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Hillary Gitelman, Director of Planning
City of Palo Alto
250 Hamilton Ave., 5th Floor
Palo Alto, CA 94301

SUBJECT: 4146 El Camino Real
APPLICATION: 16PLN-00329 -- Zoning Change Request from RM-15 to RM-30

Dear Ms. Gitelman:

I understand that the Palo Alto City Council will soon be considering a developer's request to change the zoning of 4146 El Camino Real from RM-15 to RM-30. As a neighboring property owner (I own a unit at the adjacent Barron Square condominiums) I believe that additional information is required for the Council to evaluate the request. Specifically, I feel that the applicant should prepare a detailed visual impact study, with particular reference to Barron Square. I would recommend that several view points ("receptor sites") be selected, which are near the Barron Square buildings closest to the proposed construction. The applicant should also address any potential reduction of direct sunlight on Barron Square units or common area.

I understand that the developer's proposal calls for the construction of 21 units on a very small (.76 acre) site. This is almost twice the currently allowed 11 units. As three story buildings are proposed, there could be potentially severe impacts on Barron Square (including sunlight), and on the surrounding community. Because the developer is requesting a large economic benefit (likely millions of dollars) it seems only appropriate that the Council should have complete documentation of all the impacts.

Although I am not a Barron Square board member, I have owned a unit there for 19 years. My concern is that the impacts of any zoning change be fully disclosed before any decision is made. Thank you for your review of these comments. I would be most appreciative if you could provide copies of this letter to the Council members.

Very truly yours,



Jeffrey Eustis