Bredehoft-Hallada An
3452 Janice Way, Palo Alto CA 94303-4212 APN 127 39 033
47. Signature  Date June 23 2015
Kapoor, Shekhar & Swati
3458 Janice Way, Palo Alto CA 94303-4212 APN 127 39 034
48. Signature  Date 
~~Elspas, Sherman~~ Pan, Chenghao/Huang, Beverly
3464 Janice Way, Palo Alto CA 94303-4212 APN 127 39 035
49. Signature  Date 5/2/15
MacDonald, Peter & Heather
3469 Janice Way, Palo Alto CA 94303-4213 APN 127 39 018
50. Signature  Date 5/4/15
Cao, Ying Li Hong
3470 Janice Way, Palo Alto CA 94303-4212 APN 127 39 036
51. Signature  Date 5/17/15
Maor, Boaz Semel Vered M
3475 Janice Way, Palo Alto CA 94303-4213 APN 127 39 017
52. Signature  Date 5/16/15
Simon, Sidney
3476 Janice Way, Palo Alto CA 94303-4212 APN 127 39 037

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

53. Signature  Date 7/11/15
Hodge, Bruce Weal, Elizabeth
3481 Janice Way, Palo Alto CA 94303-4212 APN 127 39 016
54. Signature  Date 5/2/2015
Lerner, Benjamin & Heidi
3482 Janice Way, Palo Alto CA 94303-4212 APN 127 39 038
55. Signature  Date 5-14-15
Adle, Diana
3487 Janice Way, Palo Alto CA 94303-4213 APN 127 39 015
56. Signature  Date 5/14/15
Jadwin, Raymond & Eleanora
3488 Janice Way, Palo Alto CA 94303-4212 APN 127 39 039
57. Signature  Date 6/27/15
Higgins, Brendan Zhu Xiaofei
3491 Janice Way, Palo Alto CA 94303-4213 APN 127 39 014
58. Signature  Date 8/29/2015
~~Sommer, Edith~~ NARAYANAN MURUGESAN
3492 Janice Way, Palo Alto CA 94303-4212 APN 127 39 040
59. Signature  Date 2 MAY 2015
Matthey, Olivier & Coco
3498 Janice Way, Palo Alto CA 94303-4212 APN 127 39 041

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

60. Signature Dorothy Kelley Date 5/26/15
Kelley, Dorothy
3301 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 077

61. Signature _____ Date _____
Petriceks, Andris & Corrina
3304 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 078

62. Signature Video Date 5/26/15
Luo & Cheng,
3309 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 076

63. Signature _____ Date _____
Foo, Wei-Cho Malik Igor Family Tr
3310 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 143

64. Signature Avital Date 5/26/15
Avital, Avi & Yael
3315 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 075

65. Signature Mark Hastings Date 6/28/2015
Hastings, Mark
3316 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 144


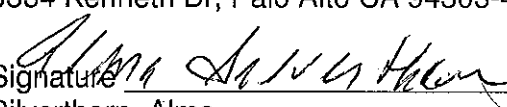
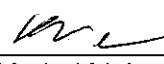
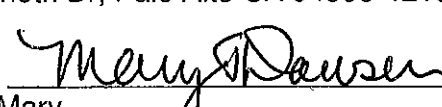
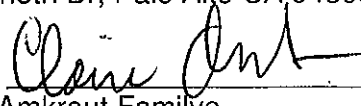
66. Signature John & Mary Dahlquist Date 5-26-15
Dahlquist, John & Mary
3321 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 074

67. Signature Miriam Katherine Recinto Date 6/28/15
Recinto, Juan Rowell Miriam Katherine
3322 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 145

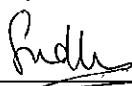
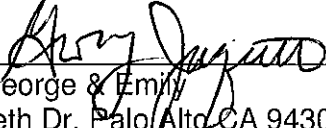


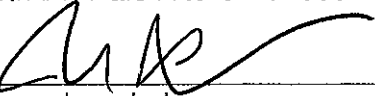
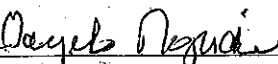
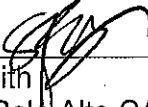
68. Signature Linda P. Tanner Date 6-28-2015
Tanner, Linda
3327 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 073

69. Signature Wallace M. Porter Date 6/28/2015
Porter, Wallace Porter Robert J Trus
3328 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 146

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

70. Signature  Date 5/26/15
~~Wang, Howard~~ Wang Mushong Emanuel Sarith Honigstein
3333 Kenneth Dr, Palo Alto CA 94303-4215 APN 127 22 072
71. Signature _____ Date _____
Meskauskas, Eric & Karen
3334 Kenneth Dr, Palo Alto CA 94303-4214 APN 127 22 147
72. Signature  Date 5/26/15
Silverthorn, Alma
3339 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 043
73. Signature _____ Date _____
Pai, J & Barmettler
3340 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 052
74. Signature  Date 5/26/15
Gualdoni, Scott Varia Krishna
3345 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 042
75. Signature _____ Date _____
Taimuty, Rosalie
3346 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 053
76. Signature _____ Date _____
Lee-Kirsch, Lauren Jo
3351 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 041
77. Signature _____ Date _____
3352 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 054
78. Signature  Date June 28, 2015
Dawson, Mary
3357 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 040
79. Signature  Date June 16 '15
Epstein-Amkraut Family
3358 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 055

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80. Signature _____ Date _____
Ng, Daniel Yip Grace K
3361 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 039
81. Signature  Date 5/26/15
Nagarajan, Anan & Sudha
3363 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 038
82. Signature _____ Date _____
Yagati, Lakshman & Anuradha
3364 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 056
83. Signature  Date 5/29/2015
Jaquette, George & Emily
3365 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 037
84. Signature  Date 05/26/15
3367 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 036
85. Signature  Date 7/5/15
Hebard, Margaret
3370 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 057
86. Signature _____ Date _____
Vartak, Unmesh Rande Smita V
3371 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 035
87. Signature  Date 7/5/15
Fong, Gordon Lee Judy
3373 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 034
88. Signature  Date 6/27/15
Noguchi, Sayeko
3376 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 058
89. Signature  Date 5/19/2015
Poole, Shaun & Edith
3381 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 033


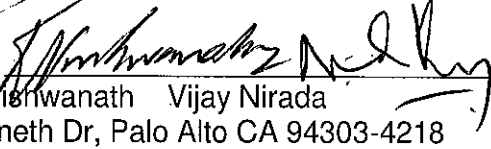

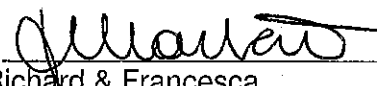
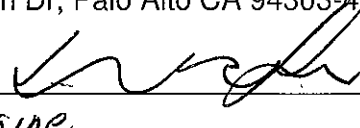
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80. Signature _____ Date _____
Ng, Daniel Yip Grace K
3361 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 039
81. Signature _____ Date _____
Nagarajan, Anan & Sudha
3363 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 038
82. Signature *L. Yagati / Anuradha Yagati* Date *10/24/15*
Yagati, Lakshman & Anuradha
3364 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 056
83. Signature _____ Date _____
Jaquette, George & Emily
3365 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 037
84. Signature _____ Date _____
3367 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 036
85. Signature _____ Date _____
Hebard, Margaret
3370 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 057
86. Signature _____ Date _____
Vartak, Unmesh Rande Smita V
3371 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 035
87. Signature _____ Date _____
Fong, Gordon Lee Judy
3373 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 034
88. Signature _____ Date _____
Noguchi, Sayeko
3376 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 058
89. Signature _____ Date _____
Poole, Shaun & Edith
3381 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 033


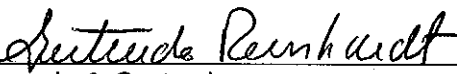
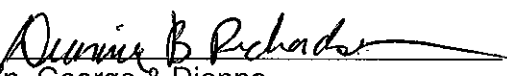
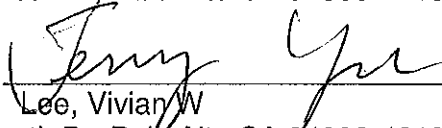
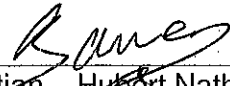

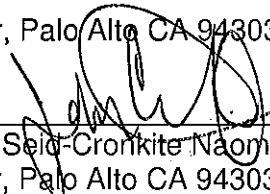
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90. Signature _____ Date _____
Napaa, Robert & Mona
3382 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 059
91. Signature Barbara Guido Date 6/27/2015
Barbara Guido
bc bolton@yahoo.com
3387 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 032
92. Signature MS go Date 6/27/15
Smyklo, Margaret
3390 Kenneth Dr, Palo Alto CA 94303-4217 APN 127 09 060
93. Signature _____ Date _____
Srinivasaraghavan, Raghunath
3393 Kenneth Dr, Palo Alto CA 94303-4216 APN 127 09 031
94. Signature _____ Date _____
, Herzl Partnership LP
3400 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 061
95. Signature Paula White-Reddy Date 6/27/15
Reddy, Satya White-Reddy Paula
3401 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 030
96. Signature Lisa Bernstein Date 5/17/2015
Blum, Michael Bernstein Lisa J Tru
3405 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 029
97. Signature _____ Date _____
Mahpour, Morad
3406 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 062
98. Signature Ramkrishnan Rathna Date 5/3/15
Parthasarathy, Rk Ramakrishnan Rathna
3409 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 028
99. Signature Lakshmi Date 5/3/15
Thiyagarajan, Pirasenna & Lakshmi
3410 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 063

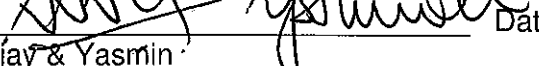
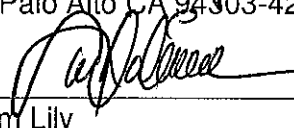
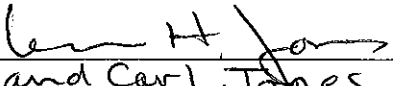
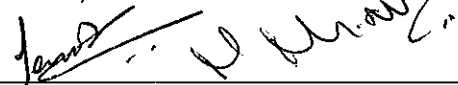

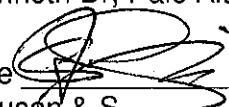
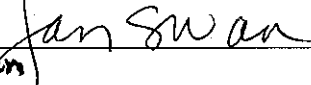
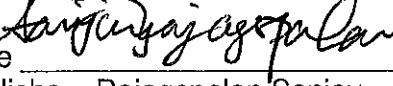

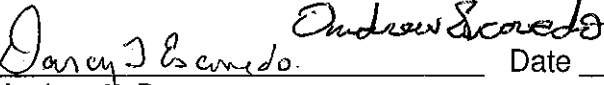
We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

100. Signature  Date 7/5/15
Ballash, Evon Ballash Duncan B
3413 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 027
101. Signature  Date 5/3/2015
Raman, Vishwanath Vijay Nirada
3414 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 064
102. Signature  Date 7-5-15
Gill II, David
3417 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 026
103. Signature _____ Date _____
, 1st Presbyterian Ch Palo Alto
3418 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 142
104. Signature  Date 5/17/2015
Harbert, Richard & Francesca
3421 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 025
105. Signature _____ Date _____
Golan, Lila
3422 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 141
106. Signature _____ Date _____
Tashker, Michael & Linda
3425 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 024
107. Signature _____ Date _____
Fraser, Ian
3429 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 023
108. Signature _____ Date _____
Dingler, Janice
3433 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 022
109. Signature  Date 7/5/15
Linski, Elaine
3436 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 130

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

110. Signature  Date 9/19/15
Ruth Maitless
3437 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 021
111. Signature  Date 5/17/15
Reinhardt, Dennis & Gertrude
3440 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 123
112. Signature _____ Date _____
Wei, Junzhi Han Bin
3441 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 020
113. Signature  Date 5/25/2015
Richardson, George & Dianna
3444 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 124
114. Signature _____ Date _____
Syed, Humayun & Abida
3445 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 019
115. Signature  Date 7/10/15
Yu, Jerry Lee, Vivian W
3448 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 070
116. Signature  Date 7/12/15
Bauwens, Christian Hubert Nathalie
3449 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 018
117. Signature _____ Date _____
Marer, Garcia Beth Garcia Julio C Trust
3452 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 071
118. Signature  Date 5/26/15
3453 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 017
119. Signature  Date 5/26/15
Cronkite, John Seid-Cronkite Naomi
3457 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 016

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

120. Signature  Date 5/3/2015
Shirole, Sanjay & Yasmin
3458 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 146
121. Signature  Date 5/17/2015
Hajadi, Ivan Salim Lily
3461 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 015
122. Signature  Date 5/29/15
Lenore and Carl Jones
3465 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 014
123. Signature  Date 5/3/2015
Govindarajan, Jayesh Mahadevan Mridula
3466 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 147
124. Signature  Date 5-3-15
Wang, Patrick Warner Diane E
3469 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 013
125. Signature  Date 5/17/15
Lewis, Susan & S
3470 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 074
126. Signature  Date 5/26/15
Jan Swan
3473 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 012
127. Signature  Date 05/03/2015
Menon, Jisha Rajagopalan Sanjay
3474 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 125
128. Signature  Date 05/17/2015
Vazire, Monique
3477 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 011
129. Signature  Date 5/16/15
Escovedo, Andrew & Darcy
3478 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 126

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

130. Signature [Signature] Date 5/3/15
Pawar, Vijaysingh Fernandez-Pawar Angeles
3481 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 010
131. Signature Charles E. Schmitz Date 5/27/15
CHARLES E. SCHMITZ
3482 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 121
Claire E. Taylor 7/04/15
Claire E. Taylor
132. Signature [Signature] Date 8/15/15
, Park Sang Hyun & Lee Young Hee Park
3485 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 009
133. Signature [Signature] Date 5/3/15
Kline, John Chia Jessica W
3489 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 008
134. Signature [Signature] Date 5/3/15
Stephens, Robert Mansourian Sossy
3490 Kenneth Dr, Palo Alto CA 94303-4218 APN 127 09 120
135. Signature Patricia Hanley Date 5/3/15
Hanley, Patricia
3493 Kenneth Dr, Palo Alto CA 94303-4219 APN 127 09 007

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

136. Signature _____ Date _____
Sanaie, Siamack Aslaghmeyuni Marjan
984 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 064

137. Signature _____ Date _____
Gurriere, Mary Louise
986 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 065

138. Signature [Signature] Date May 17, 2015
Hanzel, David & Anne
988 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 066

139. Signature [Signature] Date May 17, 2015
Peters, Jeffrey Mr Viviana
990 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 067

140. Signature [Signature] Date May 17, 2015
Gioumousis, Elfrid
992 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 068

141. Signature _____ Date _____
Xie, Xiaoze Xu Daxue
994 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 069

142. Signature [Signature] Date 5/18/15
Henrotin, Janice
996 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 070

143. Signature [Signature] Date 5-17-2015
Sain, Grace
998 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 071

144. Signature [Signature] Date 6/6/15
Mark
1008 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 044

145. Signature _____ Date _____
Maecker, Holden & Heather
1018 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 045

See
attached
16a

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

136. Signature _____ Date _____
Sanale, Siarnack Aslaghmeyuni Marjan
984 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 064

137. Signature Mary Louise Surriere Date Oct. 5, 2015
Surriere, Mary Louise
986 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 065

138. Signature David & Anne Hanzel Date May 17, 2015
Hanzel, David & Anne
988 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 066

139. Signature Jeffrey Peters Date May 17, 2015
Peters, Jeffrey Mur Viviana
990 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 067

140. Signature Elfrid Gioumousis Date May 17, 2015
Gioumousis, Elfrid
992 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 068

141. Signature _____ Date _____
Xie, Xiaoze Xu Daxue
994 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 069

142. Signature Janice Henrotin Date 5/18/15
Henrotin, Janice
996 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 070

143. Signature Grace Sain Date 5-17-2015
Sain, Grace
998 Loma Verde Ave, Palo Alto CA 94303-4021 APN 127 22 071

144. Signature Mark Date 6/6/15
Mark
1008 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 044

145. Signature _____ Date _____
Maecker, Holden & Heather
1018 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 045

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

146. Signature Carolyn Harder Date 5-25-15
Harder, Thomas & Carolyn
1028 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 046

147. Signature _____ Date _____
Sze, Hobart Lu Xiaoqi
1038 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 047

148. Signature Alex Rueff Date 5/17/15
Rueff, William (Alex)
1048 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 048

149. Signature _____ Date _____
Stefik, Ellen
1058 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 049

150. Signature _____ Date _____
Bramlett, Mary
1068 Loma Verde Ave, Palo Alto CA 94303-4031 APN 127 09 050

EXCLUDED
(see letter)

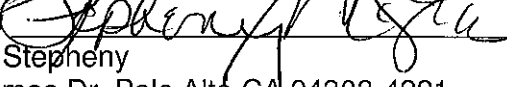
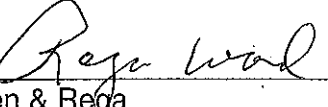

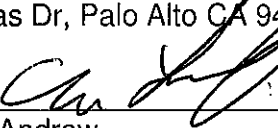
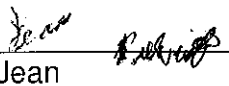
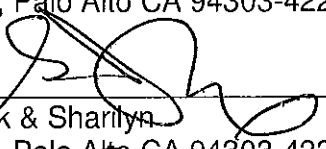
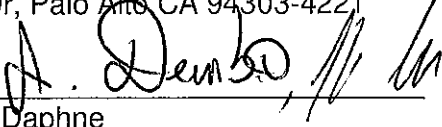
We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

151. Signature Carol Lin Alke Rin Date 5/2/2015
Lin, Abraham T T & Carol
3385 Louis Rd, Palo Alto CA 94303-4122 APN 127 39 050
152. Signature Udit Bhattacharya Date 5/2/2015
Bhattacharya, Mayukh & Udit
3395 Louis Rd, Palo Alto CA 94303-4122 APN 127 39 049
153. Signature _____ Date _____
Smoll, Allen & Helen
3405 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 048
154. Signature Lynn Drake Date 5/2/15
Drake, Joseph & Lynn
3415 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 047
155. Signature Marie & Donald McElravy Date 5/17/15
McElravy, Donald & Marie
3425 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 046
156. Signature Nicolas Tsingos Date 5/2/15
Tsingos, Nicolas Opalach Agata
3435 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 045
157. Signature _____ Date _____
Ma, Alan Chin Pei
3445 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 044
158. Signature Phyllis Browning Date 5/19/15
Browning, Phyllis
3455 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 043
159. Signature _____ Date _____
Andrs, Teri Andrs Ronald J Trust
3465 Louis Rd, Palo Alto CA 94303-4404 APN 127 39 042

