

From: [cheryl besden](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Theater space
Date: Saturday, August 31, 2024 2:17:08 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Please.....do not convert the Cinearts space to office space. There is a glut of office space already unoccupied. The community sorely misses Cinearts. It is the arts that makes us think, share, laugh, that gives us inspiration. It makes us human.

Cheryl Besden
patron who used to walk to the theater

From: [Darshana Maya Greenfield](#)
To: [Architectural Review Board](#)
Subject: pls do NOT allow the conversion of Palo Alto Square Theater!
Date: Saturday, August 31, 2024 2:26:45 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

We do NOT need more office space!!

We do need the theaters that we love, now that folks are going to the theaters again!

Please keep it as the theater!

Thank you for considering,
Darshana Maya Greenfield
Menlo Park CA 94025

"Love is the answer whatever the question" ♥

From: [Kim Raftery](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Save the Palo Alto Square Theater
Date: Saturday, August 31, 2024 2:29:15 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

To the City of Palo Alto leaders,

Please save the Palo Alto Square movie theater! There is only one other movie theater in Palo Alto and no movie theater in Menlo Park. Before the Palo Alto Square theater closed, I used to go there often. It's the best movie theater around. It was so nice to go to a local theater that wasn't a multiplex cinema.

Thank you.
Kim Raftery

Kim Raftery

[REDACTED]

Palo Alto, CA 94306

[REDACTED]

From: [REDACTED]
To: [Architectural Review Board; Council, City; cinearts@sonic.net](#)
Subject: Cinearts
Date: Saturday, August 31, 2024 2:42:54 PM

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To whom it may concern

I have been a Palo Alto resident for 3 decades now. It has been a long time, but I remember driving by the theater and seeing the billing of what was currently playing, or looking in paper to see what was coming up. Sadly, it feels like the days of a local theater are over, but they should not be. Especially since Covid has changed so much, Palo Alto should have a small theater again and not more office space since there is so much that has been abandoned. This community needs foot traffic business, theater, retail, services again.

Please reconsider changing Palo Alto Cinearts to office space. It should be restored and offering film options to locals again.

[Sent from Yahoo Mail for iPad](#)

From: [Virginia Smedberg](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Save PA Square CinéArts as a THEATER
Date: Saturday, August 31, 2024 3:17:58 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Architectural Review Board,

We, the citizens of Palo Alto and surrounding communities, need THEATER spaces, to go to see and hear things together as a community. We do NOT need more office space, which really doesn't help us as citizens and just brings more cars commuting into the area, with people who then leave to go elsewhere to "home".

Once you convert a theater space to office space, you can never go back. We need more ARTS, more live and aesthetic communication, in our lives!

Perhaps property owners think they can make more money building office space. But are they - and you - considering the broader social impacts of that choice? Those are "costs" too.

By the way, this meeting, which involves an important decision affecting all of us, might not be properly noticed by the public if held as scheduled on Thursday. You should at least publicize it more than just in the PA Weekly, tho that was a good start.

cheers - virginia smedberg
Palo Alto resident all my life

EARTH without **ART**
is just **EH**

From: [Mj Wolf](#)
To: [Architectural Review Board](#)
Cc: [Council, City; cinearts@sonic.net](#)
Subject: September 5 agenda item, movie theatre
Date: Saturday, August 31, 2024 3:19:45 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Palo Alto has abundant office space that is sitting empty. What is lacking is affordable, cultural activities for folks to gather for entertainment and community. Located within walking distance to housing, Cal Ave shops and restaurants, convenient parking and transit the Palo Alto Square Theater is (and always has been) ideally situated.

Theaters throughout the Bay Area (Berkeley, Marin, San Francisco) are reopening with creative ways to offer unique entertainment and these offerings are getting people out. A recent KQED forum interviews some of these theater owners <https://www.kqed.org/forum/2010101893696/the-pandemic-took-a-number-of-bay-area-movie-theaters-whats-working-for-the-theaters-that-survived>

In 2018 I was working at Palo Alto Square across from CineArts. I was pleased to see the theater was popular during the day for seniors, film festivals as well as the live Met Opera performances. Now that I'm retired, I'm sorry that I cannot enjoy the theater and its offerings.

I encourage the Council to consider this opportunity for culture and community in Palo Alto. The City Council is looking for ways to support retail on California Avenue. Having a movie theatre nearby would encourage patrons to extend their movie experience to nearby shops and restaurants.

Respectfully,

Mimi Wolf

[REDACTED]

Palo Alto, CA 94306

[REDACTED]

From: [Sam Tramiel](#)
To: [Architectural Review Board](#)
Subject: Palo Alto Square
Date: Saturday, August 31, 2024 3:22:58 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

I totally support the movie theater reopening at Palo Alto Square. The theater at the San Antonio Center recently closed and we need a movie theater in this area!!

Sam Tramiel

From: [Lori Draper](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: CineArts at Palo Alto Square needs to open its doors again!
Date: Saturday, August 31, 2024 4:07:15 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

HELLO City of Palo Alto~

I am dismayed that the space for this great Theatre is considered for an office space complex.

PALO ALTO has been struggling for years with a VACANCY rate of 24% ; SILICON VALLEY is suffering a VACANCY rate of round 22 to 24%; SAN FRANCISCO has a VACANCY rate of about 32.4%.

I presume you want to add to that VACANCY DILEMMA , or do you purport to have a Crystal ball that sees it all go away?

Let the Theatre reopen for the enjoyment and as a 'centerpiece' of the community!

Sincerely,
Lori Draper

From: [Michael Kass](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Keep Palo Alto Square open to continue to show movies.
Date: Saturday, August 31, 2024 4:08:27 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Palo Alto Square is a wonderful resource for the community and needs to remain open as a movie theater.

