

August 5, 2018

City of Sunnyvale
Planning Commissioners
Application No. 2018 – 7048
669 & 673 Old San Francisco Road

Dear Honorable Commissioners:

I appreciate the granting of the continuance for the above mentioned application and giving us the opportunity to review the letters from interested parties. The following items reflect our response to them and how they were addressed.

- 1: The revised design requests no deviations to the minimum required setbacks. All setbacks have been met or exceeded.
- 2: The revised design addresses neighbors concerns with respect to additional landscaping, window sill heights and massing of street facing entries. The landscape buffer at the rear of the property has been increased to a minimum of four feet and additional planting has been provided to address the concerns about car exhaust.
- 3: All the window sill heights at the rear of both buildings have been raised to a minimum of sixty inches above the floor levels. The front entries along Old San Francisco Road have been lowered to reduce the number of steps to allow for a more street level appearance.
- 4: Both building heights at less than the maximum allowed. We feel the proposed design, with respect to building height, is consistent with similar developments in the area. The building heights proposed at 29' are less than 30' maximum allowed. Directly across the street, the three story Renaissance Apartments are approximately 43 feet tall and west of us along Old San Francisco Road are other developments similar in pattern to ours that are relatively at the same heights.
- 5: The project design meets and exceeds the required off street parking requirements of ten parking spaces with a total of sixteen parking spaces being provided.
- 6: The revised design addresses the City Council's concerns with respect to overall building massing and use of quality building materials.

Reduced massing of the upper stories which results in a greatly architectural design.

The number of bedrooms have been reduced from six four bedroom units to two four bedroom units and four three bedroom units. The reduction in the number of bedrooms results in a reduction of the overall building area by approximately eight percent.

The introduction of wood horizontal siding to replace areas of stucco, colored vinyl windows and wood trim to replace white vinyl windows with foam molding, the use of metal gutters and downspouts and the use of larger scale stone provide for a higher quality of exterior materials.

One hundred percent of the pavers used in this revised design are pervious as opposed to the previous design where the amount of pervious pavers only meet the minimum amount required.

- 7: Flood, elevation certificate for both buildings have been submitted to City of Sunnyvale, and in both it is within (1) one foot above adjacent grade.
- 8: The proposed design comply with all instructions expressed by Commissioners at study session.
- 9: The proposed design is compatible and meets all the code requirements,
- 10: The proposed Townhomes will enhance the neighborhood aesthetics.
- 11: The revised Site Plan and Exterior Elevation drawings have been updated accordingly to address neighbor concerns with consistency and have been compared with the Civil Drawings for the same. The Landscape Plan and Solar Study drawings have also been updated to be consistent with the rest of the plan set.

In closing we feel the current design is compatible with similar developments within the same Zoning District and meets or exceeds all current zoning standards and requirements. Furthermore we feel that this project is consistent with the intent of the City of Sunnyvale's General Plan to allow for economic urban growth and development by providing the necessary housing for Sunnyvale's ever growing population.

I anxiously await and appreciate your consideration in the approval of this Project.

Sincerely,

George Nejat
Property Owner