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

160. Signature *Robert Lufkin Living Trust* ^{Lufkin Lufkin} Date 6/6/15
Lufkin, Paul Lufkin Raul M Jr Tru
3315 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 044
161. Signature *[Signature]* Date 10/2/15
Trindade, Carmo & Naomi
3325 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 043
162. Signature *Barbara Jaasma* Date 17 May 2015
, American & Savings Bank &
3335 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 042
163. Signature _____ Date _____
Shebar & Schaffer,
3345 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 041
164. Signature _____ Date _____
Wurman, Zeev & Hadassah
3355 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 040
165. Signature *Charles Kubokawa* Date 17/May 2015
Kubokawa, Charles & Beth
3365 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 039
166. Signature _____ Date _____
Su, Yixin Kuang Lisa J
3375 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 038
167. Signature *[Signature]* Date 17 May / 15
, *Nilou Jalil*
3385 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 037
168. Signature _____ Date _____
Rogers, Alan & Carol
3395 Stockton Pl, Palo Alto CA 94303-4202 APN 127 22 036


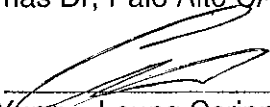

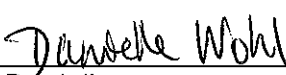
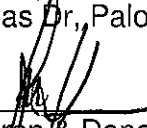
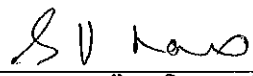
We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

169. Signature  Date 14 June 2015
McGraw, Stepheny
3303 Thomas Dr, Palo Alto CA 94303-4221 APN 127 22 088
170. Signature  Date 14 June 2015
Wood, Allen & Rega
3310 Thomas Dr, Palo Alto CA 94303-4220 APN 127 22 089
171. Signature  Date 14 June 2015
Rabbie, Judith
3311 Thomas Dr, Palo Alto CA 94303-4221 APN 127 22 087
172. Signature _____ Date _____
Chen, Jing Zou Xuan
3320 Thomas Dr, Palo Alto CA 94303-4220 APN 127 22 090
173. Signature _____ Date _____
Brown, Robert Baldwin Gay
3321 Thomas Dr, Palo Alto CA 94303-4221 APN 127 22 086
174. Signature  Date 5/27/15
Lookingbill, Andrew
3330 Thomas Dr, Palo Alto CA 94303-4220 APN 127 22 091
175. Signature _____ Date _____
Lynch, William
3331 Thomas Dr, Palo Alto CA 94303-4221 APN 127 22 149
176. Signature  Date 5/27/15
Williams, Philip & Jean
3340 Thomas Dr, Palo Alto CA 94303-4220 APN 127 22 092
177. Signature  Date 6/14/15
Arensdorf, Patrick & Sharilyn
3343 Thomas Dr, Palo Alto CA 94303-4221 APN 127 22 148
178. Signature  Date 7/13/15
Dembo, Amir & Daphne
3350 Thomas Dr, Palo Alto CA 94303-4222 APN 127 09 116

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

179. Signature Bruce Kohler Date 5-27-15
Bruce Kohler
3360 Thomas Dr, Palo Alto CA 94303-4222 APN 127 09 101
180. Signature Alan Wilmunder Date 6/22/15
Wilmunder, Alan Wilmunder Aric J Tru
3361 Thomas Dr, Palo Alto CA 94303-4223 APN 127 09 098
181. Signature Ryder Date 6/22/2015
Snyder, Roy & Joyce
3371 Thomas Dr, Palo Alto CA 94303-4223 APN 127 09 097
182. Signature D. Minowitz Date 6/22/15
, Minowitz
3381 Thomas Dr, Palo Alto CA 94303-4223 APN 127 09 096
183. Signature _____ Date _____
Podolsky, Yehudith
3391 Thomas Dr, Palo Alto CA 94303-4223 APN 127 09 095
184. Signature Royce Cheung Date 9/6/15
Hong, Royce Cheung Sukching
3405 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 094
185. Signature Janusz Wideman Date 06-22-15
Wideman, Janusz & Danuta
3406 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 102
186. Signature _____ Date _____
Ertas, Hasan Ucar Kader
3413 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 093
187. Signature Christina Robinson Date 7/19/15
Robinson, Christina & Eugene
3418 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 103
188. Signature Lawrence Hyde Date 6/20/15
Hyde, Lawrence
3421 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 092

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

189. Signature _____ Date _____
 Sinha, Amitabh & Anne
 3424 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 131
190. Signature  _____ Date 5/28/15
 Yang, Mary
 3427 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 091
191. Signature  _____ Date 7/19/15
 Lau, Kim Yang Leung Corinna
 3435 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 090
192. Signature  _____ Date 6/22/15
 INDRA LEVY + MAX FERRY
 3440 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 132
193. Signature  _____ Date 6-26-15
 Wohl, Gary & Danielle
 3441 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 089
194. Signature  _____ Date 9/21/15
 Kramer, Aaron & Dana
 3449 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 088
195. Signature  _____ Date 6/22/15
 SARAYU & SUDHIR RAO
 3452 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 133
196. Signature _____ Date _____
 Gee, Timothy & Mary
 3455 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 087
197. Signature _____ Date _____
 , Danielson
 3463 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 086
198. Signature _____ Date _____
 Joseph, Jeremy & Piper
 3466 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 134

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

see
attached

199. Signature ✓ Date _____
Dyson
3469 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 085

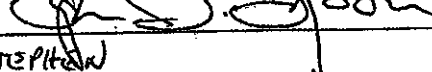
200. Signature _____ Date _____
Hussain, Abrar Altaf Kurosu
3477 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 084

201. Signature [Signature] Date June 28, 2015
Wang, Justin Tan-Shiang Wang Justin T & Tiu
3480 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 108

202. Signature [Signature] Date Oct 4th 2015
Shah, Kalpak & Bina
3483 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 083

203. Signature _____ Date _____
Trainer, Paul & Isabelle
3491 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 082

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

199. Signature  Date 9/1/15
Dyson, STEPHEN
3469 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 085
200. Signature _____ Date _____
Hussain, Abrar Altaf Kurosu
3477 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 084
201. Signature _____ Date _____
Wang, Justin Tan-Shiang Wang Justin T & Tiu
3480 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 108
202. Signature _____ Date _____
Shah, Kalpak & Bina
3483 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 083
203. Signature _____ Date _____
Trainer, Paul & Isabelle
3491 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 082

18.12.100 Regulations for the Single Story Overlay (S) Combining District

(a) Applicability of District: The single-story height combining district may be combined with the R-1 single family residence district or with any R-1 subdistrict. Where so combined, the regulations established by this section shall apply in lieu of the comparable provisions established by Section [18.12.040](#). All applicable provisions of that section shall otherwise govern development in the combining district.

(b) Site Development Regulations: For sites within the single-story height combining district, the following site development regulations shall apply in lieu of the otherwise applicable site development regulations of Section [18.12.040](#):

(1) The maximum height shall be 17 feet, as measured to the peak of the roof; provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum height is increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 20 feet.

(2) There shall be a limit of one habitable floor. Habitable floors include lofts, mezzanines and similar areas but exclude basements and exclude attics that have no stairway or built-in access. Lofts and mezzanines include any space above the first floor in excess of five feet (5') from the floor to the roof above.

(c) Application for a Single Story (S) Combining District

(1) Application to create or remove a single-story overlay district may be made by an owner of record of property located in the single-story overlay district to be created or removed.

(2) Application shall be made to the director on a form prescribed by the director, and shall contain all of the following:

(A) A written statement setting forth the reasons for the application and all facts relied upon by the applicant in support thereof.

(B) A map of the district to be created or removed that includes the address location of those owners whose properties are subject to the zoning request. Boundaries shall correspond with certain natural or man-made features (including, but not limited to, roadways, waterways, tract boundaries and similar features) to define an identifiable neighborhood or development. For creation of a single-story overlay district, the area shall be of a prevailing single story character, such that a minimum of 80% of existing homes within the boundaries are single story.

(C) For creating a single-story overlay district, a list of signatures evidencing support by: (i) 70% of included properties; or (ii) 60% of included properties where all included properties are subject to recorded deed restrictions intended to limit building height to a single story, whether or not such restrictions have been enforced. For the removal of a single-story overlay district, a list of signatures evidencing support by 70% of included properties, whether or not deed restrictions intended to limit the building height to single story apply. "Included properties" means all those properties inside the boundaries of the district proposed to be created or

removed. The written statement or statements accompanying the signatures must state that the signer is indicating support for a zone map amendment that affects his or her property. One signature is permitted for each included property, and a signature evidencing support of an included property must be by an owner of record of that property.

(D) Such additional information as the director may deem pertinent and essential to the application.

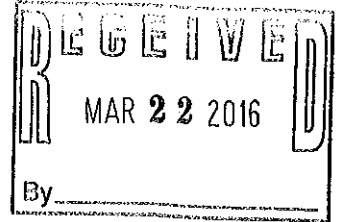
(3) An application for creation or removal of a single-story (S) overlay district made in accordance with this subsection (c) shall be processed in accordance with [Chapter 18.98](#).

(Ord. 5373 § 9 (part), 2016; Ord. 4869 § 14 (Exh. A [part]), 2005)

OPPONENTS
OF
ROYAL MANOR SSO

----- Forwarded message -----

From: **Nana Murugesan** <narayanan.murugesan.wg09@wharton.upenn.edu>
Date: Sun, Feb 28, 2016 at 5:03 PM
Subject: Royal Manor SSO -
To: amy.french@cityofpaloalto.org
Cc: city.council@cityofpaloalto.org



Dear Ms. Amy French,

We are writing to you to express concern about the process being followed for Royal Manor community's SSO application.

We bought our home (3492 Janice Way) just about nine months back - though we knew that there was a potential SSO application in the works, we were promised that there will be a proper process which would include a ballot. **However, we recently learned that signatures collected publicly in a block party are being taken into account instead of a ballot! If that is the case, we would like to request that our signature be withdrawn.** We signed at the block party to show our support for community sentiment to go to ballot for SSO (and certainly didn't think our signature would be wrongfully used in lieu of a legal ballot).

As recent residents with two young children and aging parents who moved here with a long-term mindset, we want to make sure that we have the flexibility to expand our home sufficiently in the coming years. Therefore, we would like to fully understand the ramifications of SSO for our particular lot and house before we make a decision.

Thank you very much, and we look forward to your guidance and leadership as we address this very important issue for our neighborhood.

Narayanan Murugesan & Sridevi Narayanan
3492 Janice Way, Palo Alto, CA 94303

To The Palo Alto City Officials,

I would like to withdraw my signature from the Royal Manor Single Story Overlay (SSO) Application.

At the time of signing, I was not fully informed of what exactly the SSO means. Now after learning more about its implications, I believe SSO is too limiting and broad and thus it unfairly impacts many people. I believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you.

Name: Paula White-Reddy

Address: 3401 Kenneth Drive

Signature: Paula White-Reddy Date: 2/27/2016

¹ <http://www.cityofpaloalto.org/civicax/filebank/documents/6479>

To The Palo Alto City Officials,

I would like to withdraw my signature from the Royal Manor Single Story Overlay (SSO) Application.

At the time of signing, I was not fully informed of what exactly the SSO means. Now after learning more about its implications, I believe SSO is too limiting and broad and thus it unfairly impacts many people. I believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you.

Name: SHEKHAR KAPOOR, SWATI KAPOOR

Address: 3458 JANICE WAY, PALO ALTO, CA-94303

Signature:  Date: FEB 27, 2016

¹ <http://www.cityofpaloalto.org/civ/cax/filebank/documents/6479>


To the Palo Alto City Officials,

We would like to withdraw our signatures from the Royal Manor Single Story Overlay (SSO) Application.


At the time of signing, we were not fully informed of what exactly the SSO means. Now after learning more about its implications, we believe SSO is too limiting and broad and thus it unfairly impacts many people. We believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you.



(Kalpak Shah)



(Bina Shah)

Address: 3483 Thomas Drive, Palo Alto, CA

Date: 2/20/16

¹ <http://www.cityofpaloalto.org/civlcax/filebank/documents/6479>

To the Palo Alto City Officials,

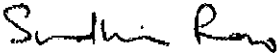
We would like to withdraw our signatures from the Royal Manor Single Story Overlay (SSO) Application. We are residents of Royal Manor, active members of this wonderful Palo Alto community and writing this as concerned citizens on the matter of the recently approved (and highly restrictive) SSO proposal.

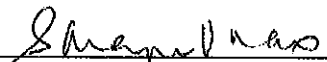
At the time of signing, we were not fully informed of what exactly the SSO means. Our main concern is with the way this signature drive was conducted. Several people (including ourselves) were misinformed about the details of SSO, particularly the 2 story restriction. Now after learning more about its implications, we believe SSO is ~~too limiting and broad~~ and thus it unfairly impacts many people. We believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

We are certain that if a fair signature drive were to be conducted with full disclosure it would find very little favor with this community. We urge you to reconsider your approval of this proposal.

Thank you.


(Sudhir Rao)


(Sarayuu Rao)

Date: Feb. 18, 2016

3452 Thomas Drive, Palo Alto, CA

To the Palo Alto City Officials,

We would like to withdraw our signatures from the Royal Manor Single Story Overlay (SSO) Application.

We were pressured to sign the SSO application by proponents of SSO. The members of the core group of SSO application visited our house several times to convince us. We have reluctantly signed the application in the end. At the time of signing, we were not fully informed of what exactly the SSO means. Now after learning more about its implications, we believe SSO is too limiting and broad and thus it unfairly impacts many people. We believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you.

(Nagarajan Anan)



(Sudha Nagarajan)

Date: 18 Feb 2016.

3363 Kenneth Drive, Palo Alto, CA

On Feb 9, 2016, at 7:59 PM, Sudha <sudhaanan@yahoo.com<mailto:sudhaanan@yahoo.com>> wrote:

Dear Amy,

I am writing to you regarding the single-story overlay application in my neighborhood.

I am the old owner of the house located at 3363 Kenneth drive, Palo Alto, CA 94303. I am writing to let you know that my husband and I would like to remove the yes signature from the application for our house. The folks coming around were so pushy and in the midst of meeting at work I signed it off at that time .

I have a two storey house and this should be the owners decision .

Also the old Eichlers do not look nice and are so inefficient and I would think all can be upgraded by owners choice.

In addition having all these new homes in neighborhood on Lomaverde does not help what these folks are preaching .in addition they got signatures and when I tried to recall and sent emails no one responded . If they were truly concerned I would have expected someone to respond .

Thanks for your consideration and I hope this does not pass.

Thanks

Sudha and Nagarajan

Feb 9 (9 days
ago)

Lakshmi Thiyagarajan
<lakshmi.thiyagarajan@gmail.com>

to amy.french

Hi Amy,

I'm Lakshmi Thiyagarajan, living on 3410 Kenneth Dr, Palo Alto.

I would like to remove my signature from application for single story overlay.

We do not want to support this overlay. Please let me know if you need any information from us in order to remove this signature.

Thanks

Lakshmi

Sent from my iPhone

Feb 11 (7 days
ago)

Lakshmi Thiyagarajan
<lakshmi.thiyagarajan@gmail.co
m>

to Patrick.Burt, bcc: me

Dear Mr Burt,

We are very disappointed to see wrongful approval of SSO for Palo Verde/Royal Manor neighborhood.

We are a family of 5 with 3 young children and parents who live semi permanently with us. We bought our home on Kenneth Dr putting all our savings into it and making big sacrifices and life choices, with the hope that some day in the not to distant future we will be able to expand our home, add a floor to accommodate multi generation families. With this overlay this hope is no longer possible.

The manner in which signatures were collected were fishy and definitely not clear to folks the implications of signing on a piece of paper. For many it was collected during block party when folks were very distracted with young ones with little time to think. I cannot imagine the SSO overlay rests on people signing a piece of paper with no official ballot. This seems like cheating/robbing for many of us who purchased homes with the hope of expanding it to meet our growing family needs.

Not only were the signatures not collected in a transparent manner I would like to point out that it did not meet the 70% requirement.

I would urge you to consider all this data point before making a decision on SSO.

We are sad that the Planning commision has sent this for approval even though the minimum requirements were not met.

thank you

Lakshmi

(Kenneth Dr)

On Thu, Feb 11, 2016 at 1:27 PM -0800, "jayesh g"
<jayeshg@gmail.com<mailto:jayeshg@gmail.com>> wrote:

James, Patrick, Karen

We are residents of 3466 Kenneth drive and I am writing as a follow up to my note to Amy French with regards to a recall of our signature from the Royal manor zoning proposal. I sent that note out yesterday and perhaps it could not be recalled in time.

I found out that the motion was passed today despite a less than 70% signature campaign. Even more concerning is that most were misled into signing the document. As an example - several of us believed that there would be a ballot and this was an ask to put it to ballot.

Secondly, we were misinformed about the details of the drive, particularly the 2 story restriction. Being proud eichler owners, we do believe that the aesthetics of the neighborhood is important but if owners find a way to design a 2 story in keeping with the modern eichler feel, they should be allowed to. We are in favor of design oversight from the city but feel zoning is too strong a step.

Finally, I am certain that if a fair signature drive were to be conducted with full disclosure it would find very little favor with this community. How can we get this reconsidered ?

Jayesh

Feb 10 (8 days
ago)

jayesh govindarajan
<jayeshg@gmail.com>

to amy.french, me, Mridula

Hello Amy

We are residents of 3466 Kenneth drive and we wanted to recall our signature from the Royal manor zoning proposal.

As background, we were misinformed about the details of the drive, particularly the 2 story restriction. We do believe that the aesthetics of the neighborhood is important but if owners find a way to design a 2 story in keeping with the modern eichler feel, they should be allowed to. We are in favor of design oversight from the city but feel zoning is too strong a step.

French, Amy

From: Niloufar Shokrani <niloufar.shokrani@gmail.com>
Sent: Wednesday, December 16, 2015 6:05 PM
To: French, Amy
Subject: Against Imposing single story house

Hi Amy

Could you please withdraw my signature

against imposing Single Story Overlay in our neighborhood, however application (attached) was my signature (signature 167) I want to withdraw my name from the application

Nilou

Sent from my iPhone

French, Amy

From: Carmo Trindade <ctrindade@ms.com>
Sent: Friday, January 29, 2016 6:22 PM
To: French, Amy
Cc: Jason Trindade
Subject: Royal Manor subdivision, Tract 1156

Hello Amy,

I am writing to you regarding the single-story overlay application in my neighborhood.

I am the owner of the house located at 3325 Stockton Place, Palo Alto, CA 94303.

I am writing to let you know that my wife (Naomi Trindade) and I would like to remove the yes signature from the application for our house.

Please let me know if you need any information from us in order to remove the signature and remove our support from the application.

Sincerely,

Carmo Trindade

TO WHOM IT MAY CONCERN!

I did not sign
single-story overlay
application.

Please remove the
signature of my son.

1008 Loma Verde Ave
Clem M. Wisner

Clem M. Wisner

1008 Loma Verde Ave

650-494-6878

To The Palo Alto City Officials,

I would like to withdraw my signature from the Royal Manor Single Story Overlay (SSO) Application.

At the time of signing, I was not fully informed of what exactly the SSO means. Now after learning more about its implications, I believe SSO is too limiting and broad and thus it unfairly impacts many people. I believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you.