Sincerely,
Michael Kass

From: [Elisa Chiu](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Support for Palo Alto Square Theater
Date: Saturday, August 31, 2024 4:17:47 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Palo Alto Architectural Review Board and Palo Alto City Council Members,

I am writing you to express my extreme dismay regarding the news that you may decide to convert the Palo Alto Square Theater into office space. As a long-time resident of Palo Alto (close to 40 years) it is very disheartening to see the loss of spaces which help reinforce social cohesion and exchange, such as the Palo Alto Square Theater. We need more opportunities for cultural enrichment which enhance quality of life, not fewer, especially now that most of us feel safer to attend public gatherings with Covid vaccine protection. I believe we have an more than enough office space (much of it vacant) and would be much better off to preserve the few options for entertainment and socialization such as the Palo Alto Square Theater.

Please reconsider the cultural and social loss that permanently converting the theater into office space would wreck on our community.

Sincerely,

Elisa B. Chiu



Palo Alto, CA 94303

From: [Brian P. McCune](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Fwd: save movies and streamed performances at PA Square
Date: Saturday, August 31, 2024 4:33:13 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Architectural Review Board,

I stated my case for arts over offices earlier (see my email message below to the City Council). Nothing has changed in the ensuing months.

Palo Alto is totally overbuilt with office space. We have finally taken steps to add to our housing supply. Our new citizens (as well as current ones) will need nearby support services of all kinds that are in short supply.

Entertainment and the arts are one category of services we desperately need. Continuing the long tradition of having a theater at Palo Alto Square would help fill those needs.

Please don't allow Palo Alto to continue its slide into high-priced mediocrity.

Sincerely,

Brian P. McCune

Begin forwarded message:

From: Brian P. McCune [REDACTED]
Subject: save movies and streamed performances at PA Square
Date: April 8, 2024 at 20:17:43 PDT
To: city.council@cityofpaloalto.org

Dear Palo Alto City Council members and City staff,

Broad access to high quality arts is perhaps the main reason I've remained a citizen of Palo Alto for 52 years. We can't allow our proximity to arts resources at Stanford University and in San Francisco to allow those within the city to atrophy. Perhaps we can't support large performing arts venues, but we should redouble our efforts regarding theaters and museums of all sorts.

The theater at Palo Alto Square has been an asset of many decades. We shouldn't allow it to become yet more offices for high-tech workers. The introduction of live opera performances from the series "Met Live in HD" has been a real addition to the offerings of Palo Alto Square. The venue has just the right size for the aural and visual effects of opera. The last theater management made a large investment in high quality sound, which by some reports is better than that in theaters in surrounding towns.

Please save movies and live events at Palo Alto Square.

Sincerely,

Brian P. McCune

From: [Nancy Mueller](#)
To: [Architectural Review Board](#)
Subject: Cine Arts Theater
Date: Saturday, August 31, 2024 6:25:45 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

This is a TERRIBLE recommendation to change a useful local theater into offices. We have WAY TOO MUCH vacant office space as it is.

BE CREATIVE. Use what is THERE and encourage entrepreneurship around it. Look at THE GUILD in Menlo Park and take a PAGE from their book.

How about OLD MOVIES...Replays of FAVORITES. The most popular Performing Arts groups of the day.

This would be a community draw and eventually a \$\$\$ maker.

BE SMART for OUR TOWN !!!!

From: [Kathleen](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Cinearts should remain a theatre
Date: Saturday, August 31, 2024 6:39:49 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

To: Palo Alto Architectural Board and Palo Alto City Council

Please turn down the request from the latest owners of Palo Alto Square to convert the space formerly used as a movie theater, to office space. The movie was part of the public benefit that allowed Palo Alto Square to massively exceed zoning requirements then and now. Why should the public benefit, which was part of the original building permits be eliminated?

The only substitute would be with another public benefit. The only one I would find acceptable would be to build new housing in part of their massively unused parking lot, with at least 15% used for low income housing.

Otherwise, it should remain as it is, until they find another movie theatre or similar benefit to occupy that space.

Why should Palo Alto make a gift to Palo Alto Square with no compensation for eliminating the theatre. The city council has refused to allow such a conversion at least three times in the past. This seems to come up every time the property changes ownership. Why should your answer be any different this time?

Kathleen Goldfein

[REDACTED]

Palo Alto, CA 94301

Resident since 1989

Owner of rental property in Palo Alto since 1996

From: [Susan Walz](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Conversion of Palo Alto Square Theater
Date: Saturday, August 31, 2024 6:56:20 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Palo Alto Architectural Review Board,

According to the Palo Alto Weekly, the Palo Alto's Architectural Review Board will consider converting Palo Alto Square Theater to office space on Thursday morning at 8:30 a.m.

I am extremely dismayed at this replacement with office space which we do not need. Instead, it should be reopened now that people are going to the theater again. Once the theater is converted to office space, it would be gone forever.

That theater is a treasure - Over many decades, how many times have I been to the Met in HD performances there? How many times have I attended movies there? How many times have I ushered at the SF Jewish Film Festival? So many memories.

Please listen to us! Hear our pleas!

Thank you,
Susan Walz

[REDACTED]
Portola Valley, CA 94028
[REDACTED]

From: [REDACTED]
To: [Architectural Review Board; Council, City](#)
Cc: [REDACTED]
Subject: Palo Alto Square Theater
Date: Saturday, August 31, 2024 8:43:08 PM

You don't often get email from lowys@jps.net. [Learn why this is important](#)

To Palo Alto City Council and the Architectural Review Board:

We strongly oppose turning the Palo Alto Square movie theatre into office space or anything else. Since 1975 until Covid era, we frequented the CineArts Theatre for movies, Saturday morning NYC Met Opera Simulcasts and other events. It's unthinkable to shutter this gem of a theatre. Do NOT approve this senseless plan. The community does not need more office space!!

