

Momoko Ishijima

From: Robert Phillips [REDACTED] >
Sent: Friday, February 21, 2025 9:05 AM
To: Momoko Ishijima
Cc: Brent Miller; Michael Hermanto; Scott Connelly
Subject: Fw: Old OSH project

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hi Momoko,

Is there any chance to get the Valley Oak Partners to increase the amount of parking spaces to at least 1 per apartment at the former OSH site? What does the city prefer? Also 7 stories seem excessive for this area, why not keep the height similar to the "Cherry Orchard Apartments"?

I also think that if there are not enough parking for the apartments, they will also start using spare parking at the townhomes, making those less salable?

Best regards,
Robert Phillips
[REDACTED]

----- Forwarded Message -----

From: Robert Phillips [REDACTED] >
To: Scott Connelly [REDACTED] >
Cc: Momoko Ishijima <mishijima@sunnyvale.ca.gov>
Sent: Saturday, February 15, 2025 at 11:48:24 PM PST
Subject: Re: Old OSH project

Scott,

You may want to read this article with the problems San Jose is having with limited parking. I am going to contact the city of Sunnyvale and discuss this with them as well.

Best regards,
Robert Phillips

[San Jose tackles lack of parking after cutting requirements - San José Spotlight](#)



San Jose tackles lack of parking after cutting requirements - San José S...

Vicente Vera

A group of San Jose leaders want the city to explore a permitted parking program that would benefit residents li...

On Thursday, January 9, 2025 at 10:05:44 PM PST, Robert Phillips [REDACTED] > wrote:

Scott.

Thank-you for the parking info.

Looks like you have barely enough parking for the townhouses (160 + 18?), but if I am reading this right only 121 for 162 apartment units. No matter what the state says, you know people are going to have more cars than your 121. Most apartments whether one two or three Bedrooms will have 2 cars at least, if not three. Where will they park? at the shopping center next door or across the street (which is full most of the time because of the gyms there, the always full tennis courts or Cherrywood drive residential area?

Please reconsider increasing the parking to minimum requirements to 203 for the apartments.

Best regards,
Robert Phillips

On Tuesday, January 7, 2025 at 01:31:55 PM PST, Scott Connelly [REDACTED] > wrote:

Hi Robert...hope you had a nice holiday. I wanted to respond to your email below. Please see below, our parking matrix for the proposed project.

PARKING SUMMARY

APARTMENT					
PARKING REQUIRED					
A WAIVER OF PARKING REQUIREMENTS IS REQUESTED. SEE STATE DENSITY BONUS LETTER.					
PARKING REQUIREMENT FOR COMMERCIAL SPACES					
AREA SQF	REQUIRED PARKING RATIO (PER SMC TABLE 19.46.100 (a))	REQUIRED			PROVIDED
2,050 SF	4/ PER 1000 SF	9			0
TOTAL		9			0
PARKING REQUIRED BREAKDOWN					
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO (PER SDB STANDARD)	TOTAL	REQUIRED PARKING RATIO (PER SMC TABLE 19.36.120A)	TOTAL
Studio	45	1	45	1	45
1BR	35	1	35	1	35
2BR	42	1.5	63	1.25	53
3BR	40	1.5	60	1.7	68
TOTAL STALL REQUIRED			203		201

ASSIGNED RESIDENTIAL STALLS PROVIDED (INSIDE THE GARAGE)							
LEVEL	EV READY LEVEL 1	EV READY LEVEL 2	EV READY LEVEL 1 STANDARD ADA	EV READY LEVEL 1 VAN ADA	EVCS STANDARD ADA	EVCS VAN ADA	E AMBL
LEVEL 1	11	37	2	1	1	1	
LEVEL 2	64	0	2	1	0	0	
TOTAL	75	37	4	2	1	1	
BICYCLE PARKING							
	REQUIRED				PROVIDED		
CLASS I BIKE	Residential:108	Commercial: 1	Total: 109		Residential:108	Commercial: 1	Total: 109
CLASS II BIKE	Residential:11	Commercial: 1	Total:12		Residential:12	Commercial: 1	Total: 13

TOWNHOMES					
PARKING REQUIRED					
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO (PER SDB STANDARD)	TOTAL	REQUIRED PARKING RATIO (PER SMC TABLE 19.36.120A)	TOTAL
2BR	18	1.5	27	1.25	
3BR	44	1.5	66	1.7	
4BR	18	2.5	45	1.7	
TOTAL STALL REQUIRED			138		
ASSIGNED RESIDENTIAL STALLS PROVIDED					

Scott Connelly
Valley Oak Partners, LLC
734 The Alameda | San Jose, CA 95126
T [REDACTED] | F [REDACTED]
[REDACTED] | <http://www.valleyoakpartners.com>

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From: Robert Phillips [REDACTED]
Sent: Wednesday, January 1, 2025 7:18 PM
To: Scott Connelly <[REDACTED]>
Subject: Old OSH project

Scott,

How many parking spaces are designed into your proposed project on Matilda avenue in Sunnyvale, for the apartments and for the townhouses?