Name: Yong Guo

Address: 3455 Kenneth Dr, Palo Alto, 94303

Signature: Yong Guo Date: 2/26/2016

¹ <http://www.cityofpaloalto.org/civicax/filebank/documents/6479>

PTC RECEIVED
VIA EMAIL

French, Amy

From: Ellner, Robin
Sent: Monday, February 08, 2016 8:03 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: CALL TO ACTION - We need your help to preserve our Eichler neighborhood

2/8 + 2/9

Good morning,

Please see the email from Coco Yeh below.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

From: Coco Yeh [<mailto:cocoyeh@pacbell.net>]
Sent: Sunday, February 07, 2016 6:37 PM
To: Katie Renati; Planning Commission
Subject: Re: Fwd: CALL TO ACTION - We need your help to preserve our Eichler neighborhood

Dear city of palo alto,

i support the Single-Story Overlay (SSO) zone change in our Eichler neighborhood.

because it retains our neighborhood spirit. ease overbuilding & house price rising. many family with kids like to stay here to be in the community. many seniors contribute to palo alto whole life, plz don't make them leave b/c palo alto beomes too expensive for them to live.

Best wishes,
Coco

On Saturday, February 6, 2016 9:50 PM, Katie Renati <windkatie@gmail.com> wrote:

Coco, so sorry about your ankle. I hope you are able to rest and will recover soon.
Olivier, could you please send a quick email of support to the city? They got 10 messages against and they need to hear more from the supporters.
Merci,
Katie

French, Amy

From: Ellner, Robin
Sent: Monday, February 08, 2016 8:05 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: Preserving the Eichler Community: Royal Manor SSO

Good morning,

Please see the email from Anne Marie Hallada below.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

From: Anne Marie Hallada [<mailto:amhallada@gmail.com>]
Sent: Saturday, February 06, 2016 8:16 PM
To: French, Amy; Planning Commission
Subject: Fwd: Preserving the Eichler Community: Royal Manor SSO

Dear Amy and Planning Commission:

Please also remove my contact information from the attached email when posting. Last time I received some not so nice correspondence from people that did not agree with my views and I am hoping to avoid that this time and instead to have those comments forwarded to your committee for consideration and review.

Thanks so much!

----- Forwarded message -----

From: Anne Marie Hallada <amhallada@gmail.com>
Date: Sat, Feb 6, 2016 at 7:54 PM
Subject: Preserving the Eichler Community: Royal Manor SSO
To: amy.french@cityofpaloalto.org, Planning.Commission@cityofpaloalto.org
Cc: Katie Renati <windkatie@gmail.com>

City of Palo Alto Planning Commission:

Letter of Support for Royal Manor SSO:

P.S. I previously wrote a letter asking for a revision of a home design that was in fact redesigned. I thank you for the work you did on that-although the final design was still not true to the Eichler style. Unfortunately, the home that was built has created tensions between all the neighbors that I don't think will ever be resolved. It is sad to have these kind of investment properties built in areas where they create such tensions. Anyone that ultimately moves into that home will probably receive a less than warm welcome from their neighbors, but I am hopeful that the community will come back together and move forward in a spirit of inclusion. What's done is done, but frankly it divides communities and people from the start and makes it hard for the people who ultimately move into that home.

--
Anne Marie Bredehoft-Hallada, MPH
Health Education Consultant
amhallada@gmail.com
(650)815-6524

--
Anne Marie Bredehoft-Hallada, MPH
Health Education Consultant
amhallada@gmail.com
(650)815-6524

French, Amy

From: Ellner, Robin
Sent: Monday, February 08, 2016 8:27 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: support for single story overlay applications

Good morning,

Please see the email from Frank Ingle below.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

From: frank inge [<mailto:frankwingle@gmail.com>]
Sent: Thursday, February 04, 2016 4:02 PM
To: Planning Commission
Cc: Richard Willits
Subject: support for single story overlay applications

Planning Commissioners,

I support neighborhood applications for single story overlays, particularly that for Royal Manor's SSO application, which is scheduled for Feb. 10.

Unfortunately I will not be able to attend for medical reasons, but I am hopeful that you will have many supporters at the meeting in support of this application.

Thank you,

Frank Ingle
814 Richardson Ct
Palo Alto, CA 94303
650-799-3813

French, Amy

From: janhance@comcast.net
Sent: Monday, February 08, 2016 10:44 AM
To: French, Amy
Cc: Planning Commission
Subject: SSO MTG 2/10

Hi Amy,

I am a resident in Royal Manor neighborhood in Palo Alto and would like to express my support for the SSO proposal. I bought my home because I love Eichlers. All the light that our large sliding glass doors bring in is one of the main reasons. That light, not to mention my privacy, would be taken away if someone were allowed to build a second story on their Eichler or tear down the Eichler and put up a new two-story home on either side of or behind my home.

Through your decisions, please help us Eichler residents maintain the integrity of our homes and neighborhood.
Sincerely, Jan Henrotin

French, Amy

From: Ellner, Robin
Sent: Monday, February 08, 2016 1:48 PM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: Royal Manor SSO Support

Good afternoon,

Please see the email from Alex Rueff below.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

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

From: Alex Rueff [<mailto:alex.rueff@gmail.com>]
Sent: Monday, February 08, 2016 8:48 AM
To: Planning Commission; French, Amy
Subject: Royal Manor SSO Support

Hi,

I'm writing in support of the Single-Story Overlay for Royal Manor. While it would be easier if neighborhood support was unanimous, the reality is that this is an emotional topic that touches our homes, neighborhood, and financial well being. Everyone has a slightly different take on the factors in this decision. That being said, it is remarkable that the SSO has met the very high threshold needed for passing. Please remember this!

From what I've read, we are the 10th neighborhood to make this request. By now, I imagine all of the arguments and counter-arguments have been voiced. I'd like to emphasize that we are not the first. We now have the experience of other neighborhoods to support the SSO. This is not a new and risky experiment. We can see that the other neighborhoods have benefited by the adoption of the SSO. Meanwhile, we have witnessed the erosion of our own neighborhood which is what has spurred this initiative.

I support the SSO and would like to preserve the integrity and character of our neighborhood.

Sincerely,

Alex Rueff
Kimberly Bell
1048 Loma Verde Ave

French, Amy

From: Soo-Ling Chan <sooling102@gmail.com>
Sent: Monday, February 08, 2016 11:41 PM
To: Planning Commission
Subject: ROYAL MANOR SINGLE STORY OVERLAY

Dear Planning Commission Member:

I stand in full support for the Single-Story Overlay zone change in my Eichler neighborhood. Please give your recommendation and support for this change. This would prevent tear-downs and 2 stories being built that is incongruous to my neighborhood.

I have been a resident and owner of my home at 3469 Greer Road for over 40 years. If my neighbor decides to sell to someone who wishes to build a second story.....that would invade my privacy and block off all my sunshine. There is very little buffer between our homes.

Thanks you for your kind consideration.

Soo-Ling Chan
3469 Greer Rd
Palo Alto, CA 94303
ph 650-494-6237

French, Amy

From: John Potter <johnfpotter@gmail.com>
Sent: Monday, February 08, 2016 12:57 PM
To: Planning Commission; French, Amy
Subject: Royal Manor SSO

Dear Palo Alto Planning Commission,

We have lived in Royal Manor for 8 years, and Palo Alto for 10. We love both Palo Alto and our neighborhood of Eichler homes. We strongly support the SSO Initiative for our neighborhood (Royal Manor) as it will preserve its intimacy, and maintain its attractiveness to families who care about good education coupled with privacy and the Californian outdoors lifestyle.

We are rarely involved with local politics, although we have been involved in our community as volunteers in numerous ways. However, this is too important an issue to us to stay silent. Please see this letter as a strong endorsement of the SSO proposal.

Thank you for your consideration -

John and Nisha Potter
Greer Road, Palo Alto

--

+++++

John Potter
(415) 846-8021

+++++

French, Amy

From: Peter Macdonald <psmacdonald@mac.com>
Sent: Tuesday, February 09, 2016 8:44 AM
To: Planning Commission; French, Amy
Subject: Supporting SSO in Royal Manor

Dear Planning Commission,

I have been a resident of Palo Alto and a homeowner in the Royal Manor neighborhood for over 20 years. I'd like to express my support for the SSO for Royal Manor, as I believe it will help preserve the character of the neighborhood, the value of existing homes, and the quality of life in our city. I believe the SSO will help maintain the unique character of our neighborhood and by extension the City of Palo Alto, while reducing potential conflict among neighbors. While I support a diversity of architectural design in the city and people's freedom to adapt or build homes that fit their needs, I believe we have to ensure that new construction be suited to the area where it will be located and not negatively impact others.

Thank you for your consideration.

Peter Macdonald
3469 Janice Way, Palo Alto, 94303
psmacdonald@mac.com

French, Amy

From: Justin Wang <justin_t_wang@yahoo.com>
Sent: Tuesday, February 09, 2016 10:02 AM
To: Planning Commission; French, Amy
Cc: Lynn Drake; Richard Willits; Katie Renati
Subject: Royal Manor SSO

Dear Palo Alto Planning Commission,

I am a native Palo Altan, educated in the school system from K-12, and was fortunate to return to the neighborhood where I grew up 11 years ago. It has been a pleasure to see my daughter grow up here and attend the local schools. We enjoy our lovely 1957 Eichler house for its aesthetics, high ratio of usable living space, and high degree of ambient natural light. Two years ago we renovated our home with a new roof, flooring and painting to preserve and enhance its original look and feel.

We support the SSO Initiative for Royal Manor because it will help preserve and maintain the essential neighborhood features of intimacy, privacy and neighborliness that we have enjoyed to date, and maintain the attractiveness of our area for residents in the present and future.

Thank you very much for your consideration.

Sincerely yours,

Justin Wang
Thomas Drive, Palo Alto

French, Amy

From: Ellner, Robin
Sent: Tuesday, February 09, 2016 11:14 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: ROYAL MANOR SINGLE STORY OVERLAY

Good morning,

Please see the email from Soo-Ling Chan below.

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

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

From: Soo-Ling Chan [<mailto:sooling102@gmail.com>]
Sent: Monday, February 08, 2016 11:41 PM
To: Planning Commission
Subject: ROYAL MANOR SINGLE STORY OVERLAY

Dear Planning Commission Member:

I stand in full support for the Single-Story Overlay zone change in my Eichler neighborhood.
Please give your recommendation and support for this change. This would prevent tear-downs and 2 stories being built that is incongruous to my neighborhood.

I have been a resident and owner of my home at 3469 Greer Road for over 40 years.
If my neighbor decides to sell to someone who wishes to build a second story.....that would invade my privacy and block off all my sunshine. There is very little buffer between our homes.

Thanks you for your kind consideration.

Soo-Ling Chan
3469 Greer Rd
Palo Alto, CA 94303
ph 650-494-6237

French, Amy

From: Ellner, Robin
Sent: Tuesday, February 09, 2016 11:16 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: Royal Manor SSO

Good morning,

Please see the email from John Potter.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

From: John Potter [<mailto:johnfpotter@gmail.com>]
Sent: Monday, February 08, 2016 12:57 PM
To: Planning Commission; French, Amy
Subject: Royal Manor SSO

Dear Palo Alto Planning Commission,

We have lived in Royal Manor for 8 years, and Palo Alto for 10. We love both Palo Alto and our neighborhood of Eichler homes. We strongly support the SSO Initiative for our neighborhood (Royal Manor) as it will preserve its intimacy, and maintain its attractiveness to families who care about good education coupled with privacy and the Californian outdoors lifestyle.

We are rarely involved with local politics, although we have been involved in our community as volunteers in numerous ways. However, this is too important an issue to us to stay silent. Please see this letter as a strong endorsement of the SSO proposal.

Thank you for your consideration -

John and Nisha Potter
Greer Road, Palo Alto

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+++++

John Potter

French, Amy

From: Ellner, Robin
Sent: Tuesday, February 09, 2016 11:20 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: SSO MTG 2/10

Good morning,

Please see the email from Jan Henrotin.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

From: janhance@comcast.net [<mailto:janhance@comcast.net>]
Sent: Monday, February 08, 2016 10:44 AM
To: French, Amy
Cc: Planning Commission
Subject: SSO MTG 2/10

Hi Amy,

I am a resident in Royal Manor neighborhood in Palo Alto and would like to express my support for the SSO proposal. I bought my home because I love Eichlers. All the light that our large sliding glass doors bring in is one of the main reasons. That light, not to mention my privacy, would be taken away if someone were allowed to build a second story on their Eichler or tear down the Eichler and put up a new two-story home on either side of or behind my home.

Through your decisions, please help us Eichler residents maintain the integrity of our homes and neighborhood.
Sincerely, Jan Henrotin

French, Amy

From: Ellner, Robin
Sent: Tuesday, February 09, 2016 11:21 AM
To: Lait, Jonathan; Silver, Cara; French, Amy
Subject: Whole heartedly Support SSO for Royal Manor

Good morning,

Please see the email from Stepheny McGraw.

(BCPTC)

Thank you,

Robin

Robin Ellner | Administrative Associate III | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2603 | E: robin.ellner@cityofpaloalto.org

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

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

From: Stepheny McGraw [<mailto:stepheny@sonic.net>]
Sent: Tuesday, February 09, 2016 11:18 AM
To: Planning Commission
Subject: Whole heartedly Support SSO for Royal Manor

Although I hope to attend tomorrow night's meeting on SSO, I also wanted to write you to register my support for this proposal. Each day as I walk around the neighborhood from my house at 3303 Thomas Drive, I am impressed by the quieter, gentler feel of the single story houses on their small lots — and the contrast with the overflowing and very tall homes of Classic Community on Loma Verde and Bayshore where the overflow of cars and too crowded homes permeates.

Not everyone who wants to live in Palo Alto can, nor should they have to. For my working years, I commuted to San Jose. One goes where the job is and chooses a home based on different criteria. We need to focus on the residents who live here now and make certain that the sustainable and quality life for which they moved to Palo Alto endures. That we can support our infrastructure and our schools. Housing is a regional issue and we should not try to squeeze in overly large houses or multi-family houses on tiny lots like those in Royal Manor.

Thank you for reading this through — and please let me know where at City Hall tomorrow night's meeting will be held.
Stepheny McGraw

French, Amy

From: Richard Willits <rwillits@gmail.com>
Sent: Tuesday, February 09, 2016 3:05 PM
To: French, Amy
Cc: Ben Lerner; Darcy Escovedo; Katie Renati; David Hanzel; Pat Hanley; Lynn Drake
Subject: Napaa Signature Page
Attachments: Napaa.pdf

Hi Amy,

The attached signature page has a new signature at the top, Robert & Mona Napaa.

The rest is a duplicate of what was on the application.

Richard

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

90. Signature *Robert & Mona Napaa* Date 2/8/2016
 Napaa, Robert & Mona
 3382 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 059
91. Signature *Barbara Belmont* Date 6/27/2015
 Belmont, Barbara
 3387 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 032
92. Signature *Margaret Smyklo* Date 6/27/15
 Smyklo, Margaret
 3390 Kenneth Dr. Palo Alto CA 94303-4217 APN 127 09 060
93. Signature _____ Date _____
 Srinivasaraghavan, Raghunath
 3393 Kenneth Dr. Palo Alto CA 94303-4216 APN 127 09 031
94. Signature _____ Date _____
 , Herzl Partnership LP
 3400 Kenneth Dr. Palo Alto CA 94303-4218 APN 127 09 061
95. Signature *Satya White-Reddy Paula* Date 5/27/15
 Reddy, Satya White-Reddy Paula
 3401 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 030
96. Signature *Lisa Bernstein* Date 5/17/2015
 Blum, Michael Bernstein Lisa J Tru
 3405 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 029
97. Signature _____ Date _____
 Mahpour, Morad
 3406 Kenneth Dr. Palo Alto CA 94303-4218 APN 127-09 062
98. Signature *Parthasarathy, Rk* Date 5/3/15
 Parthasarathy, Rk Ramakrishnan Rathna
 3409 Kenneth Dr. Palo Alto CA 94303-4219 APN 127 09 028
99. Signature *Lakshmi* Date 5/3/15
 Thiagarajan, Pirasenna & Lakshmi
 3410 Kenneth Dr. Palo Alto CA 94303-4218 APN 127 09 063

French, Amy

From: Richard Willits <rwillits@gmail.com>
Sent: Tuesday, February 09, 2016 3:36 PM
To: French, Amy
Cc: Ben Lerner; Darcy Escovedo; Katie Renati; David Hanzel; Pat Hanley; Lynn Drake
Subject: Hussain Signature Page

Hi Amy,

Here is a blank signature page with a new signature, that of Abrar Hussain. Abrar and Risa are pleased to be part of the SSO effort.

Richard

We, the undersigned homeowners of the Royal Manor subdivision, Tract 1156, are applying for a zone change from R1 to R1(S) in accordance with the January 22, 2002 S-district Guidelines, Attachment C, Single-Story Height Combining District (S) Zone guidelines.

199. Signature _____ Date _____
Dyson
3469 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 085

200. Signature Abrar Hussain Date 2/9/16
Hussain, Abrar Altaf Kuresu
3477 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 084

201. Signature _____ Date _____
Wang, Justin Tan-Shiang Wang Justin T & Tlu
3480 Thomas Dr, Palo Alto CA 94303-4224 APN 127 09 108

202. Signature _____ Date _____
Shah, Kalpak & Bina
3483 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 083

203. Signature _____ Date _____
Trainer, Paul & Isabelle
3491 Thomas Dr, Palo Alto CA 94303-4225 APN 127 09 082

French, Amy

From: ANNIE BEDICHEK <annie@bedichek.org>
Sent: Tuesday, February 09, 2016 4:53 PM
To: French, Amy
Subject: No to the proposed SSO

Amy,

I think we need to say no to the proposed SSO for midtown. I live and own in midtown. I do not live in an eichler, I pay a fortune in property taxes, and it is not reasonable to limit homes in the area to single story. On my block more than half the existing houses are already two stories. You would be penalizing those who need the space, but had to save longer to save enough to rebuild their old houses. The stock is old, and often falling apart, it is unreasonable to change the zoning now.

Thank you for listening,
Annie Bedichek
884 Loma Verde Ave.

French, Amy

From: Hadassah Wurman <hwurman@yahoo.com>
Sent: Tuesday, February 09, 2016 5:53 PM
To: French, Amy
Subject: single story overlay

I am writing about the issue of adding a second story although I was lucky to be able to add a second story to my house 22 years ago.

2 years after we moved into our 3 bed 2 bath house with our 3 and 5 year old boys we had twins. Obviously the house became too small for our family and our options were to add to our house or buy another one.

Because of the price of big houses (yes, even then) this option fell through and we were left with the option of adding a second story, which was perfect for us in addition to being affordable.

Looking back at my experience and thinking of the possibility that second stories would be banned, I am convinced that it will be a big mistake for the Palo Alto social fabric. Had I not have the option of building, we would probably have moved out of Palo Alto. A lot of young people already move out of our city because of housing prices. What are families with multiple children supposed to do if they cannot add to their existing house?

