

September 5, 2023

To: Planning Commission  
and Nick Zornes, Development Services Director

As a resident in the immediate area of Rancho Shopping Center, I am writing to express my strong opposition to allowing the center to be re-zoned for new housing. I am concerned the rezone will change the character of the local area, possibly leading to more people, traffic, safety issues, and noise, as well as a reduction in my property values.

- Being a resident on Riverside Drive, high-density property would increase traffic and safety of pedestrians. The traffic surge during morning rush hours will also negatively impact safety for children, LASD is major walk and bike to school district. The present suburban neighborhood has been one of primarily single-story homes on relatively large lots, with many mature trees, since its original development in the 1940s and '50s; but in contrast, with high-density multi-story housing, the neighborhood would become an urban environment. Residents adjacent to the center would lose backyard privacy and views
- Contrary to what is stated in the *Daily Post* article of Sept. 2-3, the center is located in the midst of a single-family neighborhood, no different than many other Los Altos neighborhoods in that respect. The closest existing multi-unit housing is 1.25 miles away on the other side of El Monte Avenue.
- The shopping center also is still thriving - its parking lots are rarely less than full to capacity. Loss of walkable shopping would be a hugely significant disadvantage for Rancho area residents. With the latest addition of Redwood Grill, it is bringing community back together and is the local communities unofficial town center.
- Quoted in the Los Altos Town Crier (Oct 2021) "*We feel fortunate to own the property in trust for the community,*" said John Vidovich, current owner of Rancho Shopping Center and a part of De Anza Properties. "*It is our intention to restore the property to its original condition and keep it a viable center with a mixture of local businesses.*" This center is a product of 1950 Los Altos, the design reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained.

I urge you to disapprove the proposed rezoning, and from discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Cathy Pacheco



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