Ruth Lowy
Michael Lowy
Palo Alto, CA

From: [Susan Berman](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Bring back Palo Alto Square Theater!
Date: Saturday, August 31, 2024 10:00:51 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Sirs/Madams:

I've read that Palo Alto's Architectural Review Board is now considering converting Palo Alto Square Theater into office space. We certainly don't need more office space in Palo Alto, with our surplus office accommodations.

What we do need in town, especially now that our community is fully engaged in in-person activities, is a theater—for films, stage productions and company events.

Bring back Palo Alto Square Theater!

Sincerely,

Susan Berman

Susan Berman



From: [Bob Moss](#)
To: [Architectural Review Board](#)
Subject: Palo Alto Square Office Proposal
Date: Saturday, August 31, 2024 10:02:03 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

The proposal to convert the closed theater at Palo Alto square to offices is STUPID! We badly need theater, the original approval of development at the site requires a theater, and offices that already exist are more than 25% vacant. Why do we need more office space when we already have too much?

This proposal needs no review or discussion, just kill it as soon as possible.

Bob Moss
Palo Alto, Barron Park



Virus-free www.avast.com

From: [Maurice L Druzin](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Palo Alto Square
Date: Saturday, August 31, 2024 10:13:35 PM
Importance: High

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Please preserve the Palo Alto Square movie space and do not convert into office space.
There is vacant office space all over the city of Palo Alto!

We do not need more office space!

Thank you

Maurice Druzin

[REDACTED]

Palo Alto,
Ca,
94301

From: [Joanne Donsky](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: 1Please do not convert Palo Alto Square Theater to office space! Please bring back CineArts
Date: Saturday, August 31, 2024 10:53:44 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

We are long-time patrons of CineArts. It was our favorite movie theater in our area. We were so saddened when it closed.

Please do not convert Palo Alto Square Theater to office space! Please bring back CineArts so that we will once again have a great movie theater in our area!

Joanne Donsky and Stuart Oremland
Portola Valley

From: [R.W.](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Palo Alto Square Theater
Date: Sunday, September 1, 2024 6:03:39 AM

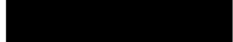
CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Please save the Palo Alto Square Theatre. It is shocking to learn that there is a plan to replacement this theatre with office space that we do not need. Instead, the Palo Alto Square should be reopened. People are going to the theater again, and this centrally located theater is an incredibly valuable resource which cannot be recovered. Once it is converted to office space, it is gone forever.

Note, too, that this damage action now planned for Thursday has not been properly noticed. The minutes of the Review Board does not show this action item. <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Architectural-Review-Board-ARB/Current-ARB-Agendas-Minutes> As of today, it seems not to be scheduled.

Sincerely,

Rega Wood



Palo Alto CA 94303

From: [Karen Jacobson](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Oppose: conversion of Palo Alto Square theater space to offices
Date: Sunday, September 1, 2024 7:13:36 AM


CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Sir or Madam,

It's my understanding that the Palo Alto architectural review board will meet next week to consider converting the Palo Alto Square theater space to office space. I'm writing to oppose strongly this conversion. It's my understanding that the city granted a variance to the development of those buildings to be higher than zoned in return for the developer/building owners allowing a theater space for the community at below-market-rent. For years, I enjoyed attending movies there. It's a great space for a movie theater with ample parking in the evenings and on the weekends and a central access. I used to ride my bike to matinees there. Please retain this space for the benefit of the community. I hope another art movie theater company will lease the space again and run it as a movie theater. If there isn't a vendor to run it as a movie theater, however, please use the space for other community benefit: as a community theater available for community groups to rent for performances. Also, I recall that years ago the Palo Alto YMCA leased the space as a gym and ran exercise classes there. Perhaps it could be used for that purpose again.

The bottom line is that the deal the city made for the original development of those buildings should be honored and enforced: that space is for the community for below-market rent. I would love to see the movie theater re-open there!

Best Regards,

Karen Jacobson

Palo Alto, CA 94305

From: [Shirley A Finfrock](#)
To: [Architectural Review Board](#)
Subject: Palo Alto Square - Theatre
Date: Sunday, September 1, 2024 10:41:40 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Now that the pandemic is in decline. Please do not agree to convert the theatre space to office space.
Now that more people are working at home and excess office space for lease. Retain the theatre
For Palo Alto and communities residents entertainment venue.

Shirley Finfrock
Long time resident of Palo Alto

From: [Ann Balin](#)
To: [Architectural Review Board](#)
Cc: [Arthur Keller](#)
Subject: Fwd: [CTRA B2B] Conversion of the empty theater at Palo Alto Square
Date: Sunday, September 1, 2024 12:39:17 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Begin forwarded message:

From: Richard Stolee [REDACTED] >
Subject: [CTRA B2B] Re: Conversion of the empty theater at Palo Alto Square
Date: April 12, 2024 at 10:05:22 AM PDT
To: "Council, City" <city.council@cityofpaloalto.org>
Cc: ctraboard [REDACTED] >
Reply-To: [REDACTED]

Mayor Stone and City Council Members:

This letter is being written on behalf of the College Terrace Community. The College Terrace Residents Association met tonight to express their outrage about the plans of Hudson Properties to turn a very important Palo Alto community benefit of a movie theater into more office space in Palo Alto Square. Palo Alto has a very high vacancy rate for offices as noted in this link:
<https://sfstandard.com/2023/10/06/silicon-valley-office-space-real-estate-vacancy-rate-great-recession-record/>.

Palo Alto has lost many great theaters over the years, so it is time to put a stop to these losses to our culture. As we move out of the Pandemic, our community needs venues such as theaters and other forms of entertainment to bring us together outside of our homes. Many of us have fond memories of going to Cinearts Theater and seeing films there and talking with other moviegoers in the lobby about the films. Just waiting in line for a ticket brings about memories of getting together with neighbors.