Palo Alto is going to turn into an old people's city.

I sincerely hope that this will not happen.

Hadassah Wurman

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

French, Amy

From: Sudha <sudhaanan@yahoo.com>
Sent: Tuesday, February 09, 2016 7:50 PM
To: French, Amy
Subject: Royal manor --- do not pass

Dear Amy,

I am writing to you regarding the single-story overlay application in my neighborhood.

I am the old owner of the house located at 3363 Kenneth drive, Palo Alto, CA 94303. I am writing to let you know that my husband and I would like to remove the yes signature from the application for our house. The folks coming around were so pushy and in the midst of meeting at work I signed it off at that time .

I have a two storey house and this should be the owners decision .

Also the old Eichlers do not look nice and are so inefficient and I would think all can be upgraded by owners choice.

In addition having all these new homes in neighborhood on Lomaverde does not help what these folks are preaching .in addition they got signatures and when I tried to recall and sent emails no one responded .

If they were truly concerned I would have expected someone to respond .

Thanks for your consideration and I hope this does not pass.

Thanks

Sudha and Nagarajan

Please let me know if you need any information from us in order to remove the signature and remove our support from the application.

Best regards,

Sent from my iPhone

French, Amy

From: Lakshmi Thiyagarajan <lakshmi.thiyagarajan@gmail.com>
Sent: Tuesday, February 09, 2016 8:24 PM
To: French, Amy
Subject: Royal Manor Single Story Overlay

Hi Amy,
I'm Lakshmi Thiyagarajan, living on 3410 Kenneth Dr, Palo Alto.

I would like to remove my signature from application for single story overlay.

We do not want to support this overlay. Please let me know if you need any information from us in order to remove this signature.

Thanks
Lakshmi

Sent from my iPhone

French, Amy

From: HEATHER MACDONALD <hmacdonald@me.com>
Sent: Tuesday, February 09, 2016 9:54 PM
To: Planning Commission; French, Amy
Subject: In support of the Royal Manor SSO

To the Planning Commission,

I am writing in support of the Royal Manor Single Story Overlay. I live on Janice Way, in the Palo Verde community. I have owned my home for over 20 years and did a fair amount of research before deciding to support the SSO.

Our neighborhood's small lots mean that our homes are very close together. We currently have very limited privacy. When a two-story home is built, especially in the flood plain, the resulting home is quite high. The neighbors lose all sense of privacy, regardless of how carefully placed the windows are. A few years ago, the house next to ours was sold. The existing home was in very bad shape and many of the buyers talked about tearing the house down and building a two-story home. Fortunately, the family that purchased the home loved the character of the neighborhood and renovated the home in a consistent manner. It made me realize how close we came to having a large home block our sunlight and compromise our privacy. A new buyer's rights shouldn't trump an existing homeowner's rights.

My research showed that the main arguments people have against a SSO - lower property values, losing the right to add square footage, and an irreversible decision - are all incorrect. Therefore, I signed the petition to have a SSO approved for the Royal Manor tract. I will also be attending the Planning and Transportation Commission meeting on February 10 to show my support.

Thank you for your consideration.

Heather Macdonald
3469 Janice Way
Palo Alto, CA 94303

French, Amy

From: Claire Taylor <clairetaylor@alum.pomona.edu>
Sent: Wednesday, February 10, 2016 10:40 AM
To: Planning Commission; French, Amy
Subject: Royal Manor SSO

Please support the Royal Manor SSO and preserve our Eichler neighborhood from over-built one-car-garage ugliness.

We thank you.

Claire Taylor and Charles Schulz
3482 Kenneth Drive

French, Amy

From: Diane Reklis <reklis@comcast.net>
Sent: Wednesday, February 10, 2016 2:08 PM
To: French, Amy; Planning Commission
Cc: 'Richard Willits'; Katie Renati
Subject: Royal Manor Eichler SSO zone change

Dear Mrs. French,

Please add my vote to support the Single Story Overlay in the Royal Manor Eichler tract. Government exists for situations where the common good takes precedence over some individual desires. We each pay more for police and fire protection than the services rendered directly to us would cost, if we are lucky. Our community benefits from great schools, even though the vast majority of households do not have school-age children. So too, we each benefit from both community within our neighborhoods and privacy within our homes.

The streets around here are intentionally confusing to reduce cut-through traffic and to maintain spaces that are aesthetically pleasing and where neighbors naturally gather to chat or walk or jog. This also means that one neighbor's bedroom wing juts up against another's living room. When one family adds to their house on the side that matters least to them, it often turns out to impinge on a neighbor's space by their living room or master bedroom. These houses were carefully designed and laid out to minimize intrusions on the neighbors, but expanding them can have a larger than expected effect on others.

The houses in this neighborhood were designed with lots of glass to allow the owners to enjoy the outdoors while privacy fences prevent invasive stares. If my neighbor's house was two stories high, the glass walls would be a nuisance rather than a blessing as others would suddenly have full view into my living spaces. If I built a second story on my house, I might be able to sell it for more money, but at least six neighbors would be negatively impacted by the loss of privacy and daylight AND the value of their houses would likely be diminished, at least until they too built up. The single story overlay is essential to maintain and enhance our neighborhood.

This neighborhood had spawned more than its share of community leaders as well as scientists and business folks. Both the computer mouse and Preschool Family were invented on Janice Way. I believe that the Eichler-designed houses and streets have encouraged this level of innovation and service.

Please vote in favor of the Single Story Overlay in the Royal Manor Eichler tract.

Diane Reklis
3410 Janice Way
650-856-1973

French, Amy

From: Venkat Dokiparthi <venkatd@yahoo.com>
Sent: Wednesday, February 10, 2016 2:38 PM
To: French, Amy
Subject: Re Royal Manor Single Story Overlay

Ms. Amy French,

I would like to write to you about my concerns related to the proposal for Royal Manor single story overlay. We purchased our house on Greer Rd in 2000 and living there since then. Our family has grown over the years and our house has aged during this time. At some time in the future we have plans to rebuild our house with modern amenities. I am extremely concerned about this single story overlay proposal. City of Palo Alto already has regulations in place for any remodel work to not impact the neighbors. I don't understand why we need this proposal right now that will completely disallow building second story even if I satisfy my neighbors.

My lot is not huge and if I have add more living space, I have to go to second story. Even if I am allowed to build more house in a single story, I won't be interested in that as that will takeaway whatever little backyard I currently have. I am concerned if this proposal is approved, I would be forced to move out of Palo Alto as I cannot build a house to my needs in my own lot.

I am also concerned that home values will come down in this area. This proposal is being put up as people are concerned that new people buying in this area are rich people from Google and Facebook and they want to build 2 story houses. That may be true, but if we make this restriction, there will be less people who will be interested in buying a house in this area, thereby reducing the home values.

Please consider my concerns and reject this proposal for single story overlay. I can be reached at +1 408 373 4587 if you have any questions.

Thanks for your time.

Sincerely,
Venkat Dokiparthi
Home owner, Palo Alto.

French, Amy

From: Joyce Schmid <joycegschmid@aol.com>
Sent: Wednesday, February 10, 2016 3:27 PM
To: French, Amy
Subject: Single story overlay Royal Manor

Dear Ms. French,

I wanted you to know that I am strongly in favor of the single story overlay for Royal Manor. The beauty, simplicity and privacy of the street and the sunshine through our big Eichler windows are very important to me. These are the reasons that we bought our house. Please help us preserve these wonderful things by supporting our request for a single story overlay.

Thank you,
Joyce Schmid
3428 Janice Way
650-494-6769

French, Amy

From: Kitty Merz <klitty3487@hotmail.com>
Sent: Wednesday, February 10, 2016 3:53 PM
To: French, Amy
Subject: Royal Manor Single-story Overlay

Dear Ms. French,

I would like to add my voice to the majority of my neighbors who want our neighborhood restricted to single stories.

As an Eichler homeowner whose neighbors on both sides had added second stories to their houses, I'm acutely aware of the lack of privacy and light that such changes bring. My neighbors have a clear view of my living area and back yard from their upstairs windows, and I lose the sunlight much sooner than neighbors further down the block. I also fear that if we don't put a stop to these kinds of expansions, the unique character of our Eichler neighborhood will be irretrievably lost.

I respectfully urge that the request for a second story overlay be approved.

Sincerely,
Margarita Merz
3487 Greer Road

Sent from my iPad

French, Amy

From: Olivier Matthey <om_paneighborhood-109@olden.ch>
Sent: Wednesday, February 10, 2016 5:55 PM
To: Planning Commission; French, Amy
Subject: Comment regarding tonight's PTC hearing

Unfortunately I won't be able to attend tonight's meeting re the proposed SSO on Royal Manor (Janice way and surroundings), but wanted to express my support for it.

My wife and I moved to this beautiful and friendly neighborhood 6 years ago, but most residents have been around much longer.
We now have two kids, who we'd like to grow up in the same convivial place.

As the real estate market heats up, I've seen first hand houses torn down to be replaced with out-of-place mansions, not by neighbors themselves, but by builders who put personal profit ahead of the harmony of our community.

Apparently, existing protections have failed to discourage, let alone prevent, such harmful practices. This is why I feel that an SSO is needed, to protect what has made this neighborhood such a great place to live.

(We live on a corner lot, so a 2-story house next door wouldn't affect us as much as others, but we feel that it is our responsibility to be good neighbors and take care of each other.)

Thank you.
Best regards.

Olivier Matthey
3498 Janice way
(360) 469 0302

French, Amy

From: Shirley Zou <zou.shirley@gmail.com>
Sent: Wednesday, February 10, 2016 6:24 PM
To: French, Amy
Subject: say NO to SSO

Hi, Amy

Hope everything goes well with you!

My husband (Jing Chen) and I (Xuan Zou) are the owner of 3320 Thomas Dr, Palo Alto, CA. We strongly oppose Single Story Overlay. We are totally fine with design guidelines to preserve Eichler designed houses.

Thank you!

Xuan/Jing

French, Amy

From: Katherine Smolin <kaysmolin@gmail.com>
Sent: Wednesday, February 10, 2016 7:03 PM
To: French, Amy; Katherine Smolin
Subject: 2nd story issues

I do not want a limit on what I can do with my house.

I still have hopes of expanding my home to help with an aging spouse. Wider doorways, room to turn a wheelchair, bigger bathroom with ADA bathroom so he can stay at home as long as possible.

The infrastructure of most Eichlers the age of my house is close to crumbling, electrical issues, pipes in concrete, ups and downs of the foundations in droughts, and great costs to replace or repair.

Why would anyone buy this problem to fix up if they can not expand a house to make it fit their current 2020 needs?

It should not be a crime to improve one's living conditions

kay smolin 3428 Greer Rd 650-494-1144

French, Amy

From: Joyce Schmid <joycegschmid@aol.com>
Sent: Wednesday, February 10, 2016 9:32 PM
To: French, Amy
Subject: Re: Royal Manor SSO

Thank you so much, Amy.

> On Feb 10, 2016, at 9:29 PM, French, Amy <Amy.French@CityofPaloAlto.org> wrote:

>

> Thank you Joyce. You are not limited to certain number of emails. I welcome your emails and I will capture this one for the staff report to Council. The Commission meeting concluded tonight with a 4-0 vote to forward to Council with a recommendation: 'strongly encourage Council to consider removal of Stockton Place and Loma Verde Avenue from the boundary, and look into ways to improve the SSO process.'

>

> -----Original Message-----

> From: Joyce Schmid [mailto:joycegschmid@aol.com]

> Sent: Wednesday, February 10, 2016 9:06 PM

> To: Planning Commission; French, Amy

> Subject: Royal Manor SSO

>

> Dear Planning Commission and Ms. French:

>

> I have already written you an e-mail supporting the Royal Manor SSO, so I'm not sure I'm allowed to send a second one. But I realized I need to tell you our experience of having a neighbor build up. I hope that you are permitted read this.

>

> We live at 3428 Janice Way, in an Eichler. Our living room's wall of glass faces our backyard. The neighbor right behind our house lives on Stockton Place. That neighbor built a bedroom up to a height of 15 feet— the height limit allowed without permission for a second story.

>

> There are codes requiring that houses be built up a certain distance from a fence. but this neighbor found a way around that, and built his bedroom wall up to 15 feet—right next to the fence dividing our properties. As a result, every time we sit in our living room we see his giant wall blocking out the view of the neighborhood that we had when we bought the house.

>

> This happened years ago, and to this day, every time I sit in my living room I am upset to have to look at the wall right next to our house— right out our living room window.

>

> There is a window in the wall. We were told it is too high for the neighbors to be able to look out of it into our living room. But we have to look at that lit-up window as part of our "view" now, glowing at night.

>

> The people protesting the SSO say that it would reduce their property values and make it difficult to sell their homes. The destruction of the view outside our living room window has given our home the look of a tenement. I can't imagine anyone would want to buy our home now at any price.

>

> It is too late to remedy our problem—which was not even the result of a second story addition. I would like to spare my neighbors from having something built outside their windows even worse than what we are dealing with— an actual second story.

>

> Thank you for reading this.

>

> Sincerely,

>

> Joyce Schmid

> 3428 Janice Way

> Palo Alto, CA 943034

French, Amy

From: HEATHER MACDONALD <hmacdonald@me.com>
Sent: Tuesday, February 09, 2016 9:54 PM
To: Planning Commission; French, Amy
Subject: In support of the Royal Manor SSO

To the Planning Commission,

I am writing in support of the Royal Manor Single Story Overlay. I live on Janice Way, in the Palo Verde community. I have owned my home for over 20 years and did a fair amount of research before deciding to support the SSO.

Our neighborhood's small lots mean that our homes are very close together. We currently have very limited privacy. When a two-story home is built, especially in the flood plain, the resulting home is quite high. The neighbors lose all sense of privacy, regardless of how carefully placed the windows are. A few years ago, the house next to ours was sold. The existing home was in very bad shape and many of the buyers talked about tearing the house down and building a two-story home. Fortunately, the family that purchased the home loved the character of the neighborhood and renovated the home in a consistent manner. It made me realize how close we came to having a large home block our sunlight and compromise our privacy. A new buyer's rights shouldn't trump an existing homeowner's rights.

My research showed that the main arguments people have against a SSO - lower property values, losing the right to add square footage, and an irreversible decision - are all incorrect. Therefore, I signed the petition to have a SSO approved for the Royal Manor tract. I will also be attending the Planning and Transportation Commission meeting on February 10 to show my support.

Thank you for your consideration.

Heather Macdonald
3469 Janice Way
Palo Alto, CA 94303

French, Amy

From: jayesh g <jayeshg@gmail.com>
Sent: Monday, February 15, 2016 10:25 PM
To: French, Amy
Subject: Re: Royal manor -- do not pass

Amy

I am not sure if i responded to your email or not. Apologies if this is a resend --

No, I hadn't seen the FAQ. As a matter of fact, we happened to be in the middle of a block party when we were told about the drive. I am certain that the single story overlay was not talked about. That said I am sure it was part of the FAQ, I have no reason to doubt its veracity. However, it was not presented to me at the time.

Jayesh

On Fri, Feb 12, 2016 at 9:27 AM French, Amy <Amy.French@cityofpaloalto.org> wrote:

Jayesh I am wondering if you have read the staff report the PTC reviewed. It contains the FAQ document that the applicants said they shared with neighbors during the petition gathering effort. Pages 27-34 of the staff report contain the FAQ document that discusses single story overlay rezoning. The staff report is found on on the City's website for the February 10 Planning and Transportation Commission.

Sent from my iPad

On Feb 11, 2016, at 8:01 PM, jayesh g <jayeshg@gmail.com<mailto:jayeshg@gmail.com>> wrote:

Amy

Thank you very much for the update. I feel better knowing this is being looked into.

If this is what the community wants then so be it, my only concern is that a lot of folks that I have talked to about this appear to have been misinformed as was I. It was only a few days ago that one of our neighbors walked us through the details of the proposal which to our surprise included a single story overlay.

Thanks again.

Jayesh

On Thu, Feb 11, 2016 at 4:50 PM French, Amy

<Amy.French@cityofpaloalto.org<mailto: Amy.French@cityofpaloalto.org>> wrote:

Hello I wanted you to know I had seen your email yesterday (there were many emails and I am attempted to reply to each one) and your email was included in the packet of emails I placed before the commission and at the back table in the chambers last night prior to the start of the hearing of this item. I also tallied the support level including your 'signature recall' among others, to calculate the support level I reported to the commission at the hearing - your "recall" email brought the support percentage to 69.3%.

I am aware you have sent an email to the city to enquirer whether your email was viewed prior to the commission meeting. Tomorrow I will prepared a formal response regarding next steps in the process for our

Director to send to the City Manager. I did not want you to have to wait for that email.

Please email me in reply that you received this email. Thank you.

Sent from my iPad

> On Feb 10, 2016, at 7:48 AM, jayesh govindarajan <jayeshg@gmail.com<<mailto:jayeshg@gmail.com>>>
wrote:

>

> Hello Amy

>

> We are residents of 3466 Kenneth drive and we wanted to recall our signature from the Royal manor zoning proposal.

>

> As background, we were misinformed about the details of the drive, particularly the 2 story restriction. We do believe that the aesthetics of the neighborhood is important but if owners find a way to design a 2 story in keeping with the modern eichler feel, they should be allowed to. We are in favor of design oversight from the city but feel zoning is too strong a step.

>

> -- Jayesh

French, Amy

From: Hobart <hobart.sze@gmail.com>
Sent: Wednesday, February 17, 2016 11:01 PM
To: French, Amy
Subject: Royal Manor
Attachments: IMG_1442.JPG

Hello Amy,

I am writing to relay Mr Luo's (3309 Kenneth Dr) request to remove his signature from the SSO application. Please see attached signed letter.

Please let me know if you need any other information in order to remove the signature. Thanks!

To The Palo Alto City Officials,

I would like to withdraw my signature from the Royal Manor Single Story Overlay (SSO) Application.

At the time of signing, I was not fully informed of what exactly the SSO means. Now after learning more about its implications, I believe SSO is too limiting and broad and thus it unfairly impacts many people. I believe each property owner should have the option to add a second story or build a two story house as long as they follow the Individual Review (IR) process.

The Individual Review¹ process, established by PAMC 18.12.110, seeks to make sure the aesthetics and privacy of the neighborhood is preserved, without impacting people's ability to expand their house for their family needs. I support improving the IR process to better achieve those goals or adding design guidelines to preserve the Eichler theme of my neighborhood.

Thank you

Name

YANSHENG LIU

Address: 3309 Kenneth Dr

Signature

[Signature]

Date

2/17/16

French, Amy

From: Venkat Dokiparthi <venkatd@yahoo.com>
Sent: Wednesday, February 24, 2016 6:21 PM
To: French, Amy
Subject: Re: Questions about 3391 Greer Road

Thank you very much Amy for the information. I will let you know if I have any questions.

