

# Petition

## To The Mill Valley Planning Commission And The Mill Valley City Council

### From The Sycamore Park Neighborhood

We, citizens of Mill Valley and Sycamore Park, hereby petition the Mill Valley Planning Commission and the Mill Valley City Council with respect to this proposed real estate development which would, if permitted, have material, significant adverse impacts on our neighborhood. Further, we believe that this proposed development also would have substantial adverse impact well beyond our neighborhood, affecting a much broader area of the City of Mill Valley.

A formal application has now been submitted to the Planning Department, and based on these plans, what is being contemplated is the development of twenty (20) houses on an approximately one (1) acre lot (parcel #30-021-47). The plans have structures up to three stories in height and with access to the complex coming off of East Blithedale across from Ryan Avenue. We also understand that in order to accommodate such residential construction, the lot would have to be rezoned from its current and long standing designation as Commercial - Administrative and Professional. Such a development would have a major adverse impact on the Sycamore Park neighborhood as well as the areas of Mill Valley accessed via East Blithedale as a result of the introduction of large number of vehicles attempting entry onto East Blithedale at what is already East Blithedale's most congested chokepoint. Additionally, the area would also be adversely impacted by the loss of open space and the sharp increase in housing density. Accordingly, we also respectfully petition the Planning Commission and City Council to deny any rezoning of the subject lot.

55 Ornella Antaiace & Guy Fallone 98 Nelson Ave  
 56 Ric R CASTEE / 86 NELSON  
 57 Dino Logan 80 Nelson  
 58 Stefano 70 Nelson  
 59 in sign 90 Nelson  
 60 Tom R. Stenif 90 Nelson  
 61 Angela 64 Nelson  
 62 Alfred MacP 64 Nelson  
 63 Phayao Saksing 521 E. BLITHEDALE  
 64 Dan & Rita Jordan 84 Nelson Ave

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PLANNING AND BUILDING DEPT

OCT 25 2004

CITY OF MILL VALLEY

# Petition

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To The Mill Valley Planning Commission  
And The Mill Valley City Council  
From The Sycamore Park Neighborhood

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## Petition Signatories

| Name                     | Mill Valley Address |
|--------------------------|---------------------|
| 1 Susan Kersch           | 109 RYAN AVENUE     |
| 2 J. Kersch              | 109 RYAN AVENUE     |
| 3 Emily Kersch           | 109 RYAN AVE        |
| 4 Sabi Gray              | 114 RYAN AVENUE     |
| 5 Tom Jordan             | 114 RYAN AVE.       |
| 6 [Signature]            | 95 RYAN AVE.        |
| 7 Richard J. [Signature] | 101 RYAN AVE        |
| 8 G. [Signature]         | 101 RYAN AVE        |
| 9 [Signature]            | 77 RYAN AVE         |
| 10 V. Beth Bowen         | 77 RYAN AVE.        |

Name

Mill Valley Address

11 Louis W Withney 71 Ryan Ave Mill Valley

12 Myranda 75 Ryan Ave M.V.

13 Norman Brown 77 RYAN AVE M.V.

14 Carol Meloni 83 Ryan Ave M.V.

15 Gary Ferns 87 Ryan Ave.

16 Elizabeth Baker 113 Ryan Ave.

17 Kathy Henry 121 Ryan Ave

18 Lee Holt 110 Ryan Ave

19 Tim King 105 Ryan Ave.

20 Bigg O'Connell 98 Ryan Ave

21 Jani Hellstrom 84 RYAN AVE.

22 Mary Johnson 90 Ryan Ave

23 Mary 76 Ryan

24 Barbara Randall 75 Ryan Pkce.

25 Matthew Sufaru 54 RYAN AVE

26 Martha Muzic 46 Ryan Ave

27 Pam Mc Mupkey 46 Ryan Ave.

28 Tommy Abel 16 Ryan ave

29 Robert Ujima 71 Ryan Ave.

30 Sarah O 20 Ryan Ave.

31 Michael Young 32 Ryan Ave.

32 (S) 84 Ryan Ave

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 PLANNING AND BUILDING DEPT  
 OCT 7 5 2004  
 CITY OF MILL VALLEY



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OCT 25 2004



**Tamalpais Park Neighborhood Association  
136 Sycamore Ave.  
Mill Valley CA 94941**

October 24, 2004

TO: Mill Valley Planning Commission & City Council:

We are extremely concerned about the proposed development along E. Blithedale at Camino Alto. Regardless whether the size is 20 units or 13, we feel that this will severely and adversely impact many things in the immediate and surrounding areas.

First, the increase in traffic, adding anywhere from 26 to 40 automobiles to the daily traffic patterns flowing through and around this part of town will severely tax an already overloaded street and traffic system. Merely saying, "better police enforcement of traffic rules will ease any problems" is an overly simplistic reaction to the potential problem.

Secondly, this increased traffic, coupled with the attendant increase in backup, will have adverse effects on the air quality of not only the immediate area, but also the air of the entire town. More vehicles and more traffic jams equal more air pollution. This is pollution from which all of us, the children in the early enriching and growth parts of their lives, the active adults in their daily working and social lives, and the seniors, a group increasingly growing in size and in need of better quality air for continued quality of life, will only suffer.

Thirdly, this particular intersection with its narrowing westbound lanes is vulnerable to accidents, and would surely become more so with added cars coming out of the development and striving to cross traffic at this crucial point. This could lead to frequent closures when inevitable accidents occur, tying up the entrance to the city, not to mention resulting injuries and property damage..


We of the Tamalpais Park Neighborhood Association board request and implore you to consider these facts and deny the developer the permits to proceed with his planned development, whatever its number of units.

Respectfully,

  
Peter A. Richmond, President, TPNA

Board members  
Endorsing by email:  
Beverly Rodgers  
Roy Jensen  
Phyllis Cantor

Board:

Nan Papet  
  
Charlotte Osborn

Abstaining due to conflict: Burton Miller