

Miriam Lens

From: Douglas Pahel <dpahel@gmail.com>
Sent: Tuesday, June 04, 2013 11:08 AM
To: List-Mayor-Council
Subject: Roof Garden Villas (26736 Hayward Blvd.) Zone Change

I live at 2880 Chronicle Avenue which is about 300 feet from the proposed construction. I want to voice my firm opposition to the proposed zone change. Although I appreciate some considerations of the Planning Department, I strongly disagree with their conclusions in their report that the proposed development would not significantly change the character of the neighborhood. Eight units is quite excessive for a parcel of land of that size. I encourage you to study the plans and visit the site. If you do, my objections would be obvious. I have not met anyone in the community with knowledge of the site who has seen the plans and thought that it was a good idea. No one.

I will also point out that the report itself is a bit misleading. The photograph of the site appears to be taken with a wide angle lens to make the site appear larger than it actually is. It is not. The elevations in the plans show the surrounding areas incorrectly. They are not even close to being correct. Again, I encourage you to visit the site.

I also must say that I feel that the Planning Department was lax in notifying nearby residents. I was never notified. I found out from a neighbor who was. I have even been told that the neighboring Old Highlands Homeowners Association wasn't notified. I have not seen notices posted or any signs of impending development. Maximizing probability of passage by minimizing disclosure is not the right way to develop the neighborhood.

My hope is that you will visit the site yourself before you vote and see that a zone change is not in the community's best interest. I believe, like many of my neighbors, that parcel in question is zoned the way it is for a reason and should not be changed.

Sincerely,
Douglas Pahel