Cheers, Venkat Dokiparthi

On Wednesday, February 24, 2016 3:36 PM, "French, Amy" <Amy.French@CityofPaloAlto.org> wrote:

Venkat:

The maximum square feet or 'Floor Area Ratio' you can build is the same, either way you do it.

What differs is LOT COVERAGE (the amount of building covering the lot seen from above), PROCESS (two story homes have a discretionary process that involve neighbor participation, potential for hearings and appeals to Council; one story homes only have building permit process, no neighbor involvement), YARD AREA and HOME APPEARANCE you have afterward.

Our system shows your lot is 7,250 sf in area (lot line dimensions 80' (rear), 102' (right side), 82' (front), 80.6' (left side). The Floor Area Ratio Maximum for 7,250 sf lot is 2,925 sf. So, given existing 1,790 sf, you would have an additional 1,135 sf you could add to your home. The question is, where is that floor area placed. Easements are not a factor in lot size and floor area ratio – they are not deducted from lot size and do not affect maximum floor area you can build. Variables include whether or not you fill in the covered patios.

BUILDING RECORDS:

Attached is info from our building records. It shows the house having 1,350 square feet and 440 s.f. garage, with two covered patios (154 sf and 137 sf). The "Parcel Report" shows 1,347 sf house and 420 sf garage. At such time as you have plans prepared you would want an accurate calculation to begin with. In the R-1-7000 zone district, your minimum side setbacks are 8 feet and minimum rear setback is 20 feet, though half the width of the home at the rear (the rear wall of the home) can extend 6 feet into that 20 foot rear setback. From the aerial I see, I do not know whether your home has taken advantage of that extension.

Within the attachment is a 1957 document noting abandonment of the public utility easement, signed by the then-planning officer; I don't know what this refers to. A view of our GIST system shows the PUEs are there along the left side and rear property lines, and about 20 feet along right side property line starting from the rear property line. The easements do not result in a deduction of lot area for the purpose of calculating lot coverage or floor area ratio.

HYPOTHETICAL DEVELOPMENT:

For the below exercise, I am doing additions to, rather than demolition of the home. Also, it appears the left side setback is less than eight feet; so your home appears to be noncompliant with setbacks (based on our GIS based maps, not actual floor plans, which I do not have). If you were to demolish your home, the new home would need to meet the required eight foot setback on the left side. The code does allow an extension of currently encroaching walls, as long as at least a five foot setback is provided. There are some rules about how much you can adjust a non-complying, encroaching wall before you have to fix the nonconforming wall to meet setback. However, this is too complex to describe at this time in this manner.

ONE STORY ADDITION, MAXIMUM:

Let's say you filled in both covered patios for a combined 291 sf. You then would have 844 sf left to "play with" for an addition, of the 1,135 sf. Question is, can you fit that onto a one story level. Answer is yes. On the right side, it appears you have about a 19 or 20 foot setback. With the required eight foot setback on the right side, you would have 11 or 12 feet to "play" with. 844 sf divided by 11' equals 76 feet. You could add an 11' x 54' addition (594 sf) to the right side of your home (I measure 54' length of roofline along the right side of your home). The remaining 250 sf could be placed at the rear or front indent or combination of the two.

The lot coverage for a one story home is the same as the floor area ratio (2,925 sf). The existing covered patios are included in lot coverage already. Any covered patio or overhang (eaves deeper than 2 feet) can cover an additional 5% of the lot beyond the maximum.

TWO STORY ADDITION, MAXIMUM:

The second story addition or new two story home goes through the Individual Review process, must meet IR guidelines and daylight plane regulations, setbacks, etc. If you were to add a second floor, the wall could not come closer than eight feet on the left side to meet setback regulations, and as adjusted for daylight plane and IR guideline compliance. The maximum lot coverage for a two story home is less (35% of the lot size, 2,537.5 sf, or 40% including covered patio or overhang, 2900 sf).

First option: retain covered patios as is (291 sf) plus 1,790 sf floor area/garage; use the extra 5% lot coverage for those patios to get to 40% lot coverage or 2900 sf. You would have 819 sf left of lot coverage for a first floor addition, and you could put 316 sf on the second floor; or put all 1,135 sf on the second floor.

Second option: enclose the covered patios (35% lot coverage allows 2,537.5 sf at first floor level) and add 456 sf max to first floor, and the remainder of 387 sf could go onto the second floor.

This is tough to do in writing. Visual is better for communication. Let me know if you have questions. I hope this is helpful. Without plans it is not as precise as with plans. Your lot size and home size may differ from what I found in our system. You may call me to discuss further 650-329-2336.

From: Venkat Dokiparthi [mailto:venkatd@yahoo.com]
Sent: Thursday, February 18, 2016 8:20 PM
To: French, Amy
Subject: Re: What Single Story Overlay means to me

No problem. While you are at it, could you also find the max square footage allowed if 2 stories?

Thanks,
Venkat

On Feb 18, 2016, at 6:55 PM, French, Amy <Amy.French@CityofPaloAlto.org> wrote:

Thank you I am glad we spoke. I will attempt to research to answer your request, but it will need to wait until Monday. Thanks for the opportunity.

From: Venkat Dokiparthi [mailto:venkatd@yahoo.com]
Sent: Thursday, February 18, 2016 4:51 PM
To: French, Amy
Subject: What Single Story Overlay means to me

Amy,

Nice talking to you this afternoon. I would like to know the the max square footage of the house that can be built in a single story in our lot. I understand there are lot of restrictions and easements etc, so I need help to understand what single story overlay means to me in particular. Can you help me with that?

Our address: 3391 Greer Rd, Palo Alto, CA

Cheers, Venkat Dokiparthi +1 408 373 4587

French, Amy

From: narayanan.murugesan@gmail.com on behalf of Nana Murugesan
<narayanan.murugesan.wg09@wharton.upenn.edu>
Sent: Sunday, March 06, 2016 6:08 PM
To: French, Amy
Cc: Gitelman, Hillary; Lait, Jonathan
Subject: RE: Royal Manor SSO -

Dear Amy,

Thank you for your reply. Yes, it would be great if you could help me review options for expansion.

Again, we are glad to support SSO if we have an ability to expand and can make sure that homes that look into our backyard are also going to be subject to SSO. It is just a matter of getting this information so we understand our options for the future.

Looking forward to hearing from you.

Thank you

Nana

On Feb 29, 2016 12:37 PM, "French, Amy" <Amy.French@cityofpaloalto.org> wrote:

Pardon me for the error in second sentence – it should say the process in our code does NOT require what you refer to as a 'Legal Ballot'.

From: French, Amy
Sent: Monday, February 29, 2016 12:18 PM
To: 'Nana Murugesan'
Cc: Gitelman, Hillary (Hillary.Gitelman@CityofPaloAlto.org); Lait, Jonathan
Subject: RE: Royal Manor SSO -

Thank you for your email. I will make note of your request to withdraw support for the Single Story Overlay in the upcoming staff report to the City Council. The April 18 Council meeting is targeted for hearing, as was noted in the Planning and Transportation Commission staff report viewable here: <https://www.cityofpaloalto.org/civicax/filebank/documents/50938>

The process outlined in the Palo Alto Municipal Code does require what you refer to as a "legal ballot". The signatures the applicants obtained last year allowed the application to be presented to the Planning and Transportation Commission. The City Council is the decision-maker for this rezoning proposal.

I am happy to help you review current options for expansion or replacement of your home and options if Council were to approve a Single Story Overlay. You may call me at 650-329-2336 or reply to this email.

From: narayanan.murugesan@gmail.com [<mailto:narayanan.murugesan@gmail.com>] **On Behalf Of** Nana Murugesan
Sent: Sunday, February 28, 2016 5:04 PM
To: French, Amy
Cc: Council, City
Subject: Royal Manor SSO -

Dear Ms. Amy French,

We are writing to you to express concern about the process being followed for Royal Manor community's SSO application.

We bought our home (3492 Janice Way) just about nine months back - though we knew that there was a potential SSO application in the works, we were promised that there will be a proper process which would include a ballot. **However, we recently learned that signatures collected publicly in a block party are being taken into account instead of a ballot! If that is the case, we would like to request that our signature be withdrawn.** We signed at the block party to show our support for community sentiment to go to ballot for SSO (and certainly didn't think our signature would be wrongfully used in lieu of a legal ballot).

As recent residents with two young children and aging parents who moved here with a long-term mindset, we want to make sure that we have the flexibility to expand our home sufficiently in the coming years. Therefore, we would like to fully understand the ramifications of SSO for our particular lot and house before we make a decision.

Thank you very much, and we look forward to your guidance and leadership as we address this very important issue for our neighborhood.

Narayanan Murugesan & Sridevi Narayanan

3492 Janice Way, Palo Alto, CA 94303

French, Amy

From: RK Parthasarathy <rkpartha@gmail.com>
Sent: Friday, March 18, 2016 3:48 PM
To: French, Amy; Council, City
Cc: Venkat Dokiparthi
Subject: Revoke my signature for SSO in Royal Manor

Ms. French,

I'm writing to revoke my signature and remove my support for the SSO application in the Royal Manor Neighborhood. I have looked into this matter in more detail since the original brief conversation with the SSO supporters, and have come to the conclusion that this proposal is against my interests and those of home owners and residents of this neighborhood.

Here are the details:

Name: RK Parthasarathy
Address: 3409 Kenneth Drive, Palo Alto CA 94303

Thank you,
RK Parthasarathy

French, Amy

From: Stump, Molly
Sent: Friday, March 18, 2016 4:37 PM
To: French, Amy; Minor, Beth; Carnahan, David
Subject: Fwd: Royal Manor Single Story Overlay
Attachments: image002.gif

Please include in council correspondence.

Sent from my iPhone

Begin forwarded message:

From: Zoe Danielson <zoedanielson@sbcglobal.net>
Date: March 18, 2016 at 4:35:11 PM PDT
To: "Stump, Molly" <Molly.Stump@CityofPaloAlto.org>
Subject: RE: Royal Manor Single Story Overlay

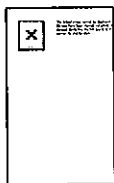
Greetings Ms. Stump,
You may share my email. Thank you for taking the time to respond.
Yours,
Zoe Danielson

From: Stump, Molly [<mailto:Molly.Stump@CityofPaloAlto.org>]
Sent: Thursday, March 17, 2016 5:35 PM
To: zoedanielson@sbcglobal.net
Subject: FW: Royal Manor Single Story Overlay

Ms. Danielson –

Thank you for sharing your concerns. The City Council has received quite a bit of correspondence on the Royal Manor SSO application. I would like to forward your comments to the City Council, City Manager and Planning Director, so that your input can be considered when Council considers the issue, but I wanted to check with you first, since you wrote only to my office. This would add your email to the other emails that the Council receives and that are also available to members of the public. Is it OK to do that?

Respectfully,
Molly Stump



Molly Stump | City Attorney
City Attorney's Office
250 Hamilton Avenue | Palo Alto, CA 94301
D: 650.329.2171 | E:molly.stump@cityofpaloalto.org

Please think of the environment before printing this email -- Thank you.

This message contains information that may be confidential and privileged. Unless you are the addressee, you may not use, copy or disclose the message or any information contained in the message. If you received the message in error, please notify the sender and delete the message.

From: Zoe Danielson [<mailto:zoedanielson@sbcglobal.net>]
Sent: Thursday, March 17, 2016 2:55 PM
To: City Attorney
Cc: zoedanielson@sbcglobal.net
Subject: Royal Manor Single Story Overlay

Greetings Attorney Stump,

My name is Zoe Danielson. I have lived on Thomas Drive, in the Royal Manor subdivision for 35 years. This email concerns the controversy over the SSO for Royal Manor. The conduct of the recent "election" to determine the fate of the overlay is a betrayal of democracy, lacks constitutional merit and is apparently lurching towards litigation.

Residents were not informed that there would be an election.

Pro SSO partisans conducted the voting.

No written information was given to the voters to study.

No information at all was available in the primary language of many residents who speak Chinese or languages of the Indian subcontinent.

Residents were accosted at a block party where they were supervising young children.

Other residents were called upon in their homes, where a team of three pro-SSO individuals confronted residents with a petition and pressured residents to sign within 10 minutes of being contacted.

There was no secret ballot. The names of the signatories were clearly visible to everyone who saw the petition.

The petition did not, in fact, obtain 70.00% of the vote.

A number of residents tried to rescind their signatures because they had been victims of coercion. Many belatedly learned they had participated in an "election."

Several were told that their vote, obtained by fraud, was irrevocable and would now be sent to the City Council.

At minimal cost, the City of Palo Alto could conduct voting by mail that would fairly assist in finding the actual level of support for this proposed single story overlay. For the City to change zoning based on this travesty of an election invites litigation. As a credentialed English as a Second Language teacher, my heart goes out to my immigrant neighbors who have come from the other side of the world to raise their children in our democracy. They want to be accepted and have amicable relations with their neighbors very badly. At the same time, many plan to have their parents joining them to help raise the grandchildren. This is culturally normative behavior for Chinese and Indian families. These families will need to expand their homes to have enough room for this eventuality. This is why we need a secret ballot, free of coercion.

Sincerely,
Zoe Danielson

French, Amy

From: Claire Taylor <clairetaylor@alum.pomona.edu>
Sent: Saturday, March 19, 2016 8:50 AM
To: Council, City
Cc: French, Amy
Subject: Royal Manor SS Overlay

We are in favor of the Single-Story Overlay for Royal Manor. We do not think it will affect property values, but will maintain our neighborhood in a consistent way.

Claire Taylor and Charles Schulz
3482 Kenneth Drive

French, Amy

From: John Dahlquist <dahlquis@pacbell.net>
Sent: Saturday, March 19, 2016 10:10 AM
To: Council, City
Subject: Single Story Overlay for Royan Manor Eichlers

Dear City Council Members,

We strongly urge you to support the Single Story Overlay, and specifically to include the Eichlers on Loma Verde. Our back fence is also the back fence of Loma Verde houses, and a 2-story house would be intrusive and destroy our privacy. (We have a hot-tub in our back yard, and do not want gawkers to ogle our naked bodies.

Sincerely, John and Mary Dahlquist

French, Amy

From: Shekhar Kapoor <shekharkapoor@gmail.com>
Sent: Monday, March 21, 2016 11:38 AM
To: French, Amy; Keene, James
Cc: Council, City; Venkat Dokiparthi; Siamack Sanaie
Subject: Royal Manor SSO Proposal Withdrawal

Hi Amy and James (cc: City Council),

We are residents of Palo Alto in the Royal Manor zone (ref: house address below). We wanted to reach out to you regarding the recent Single Story Overlay (SSO) application under your consideration. We would like to withdraw our support for the SSO proposal.

We had initially signed supporting the SSO application; however, it was done in a social setting without us getting or grasping the full picture, i.e., the implications and the ramifications of signing such a proposal. We started to pay more attention only after we received the notice of hearing from the Planning Department last month and realized the seriousness and imminence of the situation. In follow-up discussions with neighbors (inc. supporters, uncertain supporters and non-supporters), we have understood more and based on better information now we have concluded that this is not something we can support.

We believe that the SSO proposal conflicts with our needs and the vision that we had for our family when we moved into Palo Alto about four years ago. We purchased the house with a long-term view – not just for us but for our kid too to have the option to raise his own family here. In relatively not so distant future, we may also have older parents moving in with us on permanent basis. So, there is a good chance that we may have real need for additional space and adding a second story is an option we can't afford to let go. Even though we don't have any immediate plan to add the additional story, however we would not like to lose the option and the flexibility that is currently available to us (R1 zone).

We love our Eichler neighborhood and have exceptional relations with all our neighbors. We understand the concerns that some of the neighbors have about privacy hence the proposal, however we do not agree that it is a very severe situation that warrants such a significant change. For instance, we are one of the few homes (guess the only one on Janice Way) that has a two story home right behind us (on Vernon Terrace) – however, we have never felt any invasion of our privacy. Privacy invasion is not exclusive to single story or two story we believe – so it should not be the criteria; also, perseveration of Eichler neighborhood can still be achieved regardless of the restriction and limitation being proposed.

We look forward to speaking with you should you have questions. Please do not hesitate to reach us at the contact information below should you want to speak. Thank you!

Sincerely,

Shekhar and Swati Kapoor

shekharkapoor@gmail.com

650-740-7975

3458 Janice Way, Palo Alto, CA 94303

French, Amy

From: Siamack Sanaie <siamack6@gmail.com>
Sent: Monday, March 28, 2016 4:54 PM
To: French, Amy; Lait, Jonathan; Andrew Pierce; Hobart Sze; Venkat Dokiparthi; Megan Yahya
Subject: Re: FW: Royal Manor
Attachments: image.jpeg; image-2.jpeg

Amy,

Attached are signatures of two more houses who revoked their support. Please include them in the report as well. Since deadline is on Wednesday I appreciate if you can also acknowledge you got this email.

Thanks,
Siamack

On Mon, Mar 28, 2016 at 3:08 PM, French, Amy <Amy.French@cityofpaloalto.org> wrote:

Updated map of support/non-support is attached. 127 owners support out of 202 properties within proposed boundary.

127 - Signed In support (9 Absentees, 6 applicants, & 112 signed petition)

24 - Not in support (9 Absentees, 15 No/Changed support to no)

51 – no signature

This count includes the most recent reversals.

Signature #47; 3458 Janice

Signature #95; 3401 Kenneth

Signature #98; 3409 Kenneth

Signature #118; 3453 Kenneth

Signature #144; 1008 Loma Verde

Signature #195; 3452 Thomas

Signature #202; 3483 Thomas

To Whom It May Concern

I am the owner of 3436 Kenneth Dr Palo Alto and I would like to revoke my signature from
the Single Story Overlay Application.

Thanks

Name

Elaine J. Linsley

Signature

[Signature]

Date

3/28/2016

To Whom It May Concern

I am the owner of 3449 Kenneth Dr and I would like to revoke my signature from
the Single Story Overlay Application.

Thanks

Name NATHANIE HUBERT

Signature Hubert

Date 03.27.16

French, Amy

From: French, Amy
Sent: Tuesday, March 29, 2016 9:31 AM
To: 'Ben Lerner'
Cc: Rivera, Roland
Subject: RE: Possible discrepancies - Royal Manor SSO

Ben, I am not sure what happened to these – the petition in the original application shows these addresses below as signature supporters. I am copying our mapping analyst to add these in – and I will recount what the count was at PTC meeting and put that into the Council report. I will also go through the petition again and all of the emails to verify the percentage and get back to you tonight. If there are no other changes, then we are back to 128 supporters. Please do let me know if you see any other discrepancies!

From: Ben Lerner [<mailto:balerner@yahoo.com>]
Sent: Tuesday, March 29, 2016 12:15 AM
To: French, Amy
Subject: Possible discrepancies - Royal Manor SSO

Hi Amy –

Thanks again for keeping us informed about changes in our SSO support level.

In reviewing your latest map (SSO_RoyalManor_Yes_No_VotingMap_201600328.pdf) we found 3 properties that on the map showed as non-signers but actually did sign, based on our copy of the signature sheets. They are:

3371 Thomas - Snyder
3381 Thomas - Minowitz
3437 Kenneth - Maitless

Can you please check these, and verify the tallies?