This is an opportunity for the City of Palo Alto and our city council to really stand up for city residents and hold the line with developers to maintain the community benefit that they promised us as part of their agreement with the city. It is also an opportunity for the city staff to find a solution that brings a theater back to the city. There are multiple film providers in the US that might be interested in Palo Alto Square as a location for one of their theaters. We can not depend on Hudson Properties to do that work as demonstrated over the last few years.

Please don't approve this movement away from this Public Benefit and ensure that we bring back another theater to Palo Alto Square.

Richard Stolee, President
College Terrace Residents Association

On Tue, Apr 9, 2024 at 10:33 AM Richard Stolee <[REDACTED]> wrote:

Dear City Council,

It is a shame that Hudson Properties is not willing to bring back the film venue to Palo Alto Square. We do not need more office space to add to our already high vacancy rate in Palo Alto.

We have lost so many of our film theaters while I have lived in our beloved city. They are important to our culture and now that people are returning to the theaters again, they can be successful in enhancing our quality of life in the city. We attended the Stanford theater over the weekend to see a Fred Astaire film, and there were 135 people in the theater.

What about a film venue like the one in New York City:

<https://www.filmlinc.org/about-us/>

The city should take the lead in creating more venues in our city like the above otherwise if we leave our city up to the developers, we will not be the city we want to be.

Richard Stolee

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To post to this group, send email to ctraboard@googlegroups.com

You received this message because you are subscribed to the Google Groups "CTRA Board to Board" group.

To unsubscribe from this group and stop receiving emails from it, send an email to ctraboard+unsubscribe@googlegroups.com.

To view this discussion on the web visit

https://groups.google.com/d/msgid/ctraboard/CABq0965dqCHGim_dF__rPymyQkrsoK2iBAYywwrHekcix01hYg%40mail.gmail.com.

From: [Ann Balin](#)
To: [Architectural Review Board](#)
Cc: [Arthur Keller](#)
Subject: Fwd: CinéArts Theater
Date: Sunday, September 1, 2024 12:45:32 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Vice Chair Chen and Board Members,

I ask that you stand by the community in not endorsing the Cinéarts theater to office.

Kindly read the attached letter sent to the city council this past spring.

There is an abundance of vacant office space in Palo Alto and therefore the conversion to office is illogical.

Palo Alto needs the cinema as it is a critical amenity providing culture in the ever densification of our town.

With all of the new buildings coming to the El Camino Real there will be a walkable theater for those new residents to enjoy.

Thank you for your consideration of this important issue.

Respectfully,

Ann Lafargue Balin
Palo Alto Resident

Begin forwarded message:

From: Ann Balin [REDACTED]
Subject: Fwd: CinéArts Theater
Date: April 17, 2024 at 3:16:40 PM PDT
To: CTRA <[REDACTED]>

Begin forwarded message:

From: Ann Balin [REDACTED] >
Subject: CinéArts Theater

Date: April 17, 2024 at 3:16:00 PM PDT

To: Palo Alto City Council <city.council@cityofpaloalto.org>

Mayor Stone, Vice Mayor Lauing and Council Members,

I am writing to impress upon you the important contribution the CinéArts theater has made to our community which needs to continue going forward.

Please retain this cultural asset where festivals, music, blockbusters, independent film, documentaries as well as foreign movies will contribute to our well being. You know well that we in Palo Alto do not need more office space. Now with all of the housing in the pipeline focussed on the El Camino Real the theater will thrive. Neighbors in Barron Park, Evergreen Park, College Terrace and Ventura can walk to the theater. It will attract movie goers from other neighborhoods and towns as well.

The concept can be expanded to include music just like the Varsity Theater offered residents. I saw Van Morrison perform there. My dad's era included the Count Basie Band at the Varsity. The CinéArts can have TED talks and poetry readings as was included at the Varsity Theater. There are existing venues in the bay area to emulate on some level including the Guild.

Cinema offers a bridge to culture where art enriches our lives. The residents are now vaccinated and hungry to return to the comfortable venue the CinéArts where they can enjoy the public experience. Another important example of this is the Town & Country Village Shopping Center where after vaccinations shoppers and restaurant goers support this thriving destination. It was the council's decision to maintain the venue and not allow medical offices on the ground floor. Would it be the successful and charming sought after center if the ground floor was up zoned? I doubt it.

Please do not succumb to pressure from Hudson Properties to deprive us of the valued amenity that the CinéArts Theater holds for the community. It is your duty to uphold this public benefit.

Respectfully,

Ann Lafargue Balin

From: [Lorrin M Koran](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Palo Alto Square Theatre
Date: Sunday, September 1, 2024 2:35:30 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Palo Alto City Council,

Converting the Palo Alto Square Theatre into office space seems very unwise and not in the best interest of the people who live in or near the city.

Palo Alto has more office space than it needs, as evidenced by vacancy rates, and a theatre where films can be shown is a boon that delights residents and can attract non-resident attendees and their expenditures.

Please do not take this action. Consider the quality of life of Palo Alto citizens, not simply the opportunity for the few people who own the Theatre to make money by possibly renting office space.

Having lived on Stanford Campus since 1977, I am well aware of the quality-of-life impact that unwise decisions by the city can have, and in some instances, have had.

If you believe that counter arguments are stronger than the above comments, please send them to me (and to other concerned individuals).

Best wishes,

Lorrin Koran, M.D.

From: [Mickey Griffin](#)
To: [Architectural Review Board](#)
Subject: Cine Arts
Date: Sunday, September 1, 2024 10:17:24 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

This theater served a wide range of the Península population, with great films not available anywhere else in the area. We loved going there; it was a classy place. Do what you can to save it.. Thanks,

Mickey Griffin



Menlo Park, CA 94025

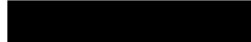
From: [Susan Dansker](#)
To: [Architectural Review Board](#); [Council, City](#); cinearts@sonic.net
Subject: Save PA Square Cine'Arts
Date: Monday, September 2, 2024 8:10:04 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

I am a longtime resident of Palo Alto. I love being able to walk to a lovely movie theater, Cine'Arts. Please keep this local treasure!