Regards,

Robert Phillips

Momoko Ishijima

From: Steve Morrison [REDACTED]
Sent: Wednesday, January 8, 2025 7:33 AM
To: Momoko Ishijima
Subject: Fwd: 242 residential unit development on the former OSH property, Sunnyvale, CA - CONCERNS & REQUESTS

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Previous incorrect email

Regards,

Steve

Sent from my iPhone

Begin forwarded message:

From: Steve Morrison [REDACTED]
Date: January 7, 2025 at 8:00:19 PM PST
To: [REDACTED]
Cc: m.shijima@sunnyvale.ca.gov
Subject: 242 residential unit development on the former OSH property, Sunnyvale, CA - CONCERNS & REQUESTS

Hi Scott

I attended the December 18 Open House overview of the 242 residential unit development on the former OSH property here in Sunnyvale.

I was alarmed and disappointed by the density of the units as well as the lack of parking for the apartment complex.

I do not support the apartment complex as completely dedicated to low income. There is also a pressing need for regular income housing. I also feel strongly that we should target a goal of a mix of regular income and low income to provide a feel of integration and not a feeling of designated poverty. I also think that a mix of incomes will help to ensure the upkeep of the facility.

I believe the hidden agenda of the developer for designating it all as low income housing is to justify the limited parking (less than 1 vehicle per apartment) since 'low income dwellers cannot afford a vehicle' rationale. I believe that underground parking is required for the development project under the apartment complex to accommodate the necessary parking. Please redesign the structure to accommodate at least 1 car parking per apartment ... preferably

more. If there is not at least 1 parking spot per apartment dwellers will be forced to park their vehicles along streets in and around this structure causing further parking congestion.

I'm happy to answer questions or provide additional clarity.

--

Regards,

Steve Morrison

[REDACTED]
[REDACTED]
[REDACTED]

Momoko Ishijima

From: Steven Robert Burke [REDACTED]
Sent: Wednesday, January 22, 2025 7:46 PM
To: Momoko Ishijima
Subject: PLNG-2023-0807

WARNING - This email came from an **EXTERNAL** source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hey Momo,
I understand the unbridled desire for housing but this seems disproportionately large, rectilinear and out of place. There is no transit to this new urban city within Sunnyvale either...run a spur or line to the train station so we don't suffocate from the thousands of cars.
Thanks, Steve



Jan 27, 2025

City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

Re: Proposed Housing Development Project at 777 Sunnyvale Saratoga Road

By email: planningcommission@sunnyvale.ca.gov

Cc: comdev@sunnyvale.ca.gov; citymgr@sunnyvale.ca.gov;
cityclerk@sunnyvale.ca.gov; cityatty@sunnyvale.ca.gov;
mishijima@sunnyvale.ca.gov

Dear Sunnyvale Planning Commission:

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state housing laws when evaluating the proposed 242-unit housing development project at 777 Sunnyvale Saratoga Road. These laws include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j)(1).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a project with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

Additionally, the project is exempt from state environmental review pursuant to CEQA Guidelines section 15183, consistency with the General Plan, given that potential environmental impacts were evaluated as part of the environmental review of the El Camino Real Specific Plan. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project

a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.).

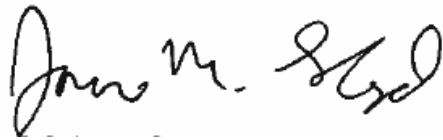
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal line extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a long horizontal line extending to the right.

James M. Lloyd
CalHDF Director of Planning and Investigations

Momoko Ishijima

From: Stan Hendryx <[REDACTED]>
Sent: Friday, April 18, 2025 12:12 PM
To: Momoko Ishijima
Subject: PLNG-2023-0807

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hello Momoko,

I received your notice of public hearing for this project at 777 Sunnyvale-Saratoga Road. I am unable to attend the hearing due to a prior commitment, so I wanted to respond by email.

I strongly support this project at the former OSH Hardware site. The housing commitment is commendable, sorely needed. I assume the 2,050 sf of commercial space will be for an administrative office; please let me know if this is not the case. The site is a most walkable neighborhood of Sunnyvale, next door to abundant retail, downtown, Las Palmas Park, VTA and CalTrain. I'm very glad to see it used for housing; best possible use. The density is appropriate, especially given the easy pedestrian access.

Thank you for your service,

Stan Hendryx
[REDACTED]