Thanks,
Ben

ATTACHMENT J

Public Comments received in
response to Courtesy Notice Card
Mail-out

VIA U.S. MAIL

March 30, 2016

Amy French
Chief Planning Official
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Email: amy.french@cityofpaloalto.org

Cara Silver
Senior Assistant City Attorney
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Email: cara.silver@cityofpaloalto.org

Re: Royal Manor Single-Story Overlay Rezoning Application

Dear Amy and Cara:

Thank you for meeting with a group of the homeowners opposed to the single-story overlay for the Royal Manor neighborhood on Tuesday, March 22, 2016. As we discussed, we have some thoughts about the legality and merits of the application that my clients would like to have included in the City Council packet.

We have serious questions to whether the single story overlay application was ever compliant with the requirements for a valid application. Palo Alto Municipal Code Section 18.12.100, entitled Regulations for the Single Story Overlay Combining District states that an application for creating a single-story overlay district "shall contain ... a list of signatures evidencing support by: (1) 70% of included properties...the written statement or statements accompanying the signatures must state that the signer is indicating support for zone map amendment that affects his or her property."

In addition, the regulations state that "boundaries shall correspond with certain natural or man-made features (including, but not limited to, roadways, waterways, tract boundaries, and similar features) to define an identifiable neighborhood or development." Section 18.12.100(c)(2)(B).

The map produced by the proponents does not comply with the latter requirement because one existing two-story home was excluded from the proposed zone. It is clearly within all relevant boundaries including, as Ms. French acknowledged at our meeting, the tract boundary. Therefore, the 70% calculation should be based on 203 homes not 202. This means the total level of support required by the ordinance to commence an application would be 143. It appears that at the time of the Planning Commission hearing the application only had support of at most 141 households. The level has since declined to 129. The ordinance does not state that support from 69% is required - it states 70%.

We are also concerned that the signers were not correctly informed of what they were signing. The initial information sent to neighbors, which was included in the Planning and Transportation Commission packet on pages 25-31 stated, in answer to question 5 in the FAQ's that, "The city will send postcards to all affected homeowners, asking if they support or oppose a single-story overlay. If someone does not return their card it counts as a NO vote." The residents were led to believe that they were agreeing to put the issue to a neighborhood vote.

It is quite different to sign a petition that is preparatory to a neighborhood-wide vote, and simply gets the matter on the ballot, than it is to sign something that will not be subject to such a plebiscite. If a neighbor asks you to sign something it is much easier to agree to do so if you think there will be a later vote, especially if you do not support, or have no position about the proposal.

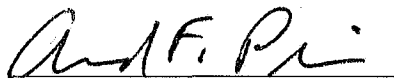
Although a later, corrected, version of the FAQ was prepared, the city has received emails (see Attachment A) indicating that some individuals did not receive the subsequent FAQ. Thus not only was the threshold of 70% not met but it appears that some people signed under a misapprehension as to what they were signing, which further indicates there was never sufficient support, as required by the code.

Staff is now aware that many people have withdrawn their support and we understand current support level is down to 129, far below the required 143. Under these circumstances we do not believe the city can go forward with the application without risking subsequent challenge if it is adopted.

On a less technical note, we also believe the city should carefully consider the long term effect of the single-story overlay. The proposed zone is in an area where lots are small, and in a flood plain where homeowners may not expand downward. The city could end up freezing the properties with square footages that are far below those that families have been seeking in Palo Alto. The fact that a well-organized minority can obtain support from the existing owners does not mean it is good public policy to dictate to people 10 or 20 years from now that they cannot build a conventional moderate sized home on their lots.

Sincerely,

PIERCE & SHEARER, LLP


Andrew F. Pierce

AFP/jb

Enclosure

Subject: Fwd: Royal Manor SSO -

From: Nana Murugesan (narayanan.murugesan.wg09@wharton.upenn.edu)

To: venkatd@yahoo.com;

Date: Sunday, February 28, 2016 5:05 PM

----- Forwarded message -----

From: Nana Murugesan <narayanan.murugesan.wg09@wharton.upenn.edu>

Date: Sun, Feb 28, 2016 at 5:03 PM

Subject: Royal Manor SSO -

To: amy.french@cityofpaloalto.org

Cc: city.council@cityofpaloalto.org

Dear Ms. Amy French,

We are writing to you to express concern about the process being followed for Royal Manor community's SSO application.

We bought our home (3492 Janice Way) just about nine months back - though we knew that there was a potential SSO application in the works, we were promised that there will be a proper process which would include a ballot. **However, we recently learned that signatures collected publicly in a block party are being taken into account instead of a ballot! If that is the case, we would like to request that our signature be withdrawn.** We signed at the block party to show our support for community sentiment to go to ballot for SSO (and certainly didn't think our signature would be wrongfully used in lieu of a legal ballot).

As recent residents with two young children and aging parents who moved here with a long-term mindset, we want to make sure that we have the flexibility to expand our home sufficiently in the coming years. Therefore, we would like to fully understand the ramifications of SSO for our particular lot and house before we make a decision.

Thank you very much, and we look forward to your guidance and leadership as we address this very important issue for our neighborhood.

Narayanan Murugesan & Sridevi Narayanan
3492 Janice Way, Palo Alto, CA 94303

Ellner, Robin

From: William O. Faustman Ph.D. <faust2@stanford.edu>
Sent: Wednesday, March 30, 2016 8:06 PM
To: Council, City
Cc: French, Amy; Richard Willits
Subject: Support for Royal Manor Single-Story Overlay

Though I had an opportunity to formally address the Planning Commission last month to explain my support for the Royal Manor Single-Story Overlay (SSO), I will unfortunately be out of town on 4/18/16 and unable to attend the City Council meeting on the issue. I appreciate this opportunity to express my views.

I have lived at 3458 Greer Road since 1989 and strongly support the proposed SSO. My home is one of the few Eichler homes with a second story addition, a feature added by the former owner in the 1960's. I must admit that I am embarrassed by this rather ugly addition which looms over adjacent yards. Privacy and the ongoing architectural integrity/consistency of this neighborhood are values dear to me. The architecture of these houses is unique (open glass walls, yards with relatively low fences) and their esthetics is especially destroyed by two-story houses (thus, a bit of my own personal embarrassment).

When I attended the planning committee meeting there were several comments made by opponents to the SSO that were drastically different than my experience with this process and I wanted to briefly address these issues.

- 1) Unlike claims of some opponents, there was absolutely no pressure to sign the petition supporting the SSO.
- 2) The entire process was absolutely transparent, with a full explanation of the purpose and ramifications of the petition.

I greatly appreciate you providing this opportunity for me to express my support and I hope the Council passes this SSO as they have other SSO applications in the recent past.

William Faustman, Ph.D., C.Psychol., AFBPsS
Clinical Professor (Affiliated)
Department of Psychiatry and Behavioral Sciences
Stanford University School of Medicine

Ellner, Robin

From: Sue Thiemann <thiemann@sonic.net>
Sent: Thursday, March 31, 2016 12:27 PM
To: Council, City
Cc: French, Amy; Richard Willits
Subject: yes to Royal Manor SSO

I am unfortunately out of town on April 18th and therefore unable to voice my support for the Royal Manor SSO at the City Council meeting but as a resident of the tract I appreciate this opportunity to communicate it now.

Long before Nature Deficit Disorder was recognized, Joseph Eichler understood that exposure to nature improves both physical and emotional well-being. He used walls of glass to provide a constant connection with the outdoors. A two-story house among Eichlers, by depriving neighbors of privacy, destroys that casual contact with nature. Curtains must be kept closed, meals moved inside, clothes donned to visit the garden before breakfast. Once added, a second story won't be removed, and the automatic exposure to nature originally provided by an Eichler is gone forever. Property value -- in the true sense of the word "value" -- is sadly diminished. Even in the purely monetary sense of the phrase, property value is more a function of neighborhood desirability (realtors' "location, location, location") than it is of house size, and an architecturally coherent neighborhood is more desirable than one marred by looming McMansions. Palo Alto has many neighborhoods with large houses, but few with the architectural consistency of this tract, and -- as the council has recognized in other cases -- such neighborhoods are treasures worth preserving.

Eichlers were built for families with kids. Some insist they are now inadequate because times have changed. Yes, times have changed -- and they will change again. The belief that a bathroom should be the size of a bedroom and a bedroom the size of a living room is giving way to the realization that compact houses are easier to care for and nicer to live in. An Eichler can be remodeled without adding a second story. I certainly want children in my neighborhood, and I also want them to have what I had as a child growing up in an Eichler: a yard where no one but my own family could see me, and a house open to that yard. A single two-story house will deprive many, both children and adults, of that experience.

Architects are now focused on making better use of space rather than just increasing it, reflecting an awareness of the growing need to conserve resources of all kinds. Architectural fashions are always changing, but there is good reason for the recent enthusiasm for Mid-century Modern design. It is a style that recognizes something eternal in our species: the need for contact with the natural world, a need now recognized as essential to well-being. A neighborhood of single-story Eichlers satisfies this need. One with even a few two-story houses will deprive many people of that essential pleasure.

I hope the council will protect the neighborhood as a whole over the objections of a few by passing this SSO. Thank you for your time.

Sue Thiemann
3458 Greer Road
Palo Alto

Ellner, Robin

From: French, Amy
Sent: Thursday, March 31, 2016 6:23 AM
To: Ellner, Robin
Subject: Fwd: Support for Royal Manor Single-Story Overlay

From: "William O. Faustman Ph.D." <faust2@stanford.edu>
Date: March 30, 2016 at 8:05:51 PM PDT
To: "<city.council@cityofpaloalto.org>" <city.council@cityofpaloalto.org>
Cc: "<Amy.French@CityofPaloAlto.org>" <Amy.French@CityofPaloAlto.org>, "Richard Willits" <rwillits@gmail.com>
Subject: Support for Royal Manor Single-Story Overlay

Though I had an opportunity to formally address the Planning Commission last month to explain my support for the Royal Manor Single-Story Overlay (SSO), I will unfortunately be out of town on 4/18/16 and unable to attend the City Council meeting on the issue. I appreciate this opportunity to express my views.

I have lived at 3458 Greer Road since 1989 and strongly support the proposed SSO. My home is one of the few Eichler homes with a second story addition, a feature added by the former owner in the 1960's. I must admit that I am embarrassed by this rather ugly addition which looms over adjacent yards. Privacy and the ongoing architectural integrity/consistency of this neighborhood are values dear to me. The architecture of these houses is unique (open glass walls, yards with relatively low fences) and their esthetics is especially destroyed by two-story houses (thus, a bit of my own personal embarrassment).

When I attended the planning committee meeting there were several comments made by opponents to the SSO that were drastically different than my experience with this process and I wanted to briefly address these issues.

1) Unlike claims of some opponents, there was absolutely no pressure to sign the petition supporting the SSO.

2) The entire process was absolutely transparent, with a full explanation of the purpose and ramifications of the petition.

I greatly appreciate you providing this opportunity for me to express my support and I hope the Council passes this SSO as they have other SSO applications in the recent past.

William Faustman, Ph.D., C.Psychol., AFBPsS

Clinical Professor (Affiliated)

Department of Psychiatry and Behavioral Sciences

Stanford University School of Medicine

Ellner, Robin

From: French, Amy
Sent: Saturday, April 02, 2016 7:40 AM
To: Ellner, Robin
Subject: FW: Royal Manor Single-Story overlay proposal

[Here is another email.](#)

From: Beth Marer-Garcia [<mailto:bethmarergarcia@gmail.com>]
Sent: Friday, April 01, 2016 8:59 PM
To: French, Amy
Subject: RE: Royal Manor Single-Story overlay proposal

4/1/16

Dear Ms. French and council members,

I have serious concerns Regarding the Royal Manor Second-Story overlay issue.

I live in Royal Manor and have read the informational letter and seen the signature petition both in person and reviewed the documents and summaries online at cityofpaloalto.org/gov/depts/pin/default.asp.

As I understood the informational letter; any signature on that document would serve simply as a basic show of support, and if at least 70% of the neighbors signed the petition only then could the second-story application process begin.

Whereas I appreciate the “door-to-door” process of collecting signatures as a primary step, objectively speaking such an informal collection is subject to misrepresentation and misinformation by each party, and the signature document allowed for, and accepted only one signature, which is unfair and incomplete because it does not allow each and every property owner to offer his or her opinion/vote. For the council to actually rule on this critical matter without formal consideration, seems irresponsible and could very well put the city of palo alto and our tax dollars at risk of litigation.

Therefore in the matter of single-story overlay, I strongly suggest that city provide for and require a proper and formal vote, in which every single property owner (as listed per deed) be given full voting rights as a matter of democracy.

Thank you very much for your time and consideration.

Beth Marer-Garcia

3452 Kenneth Drive
Palo Alto, CA 94303

Ellner, Robin

From: David Hanzel <davidkhanzel@gmail.com>
Sent: Sunday, April 03, 2016 6:58 PM
To: Council, City
Cc: French, Amy
Subject: Support for Royal Manor SSO

City Council Members,

As a child I grew up in an Eichler in San Rafael (Marin County), my childhood home on Wakerobin Lane is now protected by a [EICHLER AND ALLIANCE HOMES OVERLAY DISTRICT](#) (-E/A) which limits all development to a single habitable floor with a maximum height of 17 ft; nearly identical to Palo Alto's SSO.

Our family moved to Palo Alto 25 years ago and purchased our Eichler home, 988 Loma Verde Ave, in 1994 because we value the MidCentury Modern design, indoor/outdoor living and the unique Eichler community. I strongly support Royal Manor's SSO application to extend the same protection my childhood home has to our Palo Alto home. I also wish to protect my light, my privacy and my property values.

Thank you very much for your consideration,
David

--

David Hanzel
davidkhanzel@gmail.com
650.388.0452

Zoning

info https://www.municode.com/library/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT14ZO_DIVIII_OVDIRE_CH14.14EIALHOOVDIA

Ellner, Robin

From: Jeffrey Peters <jeffreypeters@sbcglobal.net>
Sent: Monday, April 04, 2016 10:40 PM
To: Planning Commission
Cc: French, Amy; David Hanzel
Subject: Royal Manor SSO

To whom it may concern:

My wife and I would like to voice our support, once again, for Single-Story Overlay status for the Royal Manor Eichler tract. We understand and accept that Palo Alto is quickly changing in character. But we do still value our privacy. The neighbor behind us recently made a single-story expansion which probably approaches the limits of what would be approved, and it feels quite invasive. I don't even want to THINK about the total loss of privacy we would have experienced if they had instead constructed the largest two story home that would "fit" in their large cup-de-sac lot. Please help us out to conserve some modicum of the "good life" we hoped for when we invested in a home in Palo Alto!

Thank you for your consideration,

Jeffrey Peters
Viviana Mur
990 Loma Verde Avenue
Palo Alto, CA 94303

Ellner, Robin

From: French, Amy
Sent: Monday, April 04, 2016 6:31 PM
To: Ellner, Robin
Subject: Fwd: SSO Supporter

Another one...

Sent from my iPad

Begin forwarded message:

From: Liz Sain <lizsain13@gmail.com>
Date: April 4, 2016 at 3:14:53 PM PDT
To: <Amy.French@CityofPaloAlto.org>
Subject: SSO Supporter

People, We want no second story for our Eichler homes! They were designed to insure privacy and that's what we cherish. Add your second stories in towns that don't care, and allow anything to be built. Pahrump, Nevada, anyone? Please don't destroy our Eichler roof lines! Sincerely,
Grace Sain, 998 Loma Verde St. Palo Alto, CA 94303

Ellner, Robin

From: French, Amy
Sent: Monday, April 04, 2016 6:30 PM
To: Peter Gioumousis
Cc: Ellner, Robin
Subject: Re: Royal Manor

Thank you - but the meeting at Council is on April 18th, not this evening's Council meeting. Robin may be able to attach this email to the report to council that goes out in a packet this week.

Sent from my iPad

> On Apr 4, 2016, at 5:12 PM, Peter Gioumousis <pgiou@znet.com> wrote:

>

> I am just writing to say that I will not be able to make it tonight,
> but that I support the single story overlay. If anyone built a a two
> story house near us, it would impact our sunlight, and our privacy.
> Our houses have a lot of windows, so it would be like living in a
> fishbowl if our neighbors had second stories. Our lots are fairly
> small, so we would get even less sun if we were to have two story
> buildings nextdoor. Some people have said that the value of their
> property would be diminished by taking away their right to put up a
> second story. I would have thought that having your rights to sun, and
> privacy protected would enhance the value of your property. However,
> people who have studied it, say that both ideas are wrong, and that it does not make any difference.

>

> Thanks

>

> Peter Gioumousis

>

>

>

Ellner, Robin

From: John Potter <johnfpotter@gmail.com>
Sent: Wednesday, April 06, 2016 8:50 AM
To: Council, City; French, Amy; Ellner, Robin
Subject: In Support of the Royal Manor SSO

Hello,

I own 3421 Greer Road and I previously rented 3407 Janice Way. These are both houses in the Royal Manor Tract. I am in favor of the Royal Manor SSO for the following reasons:

1) While I appreciate that everyone has rights on their own property, I feel I have rights too. My house is 2/3 glass windows and I see no way that a two story house would not look directly into my side yards, backyard, and house giving me no privacy at all. I don't think there are ways to architect around that. Already with my fence at regulation height, in the winter, I can look out of any window and see the roof line of every house adjacent to me. These houses are very close together to begin with; making them two stories would only make that lack of privacy worse.

2) It has been mentioned that these houses cannot accommodate large families. Both of the houses that I have lived in have been renovated successfully while remaining a one story Eichler. My current house had a 2nd master suite added for in-laws. I also have been in other renovated Eichlers including one that has 2 adults and 4 teenagers (and pets) living in it comfortably. When many of these houses add second floors, they lose valuable floor space and have to create strange floor plans to squeeze in extra rooms.

3) There has been talk that when the petition was first circulated, people signed it without understanding what it was. I feel that the people circulating the petition made it very clear what it was for. I do not understand how anyone could have misunderstood what they were signing. In fact, I read all the material given to me before signing it. That was available to everyone.

4) The homeowners on Stockton and Loma Verde have asked to be excluded based on the fact that the houses across the street are not Eichlers. While I understand their position, I cannot agree with it. It is one thing to look across the street at a house and see a different house, it is entirely a different matter to have two-stories next door and behind you which is what would happen if they were excluded from this SSO. Houses across the street do not look into my property, my next door neighbors and the houses behind me do.

5) Finally, I know that this provision would not stop people from tearing down the Eichlers and building new one story structures. However, I want to add that would really be a shame. These houses are unique, well-known, and worth preserving. Many people buy these houses *because* they are Eichlers. When I moved to California, I knew that I wanted to live in one because they were unlike anything anywhere else. I hope this measure will help keep most of the Eichlers intact.