Thank you,

Susan Dansker



Palo Alto

Susan Dansker

From: [Jeffrey Koseff](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Palo Alto Square Theater
Date: Tuesday, September 3, 2024 10:42:41 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Members of the Architectural Review Board

As a 40+ year resident of Midtown Palo Alto, and a great fan of both movies and community spaces, I urge you in the strongest terms not to approve the conversion of the Palo Alto Square Theater to office space.

Palo Alto, and indeed the Bay Area, simply does not need more office space! The world has changed since Covid and so have attitudes about space... and in particular office space. It is quite sad to be honest to drive through Palo Alto and see all the unoccupied office space that is available. Why do we need more?

What Palo Alto does need is more community space to allow people to convene to enjoy various events. Right now there is one movie facility in Palo Alto (The Aquarius)! One! To go to the movies we have to drive to Mountain View, Redwood City or Santa Clara. For a city that purports to care about climate change and mitigating it how about preserving a "walkable" movie facility?

Jeffrey Koseff

[Redacted Signature]

--

Jeffrey R. Koseff

William Alden and Martha Campbell Professor of
Engineering
Department of Civil and Environmental Engineering
Professor of Oceanography
Department of Oceans
Stanford School of Engineering
Stanford Doerr School of Sustainability

Founding Perry L. McCarty Director, and Senior Fellow
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Research: <https://web.stanford.edu/~koseff>

Stanford University

Ancestral lands of the Muwekma Ohlone Tribe

From: [Winter Dellenbach](#)
To: [Architectural Review Board](#)
Subject: Palo Alto Square Movie Theater
Date: Tuesday, September 3, 2024 3:47:11 PM
Attachments: [PA Square Theater article .zip](#)

You don't often get email from wintergery@earthlink.net. [Learn why this is important](#)

To: ARB Board Members
From: Winter Dellenbach

RE: Palo Alto Square Theater

On September 5, you will review the Palo Alto Square Theater (2 theaters) attempt to convert to redundant offices.

We don't need more empty office space (go to PA Square any weekday and see mostly empty parking lots), but we do need film theaters. Palo Alto now has only one first-run film venue - the Aquarius downtown. The Stanford Theater, as you likely know, only screens pre-1960's classic American movies. Menlo Park no longer has any film venue. Mountain View has the Century 16 Theater complex which is slated to be demolished at some point due to a corporate development deal.

A film theater provides a critical part of our cultural and entertainment life in Palo Alto. The theater at PA Square provided, until closed 2 or 3 years ago, access to valuable opportunities not otherwise possible in our community, including several prestigious film festivals, such as the United Nations Affiliated Film Festival and San Francisco Jewish Film Festival, and the popular New York Metropolitan Opera (The MET) simulcasts.

A side benefit of film theaters is customers fuel local retail and restaurants in the area - Cal Ave., a couple blocks away.

Years ago I ran into former Mayor, Gary Fazzino, who was excited to tell me of his epiphany in having just seen the 5-hr. film of Henry V with Ken Branagh. He said he "got it" about what film for the first time - that a film could change a person's consciousness. He then took on the owner of PA Square in one of its attempts to get rid of the theatre for offices. Fazzino prevailed.

For a tidy summary by PA Weekly reporter Gennady Shayner of pertinent City history and position on the PA Square Theater, read article attached below.

City officials have made the case that replacing the theater with offices would constitute a zoning violation unless the City Council formally approves the change. Here follows is an email from Planning Director Jonathan Lait RE: the City's view in 2023:

From: Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>
Sent: Tuesday, May 23, 2023 4:43 PM
To: Winter Dellenbach [REDACTED]; Stump, Molly <Molly.Stump@CityofPaloAlto.org>;
Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>
Subject: RE: Palo Alto Square Film Theater - pertinent article

Thanks for the email, Winter.

Our position based on the information we currently have is that an amendment to the PC ordinance is required and the first step is a prescreening application before the Council. I don't have a date set for that study session discussion at this time.

[@Sauls, Garrett](#) is the project planner; Garrett, please keep Winter advised as to status when more is known. Thanks!

Are film theaters viable? Aug. 1, 2023 press release from Cinemark as one example of how one operator is doing (former operator at PA Square):

PLANO, Texas--(BUSINESS WIRE)-- [Cinemark Holdings, Inc.](#), one of the largest and most influential theatrical exhibition companies in the world, today announced that the July 2023 domestic box office performance was the company's highest-grossing month in company history. This accomplishment corroborates the company's sentiment that consumer demand for theatrical moviegoing is as strong as ever. Cinemark was able to out-perform the industry with its record-setting July by capitalizing on the month's wide range of compelling film releases through its longstanding focus on providing an extraordinary guest experience and the execution of its companywide strategic initiatives.

"This month's record-setting result validates consumer enthusiasm for experiencing films in an immersive, larger-than-life, cinematic environment is as strong as ever," said Sean Gamble, Cinemark President and CEO. "As has clearly been demonstrated time and again over the past two years, a theatrical release provides an elevated viewing experience that delights audiences, increases promotional impact, builds significant cultural moments, and generates enhanced value for all forms of content. I'd like to commend our studio partners and the creative community for producing such compelling content, as well as our remarkable Cinemark team for driving these results."

Delivered \$3.1 billion of total revenue for FY 2023, an increase of 25% year-over-year and within 7% of FY 2019.

This is just an example - I am not making a case for any particular theater operator, but rather that the venue, the theater - remains. The last time I looked a few months ago, everything there seemed intact as I looked through the big windows. The popcorn popper, concession counter, even the historic movie posters on the walls. I trust the seats, etc. remain.

