

PAN Letter re 1033 Amarillo Prescreening

October 22, 201

Dear Mayor DuBois and Council Members:

PAN takes issue with the assumed privilege of any developer asking the city to change its zoning code when to do so would obviously harm other property owners. Regarding 1033 Amarillo, asking for a split into substandard lots, not having to stick to the flag lot one-story rule, and other exemptions from our existing R-1 regulations is unfair to all the other landowners in the city who have complied with our stricter rules for many decades. We understand that developers will request special treatment because it profits them to do so. What we don't understand is granting exemptions when to do so is unfair to others.

Without taking us through the tedium of adjusting our laws for them, the applicant could achieve profitable results and follow the code by requesting a parcel split into three compliant parcels and then developing those. This would allow them three regular homes plus perhaps three ADUS or JADUS. Maybe the ADUs and JADUs might have somewhat lower rents than any of the eight homes in the applicant's proposal. By not granting the applicant's current request, we could end up with far more lower-rent housing which is a high priority for the City.

What a marvelous opportunity to save the applicant, the staff and the Council time (and money) by urging the applicant to come back with a proposal that complies with Palo Alto's current zoning code.

By encouraging this developer in their aspirations of changing the code for them (as previous councils have done), Council will no doubt continue to encourage an ever growing flood of time-wasting pre-screenings and subsequent applications that do not meet our code and which harm others.

I have read the excellent research that Annette Glanckopf and my PAN co-chair Sheri Furman presented in their letter to you on behalf of the Midtown Residents Association. I hope you can appreciate the motivation behind the hours of work that went into preparing that memorandum. Isn't it reasonable, wise, and just to ask that those who want to do business in our city comply with its codes?

Sincerely,

Becky Sanders
Co-Chair, Palo Alto Neighborhoods