Thank you for your consideration,

John Potter

--

+++++

John Potter

3421 Greer Road, Palo Alto

(415) 846-8021

+++++

Ellner, Robin

From: Stepheny McGraw <stepheny@earthlink.net>
Sent: Monday, April 04, 2016 10:15 PM
To: Council, City
Cc: French, Amy; Keene, James; Ben Lerner
Subject: Yes on Royal Manor Overlay!

Dear City Council and Staff,

For 35 years, I've been enjoying my Eichler backyard with the goldfinches, titmice, towhees and the camellias, maple and orange tree which were here before me. My living room, dining room and master bedroom look out on trees and sky. The sun lights and warms different parts of the house as it moves across the sky in its daily pattern.

This interaction, this blending of indoors and outdoors, is what I treasure about our neighborhood and my house on its meandering lot at the end of a cul de sac on Thomas, which shares a backyard fence with three separate homes on Stockton.

This neighborhood of single story homes on small lots — Eichlers —allows privacy and views of the sky and trees in the distance, not the neighbors. Our backyards are small, cozy and private.

Two story structures would overwhelm these small lots. My small lot of 6400 square feet, my house of 1800 square feet would be put in a canyon, a constant shadow. Instead of sun lighting my rooms as the day goes on, I would have to use electric lights all day and put up curtains for privacy.

Here are photos showing the two homes at 3375 and 3385 Stockton from my backyard as well as from my kitchen — the center of my home.

Imagine what that view from the kitchen would be if these homes doubled in size and height? Please include these Stockton houses in the Royal Manor Single Story Overlay and please, pass our overlay request.

Respectfully,

Stepheny McGraw
3303 Thomas Drive
Palo Alto, Ca 94303
650-856-0296





Ellner, Robin

From: Nisha Thatte-Potter <nthattepotter@gmail.com>
Sent: Tuesday, April 05, 2016 10:09 PM
To: Ellner, Robin
Subject: Fwd: Support of the Royal Manor SSO

----- Forwarded message -----

From: Nisha Thatte-Potter <nthattepotter@gmail.com>
Date: Tue, Apr 5, 2016 at 10:07 PM
Subject: Support of the Royal Manor SSO
To: city.council@cityofpaloalto.org, amy.french@cityofpaloalto.org

Hello,

I own 3421 Greer Road and I previously rented 3407 Janice Way. These are both houses in the Royal Manor Tract. I am in favor of the Royal Manor SSO for the following reasons:

1) While I appreciate that everyone has rights on their own property, I feel I have rights too. My house is 2/3 glass windows and I see no way that a two story house would not look directly into my side yards, backyard, and house giving me no privacy at all. I don't think there are ways to architect around that. Already with my fence at regulation height, in the winter, I can look out of any window and see the roof line of every house adjacent to me. These houses are very close together to begin with; making them two stories would only make that lack of privacy worse.

I am not a lawyer, but in property law there is a concept of Riparian right. This pertains to water rights and allows those living on a waterway the right to the surface water but not the right to block it so that others cannot use it. I feel that this can be compared with my right to live without having the sky and sun being blocked by a two story building.

2) It has been mentioned that these houses cannot accommodate large families. Both of the houses that I have lived in have been renovated successfully while remaining a one story Eichler. My current house had a 2nd master suite added for in-laws. I also have been in other renovated Eichlers including one that has 2 adults and 4 teenagers (and pets) living in it comfortably. When many of these houses add second floors, they lose valuable floor space and have to create strange floor plans to squeeze in extra rooms.

3) There has been talk that when the petition was first circulated, people signed it without understanding what it was. I feel that the people circulating the petition made it very clear what it was for. I do not understand how anyone could have misunderstood what they were signing. In fact, I read all the material given to me before signing it. That was available to everyone.

4) The homeowners on Stockton and Loma Verde have asked to be excluded based on the fact that the houses across the street are not Eichlers. While I understand their position, I cannot agree with it. It is one thing to look across the street at a house and see a different house, it is entirely a different matter to have two-stories next door and behind you which is what would happen if they were excluded from this SSO. Houses across the street do not look into my property, my next door neighbors and the houses behind me do.

5) Finally, I know that this provision would not stop people from tearing down the Eichlers and building new one story structures. However, I want to add that would really be a shame. These houses are unique, well-known, and worth preserving. Many people buy these houses *because* they are Eichlers. When I moved to California, I knew that I wanted to live in one because they were unlike anything anywhere else. I hope this measure will help keep most of the Eichlers intact.

Thank you for your consideration,

Nisha Thatte-Potter
3421 Greer Road

Ellner, Robin

From: Geri M Wilson <gerimw@comcast.net>
Sent: Tuesday, April 05, 2016 11:04 PM
To: Ellner, Robin
Subject: Fwd: Support for Royal Manor Single Story Overlay

Sent from my iPhone

Begin forwarded message:

From: Geri Martin Wilson <gerimw@comcast.net>
Date: April 5, 2016 at 10:58:34 PM PDT
To: city.council@cityofpaloalto.org
Cc: Amy.French@CityofPaloAlto.org, balerner@yahoo.com
Subject: Support for Royal Manor Single Story Overlay

Dear members of the Palo Alto City Council,

We are writing to express our strong support for the Single Story Overlay of the Royal Manor neighborhood. Though we attended the Planning Commission meeting last month to show our support, we will unfortunately be out of town and unable to attend the City Council meeting on this issue on April 18th, so we would like to express our support via this letter.

We moved into our house at 3444 Greer Rd over 18 years ago. We loved the open Eichler design with the floor to ceiling windows that make the outdoors a part of your living space. We loved that even with these large open and airy windows, Eichlers in our development were carefully placed to allow maximum privacy from ones neighbors. We did find however, that as our children grew, our house was a bit cramped for our large family of 6. When we decided to update and expand our Eichler to a 5 bedroom, 3 bath arrangement, to accommodate our 4 growing children, we found we had **several** single story design options to choose from- each in keeping with the original Eichler feel, without invading our, or our neighbor's, privacy. Our family of 6 has lived very comfortably in our remodeled single story Eichler, enjoying the open feel, without having visibility into our neighbor's houses or yards. If however, one of our neighbors were to build a second story next to, or behind us, it would destroy the aesthetics and privacy that we worked so carefully to preserve in our Eichler remodel.

We would also like to note in this letter, that when we attended the Planning Committee meeting, there were accusations by the opposition to the SSO that signatures may have been accrued in a less than transparent manner. We would like to clarify that this was not at all our experience, nor that of our neighbors that we spoke to. Information was disseminated in a clear, well presented manner. Questions were addressed and answered completely. We felt no pressure in making our decision to support the SSO.

We hope that though we are unable to attend the upcoming City Council meeting, that the council considers our input and support for the SSO in the Royal Manor

neighborhood. Our hope is that the Council passes the SSO in Royal Manor as they have for other recent Eichler SSO neighborhood applications.

Thank you, Geri Martin Wilson & Bryan Wilson

ATTACHMENT K
Public Comments to Council

Carnahan, David

From: William O. Faustman Ph.D. <faust2@stanford.edu>
Sent: Wednesday, March 30, 2016 8:06 PM
To: Council, City
Cc: French, Amy; Richard Willits
Subject: Support for Royal Manor Single-Story Overlay

Though I had an opportunity to formally address the Planning Commission last month to explain my support for the Royal Manor Single-Story Overlay (SSO), I will unfortunately be out of town on 4/18/16 and unable to attend the City Council meeting on the issue. I appreciate this opportunity to express my views.

I have lived at 3458 Greer Road since 1989 and strongly support the proposed SSO. My home is one of the few Eichler homes with a second story addition, a feature added by the former owner in the 1960's. I must admit that I am embarrassed by this rather ugly addition which looms over adjacent yards. Privacy and the ongoing architectural integrity/consistency of this neighborhood are values dear to me. The architecture of these houses is unique (open glass walls, yards with relatively low fences) and their esthetics is especially destroyed by two-story houses (thus, a bit of my own personal embarrassment).

When I attended the planning committee meeting there were several comments made by opponents to the SSO that were drastically different than my experience with this process and I wanted to briefly address these issues.

1) Unlike claims of some opponents, there was absolutely no pressure to sign the petition supporting the SSO.

2) The entire process was absolutely transparent, with a full explanation of the purpose and ramifications of the petition.

I greatly appreciate you providing this opportunity for me to express my support and I hope the Council passes this SSO as they have other SSO applications in the recent past.

William Faustman, Ph.D., C.Psychol., AFBPsS
Clinical Professor (Affiliated)
Department of Psychiatry and Behavioral Sciences
Stanford University School of Medicine

Carnahan, David

From: Chuck Thomas <cethomas3493@comcast.net>
Sent: Monday, April 04, 2016 11:20 PM
To: Council, City
Cc: French, Amy
Subject: Support for Royal Manor Single-Story Overlay

City Council Members:

As a resident on Kenneth Drive, I support the application of the residents of this subdivision to establish height restrictions on new building in the area.

The construction of Eichler homes was designed to give maximum visibility to the out of doors, but construction of two-story homes adjacent to original Eichlers makes the feature a privacy problem. Please approve the desire of a majority of the community who wish to maintain the profile and integrity of our Eichler neighborhood.

Sincerely,

Charles E. Thomas
3493 Kenneth Drive

Carnahan, David

From: David Hanzel <davidkhanzel@gmail.com>
Sent: Sunday, April 03, 2016 6:58 PM
To: Council, City
Cc: French, Amy
Subject: Support for Royal Manor SSO

City Council Members,

As a child I grew up in an Eichler in San Rafael (Marin County), my childhood home on Wakerobin Lane is now protected by a [EICHLER AND ALLIANCE HOMES OVERLAY DISTRICT](#) (-E/A) which limits all development to a single habitable floor with a maximum height of 17 ft; nearly identical to Palo Alto's SSO.

Our family moved to Palo Alto 25 years ago and purchased our Eichler home, 988 Loma Verde Ave, in 1994 because we value the MidCentury Modern design, indoor/outdoor living and the unique Eichler community. I strongly support Royal Manor's SSO application to extend the same protection my childhood home has to our Palo Alto home. I also wish to protect my light, my privacy and my property values.

Thank you very much for your consideration,
David

--
David Hanzel
davidkhanzel@gmail.com
650.388.0452

Zoning
info https://www.municode.com/library/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT14ZO_DIVIII_OVDIRE_CH14.14EIALHOOVDIA

Carnahan, David

From: Stepheny McGraw <stepheny@earthlink.net>
Sent: Monday, April 04, 2016 10:15 PM
To: Council, City
Cc: French, Amy; Keene, James; Ben Lerner
Subject: Yes on Royal Manor Overlay!

Dear City Council and Staff,

For 35 years, I've been enjoying my Eichler backyard with the goldfinches, titmice, towhees and the camellias, maple and orange tree which were here before me. My living room, dining room and master bedroom look out on trees and sky. The sun lights and warms different parts of the house as it moves across the sky in its daily pattern.

This interaction, this blending of indoors and outdoors, is what I treasure about our neighborhood and my house on its meandering lot at the end of a cul de sac on Thomas, which shares a backyard fence with three separate homes on Stockton.

This neighborhood of single story homes on small lots — Eichlers —allows privacy and views of the sky and trees in the distance, not the neighbors. Our backyards are small, cozy and private.

Two story structures would overwhelm these small lots. My small lot of 6400 square feet, my house of 1800 square feet would be put in a canyon, a constant shadow. Instead of sun lighting my rooms as the day goes on, I would have to use electric lights all day and put up curtains for privacy.

Here are photos showing the two homes at 3375 and 3385 Stockton from my backyard as well as from my kitchen — the center of my home.

Imagine what that view from the kitchen would be if these homes doubled in size and height? Please include these Stockton houses in the Royal Manor Single Story Overlay and please, pass our overlay request.

Respectfully,

Stepheny McGraw
3303 Thomas Drive
Palo Alto, Ca 94303
650-856-0296





Carnahan, David

From: Sue Thiemann <thiemann@sonic.net>
Sent: Thursday, March 31, 2016 12:27 PM
To: Council, City
Cc: French, Amy; Richard Willits
Subject: yes to Royal Manor SSO

I am unfortunately out of town on April 18th and therefore unable to voice my support for the Royal Manor SSO at the City Council meeting but as a resident of the tract I appreciate this opportunity to communicate it now.

Long before Nature Deficit Disorder was recognized, Joseph Eichler understood that exposure to nature improves both physical and emotional well-being. He used walls of glass to provide a constant connection with the outdoors. A two-story house among Eichlers, by depriving neighbors of privacy, destroys that casual contact with nature. Curtains must be kept closed, meals moved inside, clothes donned to visit the garden before breakfast. Once added, a second story won't be removed, and the automatic exposure to nature originally provided by an Eichler is gone forever. Property value -- in the true sense of the word "value" -- is sadly diminished. Even in the purely monetary sense of the phrase, property value is more a function of neighborhood desirability (realtors' "location, location, location") than it is of house size, and an architecturally coherent neighborhood is more desirable than one marred by looming McMansions.

Palo Alto has many neighborhoods with large houses, but few with the architectural consistency of this tract, and -- as the council has recognized in other cases -- such neighborhoods are treasures worth preserving.

Eichlers were built for families with kids. Some insist they are now inadequate because times have changed. Yes, times have changed -- and they will change again. The belief that a bathroom should be the size of a bedroom and a bedroom the size of a living room is giving way to the realization that compact houses are easier to care for and nicer to live in. An Eichler can be remodeled without adding a second story. I certainly want children in my neighborhood, and I also want them to have what I had as a child growing up in an Eichler: a yard where no one but my own family could see me, and a house open to that yard. A single two-story house will deprive many, both children and adults, of that experience.

Architects are now focused on making better use of space rather than just increasing it, reflecting an awareness of the growing need to conserve resources of all kinds. Architectural fashions are always changing, but there is good reason for the recent enthusiasm for Mid-century Modern design. It is a style that recognizes something eternal in our species: the need for contact with the natural world, a need now recognized as essential to well-being. A neighborhood of single-story Eichlers satisfies this need. One with even a few two-story houses will deprive many people of that essential pleasure.

I hope the council will protect the neighborhood as a whole over the objections of a few by passing this SSO. Thank you for your time.

Sue Thiemann
3458 Greer Road
Palo Alto

Carnahan, David

From: Daphne Dembo <dembodaphne@gmail.com>
Sent: Tuesday, April 05, 2016 8:41 PM
To: Council, City
Cc: French, Amy; Ben Lerner
Subject: in support of the Royal Manor SSO

Dear City Council,,

We are long time Palo Alto residents: our 3 kids attended public schools here K-12, we have been donating to the school district and to the Mitchell Park library renewal project. We are proud to call this city our home.

Over the years we have remodeled our house to accentuate its Eichler features. The last change was designed by a local architect (KC Marcinik) who preserved its original design. Needless to say - we kept all changes to one story.

We strongly support the SSO Initiative for our neighborhood (Royal Manor) as it will preserve its intimacy, and maintain its attractiveness to families who care about good education coupled with privacy and the Californian outdoors lifestyle.

We are rarely involved with local politics. Please see this letter as a strong endorsement from the silent majority. We see our future in this city and we will do everything we can to ensure our kids will find Palo Alto appealing as well.

Thank you for your consideration -

Amir and Daphne Dembo
Thomas Dr., Palo Alto

Carnahan, David

From: Anne Hanzel <anne_hanzel@pacbell.net>
Sent: Tuesday, April 05, 2016 9:47 PM
To: Council, City
Cc: French, Amy
Subject: Royal Manor SSO

Dear City Council,

When we looked for a home in Palo Alto 22 years ago one of our criteria for our home was easy access to the outdoors for our family to enjoy excellent weather and the environment around our house. Our Eichler with large windows and sliding doors has been a perfect design and although a neighbor has recently placed an addition very near our fence we still have sky and trees around us. We have a long rectangular lot and a second story addition would diminish our daylight and privacy and enormously decrease our quality of life as well as our property values so I support the SSO for Royal Manor.

Thank you for your consideration,
Anne Hanzel

Carnahan, David

From: Nisha Thatte-Potter <nthattepotter@gmail.com>
Sent: Tuesday, April 05, 2016 10:08 PM
To: Council, City; French, Amy
Subject: Support of the Royal Manor SSO

Hello,

I own 3421 Greer Road and I previously rented 3407 Janice Way. These are both houses in the Royal Manor Tract. I am in favor of the Royal Manor SSO for the following reasons:

1) While I appreciate that everyone has rights on their own property, I feel I have rights too. My house is 2/3 glass windows and I see no way that a two story house would not look directly into my side yards, backyard, and house giving me no privacy at all. I don't think there are ways to architect around that. Already with my fence at regulation height, in the winter, I can look out of any window and see the roof line of every house adjacent to me. These houses are very close together to begin with; making them two stories would only make that lack of privacy worse.

I am not a lawyer, but in property law there is a concept of Riparian right. This pertains to water rights and allows those living on a waterway the right to the surface water but not the right to block it so that others cannot use it. I feel that this can be compared with my right to live without having the sky and sun being blocked by a two story building.

2) It has been mentioned that these houses cannot accommodate large families. Both of the houses that I have lived in have been renovated successfully while remaining a one story Eichler. My current house had a 2nd master suite added for in-laws. I also have been in other renovated Eichlers including one that has 2 adults and 4 teenagers (and pets) living in it comfortably. When many of these houses add second floors, they lose valuable floor space and have to create strange floor plans to squeeze in extra rooms.

3) There has been talk that when the petition was first circulated, people signed it without understanding what it was. I feel that the people circulating the petition made it very clear what it was for. I do not understand how anyone could have misunderstood what they were signing. In fact, I read all the material given to me before signing it. That was available to everyone.

4) The homeowners on Stockton and Loma Verde have asked to be excluded based on the fact that the houses across the street are not Eichlers. While I understand their position, I cannot agree with it. It is one thing to look across the street at a house and see a different house, it is entirely a different matter to have two-stories next door and behind you which is what would happen if they were excluded from this SSO. Houses across the street do not look into my property, my next door neighbors and the houses behind me do.

5) Finally, I know that this provision would not stop people from tearing down the Eichlers and building new one story structures. However, I want to add that would really be a shame. These houses are unique, well-known, and worth preserving. Many people buy these houses *because* they are Eichlers. When I moved to California, I knew that I wanted to live in one because they were unlike anything anywhere else. I hope this measure will help keep most of the Eichlers intact.

Thank you for your consideration,

Nisha Thatte-Potter
3421 Greer Road

Carnahan, David

From: Geri Martin Wilson <gerimw@comcast.net>
Sent: Tuesday, April 05, 2016 10:59 PM
To: Council, City
Cc: French, Amy; balerner@yahoo.com
Subject: Support for Royal Manor Single Story Overlay

Dear members of the Palo Alto City Council,

We are writing to express our strong support for the Single Story Overlay of the Royal Manor neighborhood. Though we attended the Planning Commission meeting last month to show our support, we will unfortunately be out of town and unable to attend the City Council meeting on this issue on April 18th, so we would like to express our support via this letter.