Film theaters are financially viable. I surmise that the owner of PA Square has left the theater closed for years in the hope no one any longer cares about it. Wrong - many do. Thousands signed a petition to retain it (see attachment). I hope the City, including the ARB, will support this valuable cultural venue remaining. A City without a film theater is the poorer for it. We need it for the community to enjoy the entertainment and art that film on the big screen provides. Certainly more than we need redundant office development.

City hopes to preserve Palo Alto Square theater

Land-use zoning, popular sentiments invoked in effort to save CinéArts

by **Gennady Sheyner / Palo Alto Weekly**

Uploaded: Wed, Jul 27, 2016

The CineArts at Palo Alto Square is set to close in early August. Photo by Zachary Hoffman

With the closure of CinéArts looming over Palo Alto Square, more than ~~4,600~~ residents have joined a petition drive that they hope will preserve an amenity they view as a community treasure.

At the same time, city officials are making a case that replacing the theater with a different type of business would constitute a zoning violation, unless the City Council formally approves the change.

The two efforts -- one relying on grassroots democracy and the other rooted in the zoning code -- have the same aim: ensuring that the sprawling office complex at 3000 El Camino Real retains its beloved two-screen theater. CinéArts at Palo Alto Square is one of only three movie theaters left in Palo Alto (one of those three, Stanford Theatre, only shows classic films).

The petition, launched by a group that includes City Councilwoman Karen Holman, council candidate Lydia Kou, former planning commissioner Arthur Keller and long-time theater proponent Winter Dellenbach, declares the signatories' support for continued operations of CinéArts, which they say "provides a critical part of our cultural and entertainment life in Palo Alto."

As of Wednesday morning, the petition had 1,615 signatures, according to Keller.

"As only one of two first-run theaters in town, the theater provides access to valuable opportunities not otherwise possible in our community, including several prestigious film festivals, such as the United Nations Association Film Festival and the San Francisco Jewish Film Festival, and the popular New York Metropolitan Opera (The MET) simulcasts.

"We urge Hudson Pacific Properties, the management of Palo Alto Square, to encourage and retain CinéArts as its tenant. We urge the City of Palo Alto to work with Hudson Properties and CinéArts management in order to continue the tenancy and operation of CinéArts Theater at Palo Alto Square without interruption."

The decision to close the theater in early August was made by Cinemark, the theater's Texas-based parent company, according to both Hudson Pacific (which manages the property) and the theater chain. James Meredith, spokesman for Cinemark, told the Weekly last week that the lease on the theater was set to expire in late August and making the needed upgrades to the theater was cost prohibitive.

Hudson confirmed the decision was made by Cinemark.

Proposals to close down the theater have popped up twice in the past two decades. In 1997, Palo Alto council members and city staff held frantic, eleventh-hour negotiations with the cinema's former landlord, Equity Properties, to avert the planned closure of what was then a Landmark Theatre.

At the time, the city's then-economic resources director Carol Jansen attributed Equity's ultimate decision not to convert the building to a more lucrative use to the huge outpouring of community support for the theater.

Four years later, when the cinema's fate was once again in jeopardy, the city took a different tack. Though city officials, including former Mayor Gary Fazzino and Economic Resources Manager Susan Arpan, lobbied Equity to preserve Landmark just as officials had in the past, this time they had another card to play: zoning. Unlike in 1997, city staff took the position that a theater was required to be part of Palo Alto Square. When Equity decided not to renew Landmark's lease, Arpan told the Weekly in August 2001: "We do know that it has to be a theater that goes there because of zoning."

Today, city staff is taking a similar position. When asked whether a theater is required rather than simply permitted to be there, Planning Director Hillary Gitelman said staff believes that it is and that the property will need to be rezoned to allow the use of the theater space for any other purpose.

When one looks at the Square's founding documents, however, this position, while consistent with the city's 2001 determination, becomes a matter of debate.

Palo Alto Square was approved in 1969 under the "planned community" (PC) zoning process, and its land use is governed by a specific ordinance for the site, which the council amended in 2001.

Unlike in more recent PC applications, which require developers to provide public benefits in exchange for zoning exemptions, the 1969 ordinance has no such requirement. Back then, projects that sought the PC designation were generally viewed by the council as benefits in themselves.

Thus, in 1969 the theater was not a condition or a requirement for the roughly 300,000 square feet of office space at Palo Alto Square. Instead, the ordinance merely lists "theatres" as one of uses permitted at the site, along with a 300-room hotel and service establishments such as a

4

barber shop, beauty salon, smoke shop-newsstand and gift shop. Nothing in the ordinance suggests that these uses are required, which helps explain why none except the theater ever materialized.

Nor is there any indication that Palo Alto officials considered the theater as either a key benefit or an important condition to the approval of the Palo Alto Square development. Minutes from 1969 indicate that neither the Planning Commission nor the council discussed the theater at any length during public hearings on Stanford University's proposal to rezone the site to a planned community. When Stanford first proposed the zone change in 1965, to enable the financial center, the theater wasn't even mentioned.

Instead, the focus was on promoting commercial development and expanding the city's tax base. Alf Brandin, Stanford's vice president for business affairs, wrote in 1965 that, when developed, the land "should yield substantially greater property tax dollars to all taxing agencies involved, including both the Palo Alto Unified School District and the City of Palo Alto, as well as unusually high sales-tax revenues."

"Since the site is unique for this commercial purpose due to size and location, we do not believe the same financial benefits will accrue to the same agencies if another site is chosen for the facility," Brandin said.