We moved into our house at 3444 Greer Rd over 18 years ago. We loved the open Eichler design with the floor to ceiling windows that make the outdoors a part of your living space. We loved that even with these large open and airy windows, Eichlers in our development were carefully placed to allow maximum privacy from ones neighbors. We did find however, that as our children grew, our house was a bit cramped for our large family of 6. When we decided to update and expand our Eichler to a 5 bedroom, 3 bath arrangement, to accommodate our 4 growing children, we found we had **several** single story design options to choose from- each in keeping with the original Eichler feel, without invading our, or our neighbor's, privacy. Our family of 6 has lived very comfortably in our remodeled single story Eichler, enjoying the open feel, without having visibility into our neighbor's houses or yards. If however, one of our neighbors were to build a second story next to, or behind us, it would destroy the aesthetics and privacy that we worked so carefully to preserve in our Eichler remodel.

We would also like to note in this letter, that when we attended the Planning Committee meeting, there were accusations by the opposition to the SSO that signatures may have been accrued in a less than transparent manner. We would like to clarify that this was not at all our experience, nor that of our neighbors that we spoke to. Information was disseminated in a clear, well presented manner. Questions were addressed and answered completely. We felt no pressure in making our decision to support the SSO.

We hope that though we are unable to attend the upcoming City Council meeting, that the council considers our input and support for the SSO in the Royal Manor neighborhood. Our hope is that the Council passes the SSO in Royal Manor as they have for other recent Eichler SSO neighborhood applications.

Thank you, Geri Martin Wilson & Bryan Wilson

Carnahan, David

From: Regina Smith <reginaabsmith@gmail.com> on behalf of Regina Smith
<reginasmith@talktalk.net>
Sent: Wednesday, April 06, 2016 4:13 AM
To: Council, City
Cc: French, Amy; Richard Willits
Subject: Fwd: Royal Manor Eichler SSO zone change

Dear City Council Members,

Following is a letter I wrote to the planning commission in February as an Eichler homeowner in Palo Alto's Royal Manor area. I would like this letter, which states my very strong support for the SSO zone change, to be considered at the City Council meeting on April 18th.

Thank you,
Regina Smith
(3407 Janice Way)

Begin forwarded message:

From: Regina Smith <reginasmith@talktalk.net>
Subject: Royal Manor Eichler SSO zone change
Date: 10 February 2016 16:44:33 GMT
To: Amy.French@cityofpaloalto.org, Planning.Commission@CityofPaloAlto.org
Cc: Richard Willits <rwillits@gmail.com>, Katie Renati <windkatie@gmail.com>

Dear Ms. French,

I am writing in support of the SSO initiative which would prevent the replacement of Eichler homes with two story houses. I know this is a very late response, since the hearing is tonight. I'm late partly because I presently am living in Oxford, England, and I have not been as up-to-date with this movement as I would have liked. I have now owned my Eichler home in the Royal Manor neighbourhood for nearly 44 years. It is a corner house on a very big lot, and it would be a prime location for a BIG expensive rebuild. I am therefore not writing this out of self-interest, but with an admiration for a very supportive community and with a very strong aesthetic appreciation for Eichler designs. That these homes have withstood the challenges of time is demonstrated by the great interest in "mid-century modern" architecture in both the U.S. and in England. What makes the Eichler developments even more interesting is that the architects thought not only about individual houses, but about the neighbourhood and its families as a whole. That worked! And that is why the SSO initiative is so important. The unique character of Eichler neighbourhoods is very well known (even here in England!) and needs to be protected. As one who see this issue from a distance, I feel that the sense of community and also of architectural integrity are particularly endangered in Silicon Valley. The spirit of Eichler owners and importantly the inspiration of Eichler designs (i.e. Steve Jobs/Apple) are legendary and certainly embody an aspect of Palo Alto that should be preserved. Big replacement houses

scattered in this Eichler neighbourhood would be disruptive to privacy, to the architectural aesthetics, and possibly to the feeling of community. Please give your support to this initiative.

With appreciation,

Regina A. Smith
(3407 Janice Way)

Carnahan, David

From: John Potter <johnfpotter@gmail.com>
Sent: Wednesday, April 06, 2016 8:50 AM
To: Council, City; French, Amy; Ellner, Robin
Subject: In Support of the Royal Manor SSO

Hello,

I own 3421 Greer Road and I previously rented 3407 Janice Way. These are both houses in the Royal Manor Tract. I am in favor of the Royal Manor SSO for the following reasons:

1) While I appreciate that everyone has rights on their own property, I feel I have rights too. My house is 2/3 glass windows and I see no way that a two story house would not look directly into my side yards, backyard, and house giving me no privacy at all. I don't think there are ways to architect around that. Already with my fence at regulation height, in the winter, I can look out of any window and see the roof line of every house adjacent to me. These houses are very close together to begin with; making them two stories would only make that lack of privacy worse.

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Thank you for your consideration,

John Potter

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+++++

John Potter

3421 Greer Road, Palo Alto

(415) 846-8021

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Carnahan, David

From: Richard Willits <rwillits@gmail.com>
Sent: Tuesday, April 05, 2016 8:24 PM
To: Council, City; Clerk, City
Cc: Ben Lerner
Subject: Royal Manor PTC presentation, Introduction and Architecture Section
Attachments: Royal Manor PTC SSO - Background.pdf; ATT00001.htm

Attached please find a subset of the presentation given by the applicant group at the PTC meeting 2/10/16 regarding the Royal Manor SSO application. This section gives some architectural and planning background that will not be included in the presentation to Council April 18th. The slides have been printed with the speaker's text, so that one can quickly get the gist of the presentation.



ROYAL MANOR EICHLER NEIGHBORHOOD

Single Story Overlay

Good Evening, Commissioners. My name is Rich Willits. I live in Royal Manor and I am a member the Palo Alto Eichler Association. The Applicant committee has asked me to speak for them, so I will take the 15 minutes, and spearhead the rebuttals.

Thank you for taking the time to consider this issue which entertains, and invigorates your fellow Palo Altans who live in those Mid-Century Modern houses called Eichlers.

I also want to thank you for approving the two SSOs which we have brought previously before you. Both were, of course, unanimously approved by the Council.

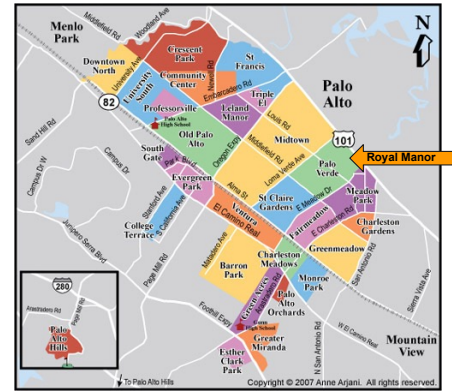
I also want to thank staff for their support of these applications, and particularly Amy French, who has thoughtfully and judiciously helped the community come to where we are now.

Because you have looked at SSOs before, and because of the thorough report that Amy has created, and as ours is little different from the others, I hope I can take the analysis to a deeper level than we have presented before, so that you can further consider the issue of SSOs, and have a better idea of where we see Eichler Communities going in relation to the rest of Palo Alto.

Before getting into that, I want to briefly highlight information covered in Amy's report about the Royal Manor SSO.

ROYAL MANOR EICHLER TRACT

- **Large** Eichler tract in Palo Alto, 202 **original** houses built by Joe Eichler
- Built in 1957-1958
- Community Anchors are Palo Verde Elementary School & **Eichler Swim Club**
- Greer between Louis, Loma Verde, and Stockton Place. Our branching streets are Kenneth, Thomas, & Janice Way.
- **No house ever torn down**
- 10% with 2-story additions done in the 1970s-80s



Here you see Royal Manor at the orange arrow, in the SE corner of the Palo Verde Neighborhood.

We are a large tract, all Eichlers, build in the late 50's. Our local anchor institutions are Palo Verde School, and the Eichler Swim and Tennis Club.

This is what our neighborhood looks like from the air.

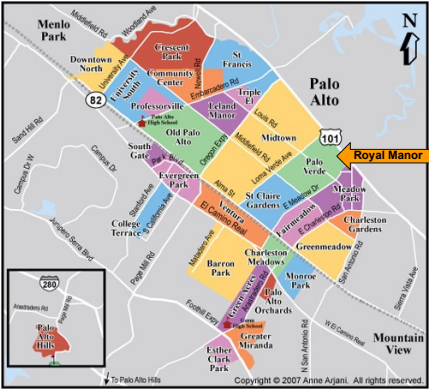


Here we are looking SE. 101 South is in the upper left corner.

You see Palo Verde School is across the street, and the Eichler Club is over the creek.

ROYAL MANOR EICHLERS

- **Large** Eichler tract in Palo Alto, 202 **original** houses built by Joe Eichler
- Built in 1957-1958
- South Palo Alto near Palo Verde Elementary & **Eichler Swim Club**
- **No house ever torn down**
- 10% with 2-story additions done in the 1970s-80s
- We have come together to protect our neighborhood



Royal Manor is a cohesive Eichler Tract. None of the houses has been torn down. A few have had second stories added on top.

Royal Manor Meets SSO Requirements

- Contiguous Neighborhood of Existing Homes designed as Single-Story
- Houses of the same age and architectural style, on moderate-sized lots
- Overwhelming Majority (70%) of residents signed application for SSO

The reason we and our neighbors signed the SSO application is that none of us wants a two-story tear-down to happen over the fence from us, right next to our house, or even 3 or 4 houses away from us. We are all affected by any two story. This is why we choose the protection of the SSO, as opposed to the IR process, which has proven ineffective at protecting our neighborhoods.

Now I want to explain why Eichler neighborhoods are particularly sensitive to this point.

2-Story Tear-Down

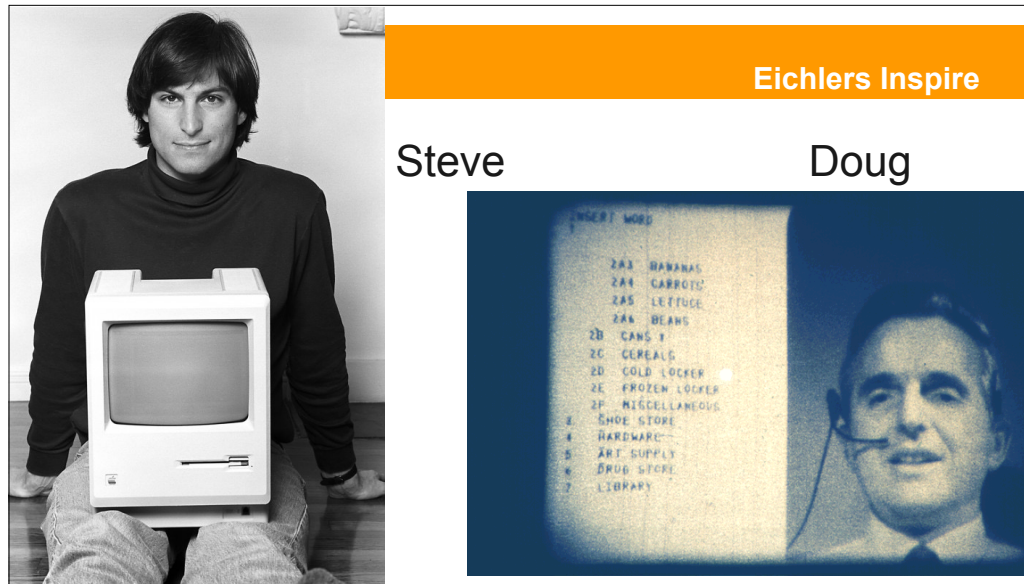


The 2-Story Tear-Down refers to an Eichler which the owner plans to tear down in order to build a 2-story house. Usually, the resulting houses are not even in mid-Century Modern Style. Everything about them is in violation of the character of Eichler neighborhoods.

An example: The house on the left is the original 808 Richardson, a lovely Eichler in good shape. The building at right, seen from Frank Ingle's house next door, is what became of 808.

Building new 2-story houses is blocked by SSO's, which is what we want. We consider them to be out of character with the neighborhoods. We found as we talked to our neighbors, that even currently existing second story additions continue to roil our neighborhoods. There is a hate it, want it, tension, even though it's impractical to build them with current codes.

I think you will understand this more fully if we look at what Eichlers provide, and how they relate to each other in community. But first, why is this important to the way people live in Silicon Valley?



In first few pages of Walter Isaacson's biography of Steve Jobs, he notes that growing up around Eichlers in the 60's influenced Steve's ideas about design and simplicity.

These houses think different.

Most of the ideas that Steve would put into Macs originated with Doug Engelbart, who created those ideas from 1962-1968, while living, and raising a family, on Janice Way, in our tract. Doug threw all those great ideas, like the mouse, hypertext, word processing, dynamically linked libraries, windows, etc. out to the world at an event in 1968 now called The Mother of All Demos, which started the personal computer industry. Doug asked the question what happens when we build computers that wait on us, rather than the other way around?

Where did these ideas of living in a revolutionary way come from?

In The Beginning



Here is South Palo Alto in the early 50's.

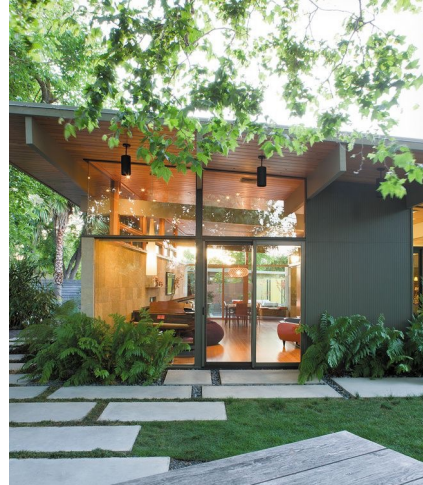
The Greer Park Tract, which you have already protected, is the development in the middle. Royal Manor will be built in the open area to the left.

What we notice is that the Eichlers formed a community planned to relate well to each other. They could be, and are, different from other houses.

What were the basic concepts of these houses, and their communities?

EICHLER HOUSE DESIGN ELEMENTS

- Slab on Ground
- Flat Roof
- Glass Walls
- No 2nd Story
- Closed to Street
- 6 Foot Fence



Here are the elements (read)

Where did these things come from? how did they get wrapped into Joe Eichler's houses?

THREE ELEMENTS OF OPENNESS



This experience of indoor-outdoor living so crucial to Jobs and Englebart is idealized in Philip Johnson's Glass House of 1949. In this revolutionary house, you see the three elements: a slab on the ground, high flat roof, glass wall.

Outside is Brought Inside



The Glass brings the outside inside, as in this 1951 house by Mies Van der Rohe.

These two houses on private estates set an ideal for the glass. To get slab floor, flat roof and glass walls to work in a tract house, Joe Eichler pulled from Frank Lloyd Wright's Usonian House concept, which had these same characteristics, and was designed for low cost, and to be built in community.



In Frank Lloyd Wright's first Usonian House, in 1939, you can see the glass wall, and how it allows nature to come into the house. Look at how small that room really is. Square footage is less important, when nature comes into the house. This first Jacobs house cost \$5k to build.

Wright has the Magic Combination



Pulling back, here you see all the elements: Slab on the ground, Flat roof, and Glass Wall allowing visual access to nature. For privacy, there is a 6' fence, which goes from the front, and extends all around the back yard. Because this house is in community, there can be no second story.

What is key about the slab? Living is registered to the grade level, including the view over the 6' fence. Wright taught architects to be very conscious of how we live, in his houses. He was very involved with what you would see, taking into the account the size of the human body.

Building houses to this modulus requires a kind of pact with the neighbors.

Notice the house across the street. Since this is the first Usonian House, Jacobs house has to live in community with others.

So what kind of front is presented to that house across the street?

CLOSED FRONT



The Usonian House presents a closed front.

This inheritance is the reason you won't fully understand Eichlers by driving down the street. In the 80's many of our Eichlers were wrecks. Even today, there is one such in every tract. One might presume they are awful inside. But looks can be deceiving. Even those with fixed-up fronts convey little of the indoor living they provide. The life, the living, is toward the back.

EICHLER ELEMENTS



No Attic
No Basement
No Second Story

Slab on Ground
Flat Roof
Glass Wall

6' Fence
Closed to the Street

[Read Slide]

All our houses share these elements. They jointly allow for the maximum of freedom, of light, of extension of private life to the garden, to the fence, and to the sky.

Eichlers are placed in community in such a way that they preserve this for each other.

So it is crucial that ...

Our Tract, One Eichler Community

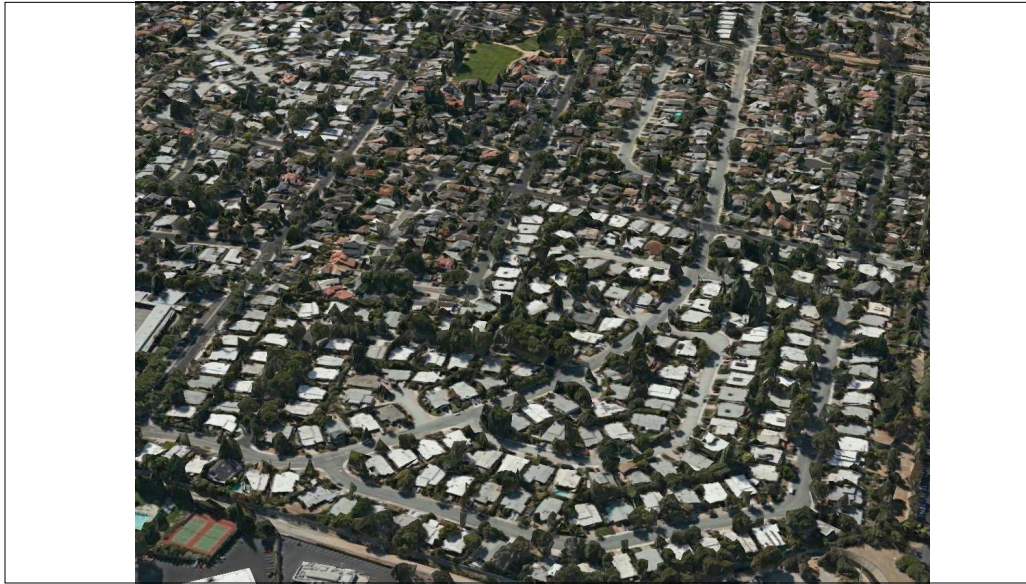
Our whole Eichler tract must be under one SSO.

In the next slide, our community stands out as a whole.

[Read point One]

Our neighbors over the back fence have the greatest impact on the functioning of our homes in community.

[Read point two]



In this view of our tract, we are looking NW. This image is from Apple Maps with the 3D effect turned on. Notice how our houses are distinct from regular houses. They are flat, others stick up. Ours are uniform. Others are of many styles and do not need to care about each other. Our designs were picked from a set of designs which were designed, at the same time, to work together, and they were placed in the tract by professionals, again to work together. Our houses only work in community.

Intrusion of other types of houses is not tolerated.

Excluding houses in our Tract from an SSO harms the whole.

Eichler Homes, placed in community, make community for the people who live in them.