In approving the project, city officials generally agreed the new development "would tend more to uplift than depress nearby areas," as the city's assistant zoning administrator argued at the time. Merchants in the nearby California Avenue also supported the creation of what Palo Alto Square architect Albert Hoover described as a "financial shopping center." Barry Roth, then-president of the California Avenue Area Development Association, told the planning commission in June 1969 that members of his group felt that California Avenue "will probably eventually become a central business area" and that Palo Alto Square "would be a natural complement to the area," according to meeting minutes.

Documents from 1969 indicate that it was Stanford itself, rather than the city, that requested having a theater as part of the complex. Initially, the plan called for two high-rise buildings with a total of 100,000 square feet of space and several one- and two-story buildings with another 100,000 square feet.

In September 1969, however, Hoover proposed a revision. Instead of having 100,000 square feet of office space in the one- and two-story buildings, he suggested 85,000 square feet. This would include 55,000 square feet of "financial space" on the first floor, another 20,000 on the second floor and a 10,000-square-foot theater. The theater building was subsequently included in one of the diagrams that comprise the Palo Alto Square's development plan.

Because that plan was implicitly approved when the council adopted the 1969 ordinance, staff now believes that a zone change is required.

"We view the development plan -- showing the theater -- as the project that was approved under this PC zone," Gitelman told the Weekly. "The PC ordinance does not identify the theater as a 'public benefit' or requirement, but the ordinance would need to be changed (i.e., a rezoning) if the owner wanted to convert that space to other use."

Holman said that while zoning appears to protect the theater, she and others in the community felt it would be important to circulate the petition to demonstrate to Hudson, Cinemark and city staff the community's desire to keep CinéArts in place. Given that the council is in the midst of its summer recess, the public has no real venue for gathering and voicing its concerns. The fact that more than 1,000 people signed the petition in the first 100 hours suggests that keeping CinéArts "really matters to the community."

"It's long known in the community that there is a huge outcry when a cultural resource goes away," Holman said. "This seems to be a way in which we can easily share the information about the theater, make a

point that it's critical to the community and ask whoever is making the decision to please reconsider. The issue isn't going to go away."

From: [Christianna Kienitz](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Palo Alto Square Movie Theater
Date: Tuesday, September 3, 2024 4:31:03 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

To Palo Alto's Architectural Review Board ,

It is with dismay that I write to you today regarding The Palo Alto Square Movie Theater. It is my understanding that converting the movie theater to office space is being considered. Please do not add more office space in this location. People are not using office space as they were before the pandemic. We do not need anymore! This movie theater is one of only a few left in Palo Alto, and an easy walk from the College Terrace neighborhood and an easy bike ride from the rest of Palo Alto. My family misses this theater tremendously. Please bring it back to life.

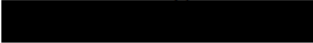
Thank you,
Christianna Kienitz
College Terrace resident

From: [Romola Georgia](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Cine Arts
Date: Tuesday, September 3, 2024 4:39:44 PM

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To: Palo Alto Architectural Review Board
Re: Cine Arts Theatres

I strongly urge you to retain the Theaters at Cine Arts. Our family and whole neighborhood has benefitted from these theaters for many years and hope to do so for many more. Once lost to offices, there is no going back.

Sincerely,
Romola Georgia


From: [Greta Gize Olbrich](#)
To: [Council, City; Architectural Review Board](#)
Subject: Keep the PA Square Movie Theater
Date: Wednesday, September 4, 2024 10:09:55 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Please keep the PA Square movie theater open as a theater. The community still needs a place to gather to see films and stories and documentaries. It's been a theater since long before I was old enough to go see films, and I grew up here -- I remember seeing movies at the New Varsity, The Fine Arts....those theaters are gone now.

-Greta Olbrich

From: [Shannon Rose](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Discussion of Converting the Palo Alto Square Theater
Date: Wednesday, September 4, 2024 10:56:59 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Architectural Review Board,

I read that once again there is pressure to convert the Palo Alto Square Theater to office space. This is both unnecessary and it hurts our community. We (and other cities) are experiencing large numbers of vacant office real estate. Work lives have changed forever since Covid and they will probably never return to what used to be "normal". We don't need more office space but we do need our wonderful movie house back. No doubt you've noticed that we can no longer enjoy the NY Metropolitan Opera's simulcasts, etc. Palo Altans are well educated and we want and need good entertainment. We don't want to drive to San Jose for a good selection of movies (causing traffic and air pollution and wasting time). Being centrally located in our beautiful city, the Palo Alto Square Theater was a treasure. We want it back. Converting it to office space would be against the wishes of our citizens and heartbreaking. Please do the right thing and restore the Palo Alto Square Theater.

Sincerely,

Shannon Rose McEntee



Palo Alto

From: [Caroline Bering](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Cine`Arts movie theater
Date: Wednesday, September 4, 2024 1:34:23 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

As someone who frequented the Cine`Arts theater in the Palo Alto Square Complex, I urge you to keep it a movie theater instead of converting it to office space. The Covid restrictions are gone and people enjoy going to the movies. This area doesn't need more offices, but it does need a movie theater people can attend for an enjoyable night out. Thank you for your consideration.

Caroline Bering

From: [Star Teachout](#)
To: [Architectural Review Board](#)
Cc: [Council, City](#)
Subject: Please keep the Palo Alto Square movie theater
Date: Wednesday, September 4, 2024 3:55:14 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Architectural Review Board and developer,

As a resident of the Barron Park neighborhood of Palo Alto, and the parent of 3 young men ages 19-26, we encourage you to reconsider the conversion proposal of a vacant CinéArts theater use to an office use within Building 6 at Palo Alto Square for the following reasons:

1. *Walkable:* We are doing our part to ease the housing and climate crisis by allowing our sons to live with us in a 2 BR house until they are financially ready to move. Providing a movie theater nearby allows us to walk or cycle to the movies without adding more carbon to the atmosphere.
2. *Affordability:* For many people—especially younger people who don't/can't regularly afford bars and restaurants—going to the movies is still an affordable treat. With the closure of the Icon Theater on San Antonio, the timing is especially good for this theater to reopen. Offering teen discounts would be a fabulous way to show you care about them too.
3. *Welcoming to teens/young:* What with the loss of connections exacerbating poor mental health (especially in youth) and loneliness, we need more public gathering spaces not fewer. Not that long ago Palo Alto contained a bowling alley, Fry's electronics (good for roaming teens and techies), Antonio's Nuthouse (family friendly), The Fish Market (family friendly), the Palo Alto Square Y, and more.
4. *Arts:* Have you been to the converted Guild Theater for music? It is awesome. I can imagine something similar where the space provides not only music performances, but also lectures, streamed operas (as they used to do), small conferences, group meetings (current events, sustainability, etc).
5. *Movies:* The alternative and foreign films once offered at this theater would be very appreciated at this time. Furthermore, we could host an animation festival, or other cultural film festivals. Palo Alto could use a bit more energy to revitalize it in ways seen in neighboring cities. A business office does not move us in that direction.
5. *Housing focus area:* It seems very short-sighted to convert this space into more offices considering the current vacancies. In an area which has been over-approved as a "housing focus area" we should be doing EVERYTHING in our capacities to minimize traffic by offering recreational activities nearby. We will have so many more people sharing this small geographical area, and you would be doing a service to our community by considering this modest proposal.
6. *Hudson Pacific Properties:* Please consider that the "world's most innovative, growth economies" are driven by people who benefit from expanding their minds through the arts and making social connections.

Thank you for considering,
Star Teachout
[REDACTED]
Palo Alto, CA

2. *PUBLIC HEARING / QUASI-JUDICIAL. [23PLN-00110] 3000 El Camino Real (Palo Alto Square): Recommendation on Applicant's Request for Approval of a Major Architectural Review for facade changes and site improvements associated with conversion of a vacant theater use to an office use within Building 6. Exempt from the provisions of the California Environmental Quality Act in accordance with CEQA Guidelines Section 15303 (new construction and conversion of small structures). Zoning: PC-4648. For more information contact the project planner Claire.Raybould@Cityofpalto.org.*

From: [Ann Balin](#)
To: [Architectural Review Board](#)
Subject: Fwd: CinéArts Theater
Date: Wednesday, September 4, 2024 4:06:07 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Chair Rosenberg,

I apologize for leaving your name off my email. When I went get the names of the ARB members your name was not there. I told a friend who said you are the chair. I mean you no disrespect.

Respectfully,

Ann Lafargue Balin

Sent from my iPhone

Begin forwarded message:

From: Ann Balin [REDACTED] >
Date: 1 September 2024 at 12:35:53 PDT
To: arb@cityofpaloalto.org
Cc: Arthur Keller [REDACTED] >
Subject: Fwd: CinéArts Theater

Vice Chair Chen and Board Members,

I ask that you stand by the community in not endorsing the Cinéarts theater to office.

Kindly read the attached letter sent to the city council this past spring.

There is an abundance of vacant office space in Palo Alto and therefore the conversion to office is illogical.

Palo Alto needs the cinema as it is a critical amenity providing culture in the ever densification of our town.

With all of the new buildings coming to the El Camino Real there will be a walkable theater for those new residents to enjoy.

Thank you for your consideration of this important issue.

Respectfully,

Ann Lafargue Balin
Palo Alto Resident

Begin forwarded message:

From: Ann Balin [REDACTED] >
Subject: Fwd: CinéArts Theater
Date: April 17, 2024 at 3:16:40 PM PDT
To: CTRA [REDACTED] >

Begin forwarded message:

From: Ann Balin <[REDACTED]>
Subject: CinéArts Theater
Date: April 17, 2024 at 3:16:00 PM PDT
To: Palo Alto City Council
<city.council@cityofpaloalto.org>

Mayor Stone, Vice Mayor Lauing and Council Members,

I am writing to impress upon you the important contribution the CinéArts theater has made to our community which needs to continue going forward.

Please retain this cultural asset where festivals, music, blockbusters, independent film, documentaries as well as foreign movies will contribute to our well being. You know well that we in Palo Alto do not need more office space. Now with all of the housing in the pipeline focussed on the El Camino Real the theater will thrive. Neighbors in Barron Park, Evergreen Park, College Terrace and Ventura can walk to the theater. It will attract movie goers from other neighborhoods and towns as well.

The concept can be expanded to include music just like the Varsity Theater offered residents. I saw Van Morrison perform there. My dad's era included the Count Basie Band at the Varsity. The CinéArts can have TED talks and poetry readings as was included at the Varsity Theater. There are existing venues in the bay

area to emulate on some level including the Guild.

Cinema offers a bridge to culture where art enriches our lives. The residents are now vaccinated and hungry to return to the comfortable venue the CinéArts where they can enjoy the public experience. Another important example of this is the Town & Country Village Shopping Center where after vaccinations shoppers and restaurant goers support this thriving destination. It was the council's decision to maintain the venue and not allow medical offices on the ground floor. Would it be the successful and charming sought after center if the ground floor was up zoned? I doubt it.

Please do not succumb to pressure from Hudson Properties to deprive us of the valued amenity that the CinéArts Theater holds for the community. It is your duty to uphold this public benefit.

Respectfully,

Ann Lafargue Balin

From: [Pat Roberts](#)
To: [Architectural Review Board](#)
Subject: Palo Alto Square
Date: Wednesday, September 4, 2024 5:02:57 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

ARB,

I hope you will keep the movie theatre at Palo Alto Square. With hundreds of new apartments in the planning stage to be built within walking distance from the Palo Alto Square, a nearby movie theatre will be an important asset to the new residents who will live close by. The movie theatre will also be a welcome return for current residents like me who have enjoyed seeing many movies there in the past.

Thank you,

Patrick Roberts



Palo Alto