

**From:** Martha Plescia <[REDACTED]>  
**Sent:** Saturday, September 30, 2023 2:58 PM  
**To:** Kelly Cha <KCha@sunnyvale.ca.gov>  
**Cc:** Vladimir <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; Carl Plescia <[REDACTED]>  
**Subject:** Letter to City re: Rezoning of 781 S. Wolfe Rd.

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

*Regarding the proposal before the Sunnyvale Planning Commission and/or City Council to change the zoning for 781 S. Wolfe from low density to low-medium density housing:*

To Sunnyvale Planning Commission and City Council members:

In principle, we favor increasing the density of housing in cities because we believe it is a necessary way of providing badly needed housing while preventing further urban sprawl which harms us all.

However, at the same time, we don't want a re-zoning of the property at 781 S. Wolfe Rd. from low to low-medium density to automatically entitle the developers to build eight homes. How many dwellings they be allowed to build we think should depend upon how much parking within the development the developers can provide for the residents' cars. We were alarmed to learn that tandem garages are currently planned for each of the eight proposed homes. For all practical purposes, that means that parking would be provided for no more than 1 car per house. (Two or more cars will rarely be parked in the tandem garages or driveways because one car will block or will be blocked by other cars.) Keep in mind that if there are teenagers in some houses, or multiple adults renting houses, those houses may each have perhaps four cars needing parking places evenings and weekends. Neighborhood streets can absorb intermittent overflow guest parking from this sort of development, but it's not right and it creates problems when they have to absorb the permanent daily parking of numerous residents. And for numerous residents and guests to try to parallel park on busy Wolfe Rd. is not an answer either; that would cause hazardous situations.

*Therefore, we believe that functional (not tandem) parking spaces provided in new developments must be in proportion to the sizes of the houses.* For houses with 3-4 bedrooms such as these, there needs to be double garages and driveways and also street parking within the development. In case the developers cannot/will not find a way to fit eight houses in that lot with far more parking than they now seem to have planned (we think they could reduce the sizes of the homes), then the new zoning you might soon give the land needs to allow you to later limit the number of homes built on it (e.g. to 6 or 7) if lack of parking spaces dictates that.

Thank you for your consideration of our ideas.

Sincerely,

Martha and Carl Plescia

[REDACTED]  
Sunnyvale, CA 94086

P.S. We know that currently you are focusing on the re-zoning question. For future consideration (when you reach the stage where finer details of the developer's plan are being considered) we want to propose that if you agree with our neighborhood's proposal that the development's driveway open to Wolfe instead of to Lusterleaf--which would keep traffic down in our neighborhood *and* would often make it faster for development residents to reach their homes--a narrow *pedestrian* passageway could be installed in the fence between the dead-end on Lusterleaf and the development. This would solve the problem that bothered us two about a Wolfe Rd. driveway--the idea of children and parents having to go down Wolfe and Iris or Old S.F. Rd. simply to get to the Braly school or playground or to find a place to safely ride bikes or skate, etc.. It would also allow children from our neighborhood and the development to play with one another, and it would give development residents easy access to safe extra parking--which would only occasionally be needed if the developers plan appropriate on-site parking.



From: Gomathy [REDACTED]  
Sent: Monday, October 2, 2023 9:22 PM  
To: Kelly Cha <KCha@sunnyvale.ca.gov>  
Cc: Vladimir Mikhaylovskiy [REDACTED]; [REDACTED]  
Subject: Braly Corner Neighborhood Response for 781 Wolfe Rd project

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

Hello Kelly,  
Thanks for talking to me last week with the additional info on 781 S Wolfe Rd project. We have an overwhelming interest and inputs from the neighbors in the nearby streets. They have signed the Response letter that I am sending over to you for consideration at the upcoming hearing. Copying Jane (Association leader) and Vlad who worked with our neighbors on the response and signatures. Please keep all 3 of us involved throughout the process for the planned project. We would like to be involved on the detail plan that can meet the needs of the city, current neighborhood home owners and the developer.

Thank you,  
Jane, Goma, Vlad,

To: Sunnyvale City Planning Commission, Respected Mayor, Vice Mayor, and Council Members  
From: Members of the Braly Corners Neighborhood Association

Response regarding 781, S Wolfe Rd Plan Amendment  
File #: PLNG-2023-0521

We, the undersigned members of the Braly Corners Neighborhood Association, respectfully request the City Planning Commission and the Council Members to hear our concerns regarding the proposed General Plan Change and development on 781, S Wolfe Rd. Our concerns and requests are in the attached letter. Thank you for your consideration.

	DATE	PRINT NAME	Street Address	SIGNATURE
1.	09/29	Elizaveta Mikhaylovskaya	[REDACTED]	[Signature]
2.	09/30	KEN KENT	[REDACTED]	[Signature]
3.	9/30	Matt Esile	[REDACTED]	[Signature]
4.	9/30	Anthony Kooij	[REDACTED]	[Signature]
5.	9/30	YANBO MA	[REDACTED]	[Signature]
6.	9/30	IAN FARRUKHANSAW	[REDACTED]	[Signature]
7.	10/1	Phil Giammona	[REDACTED]	[Signature]
8.	10/1	Besa Wardland	[REDACTED]	[Signature]
9.	10/1	Vladimir Mikhaylovskiy	[REDACTED]	[Signature]
10.	10/2	Nana Lowchareonkul	[REDACTED]	[Signature]
11.	10/2	PHANOL LOWCHAREONKUL	[REDACTED]	[Signature]
12.	10/2	Zhifei Song	[REDACTED]	[Signature]

## **781 Wolfe Road development proposal Response**

### **From Braly Corners Neighborhood Association**

Neighbors in the **Braly Corners Neighborhood Association**, 42 homes on Lusterleaf Dr., Gladiola Dr., and Hydrangea Ct., are extremely concerned about the impacts of the proposed zoning designation change opening up a low-medium density development plan on 781 Wolfe Rd., Sunnyvale. Their concerns are listed below.

#### ***Traffic Safety Concerns***

1. The proposed entry from Lusterleaf Dr for the 8 homes will bring in considerable additional traffic into these residential streets in an already high traffic neighborhood. The traffic will bring in higher risks to the neighborhood children who walk to Braly elementary school.

#### ***Parking Space Concerns***

2. The lack of guest parking within the development combined with tandem parking for those homes will most definitely spill parking into these streets in a permanent way. These same streets are used by parents of Braly elementary school to park and drop off and pick up their kids and during school events due to limited parking near the school. We already have parking space challenges on Gladiola Dr.

#### ***Security Concerns***

3. This neighborhood has experienced crimes and burglaries, and we have been closely watching strange vehicles parked on the street. We worked with the city officials on a recent approval of a No Stopping zone at the end of Lusterleaf Dr. to keep our neighborhood safe. Additional vehicles occupying the street parking will bring increased challenges to our safety watch program.

### ***Privacy Concerns***

4. Most of the single-story homes next to the new development will lose privacy from being too close to the higher density 2-story homes.

We therefore request that the proposed plan be changed as recommended below:

1. Have the entry driveway be from Wolfe Rd. not Lusterleaf Dr. in order to address the safety, security and parking concerns
2. Reconsider the number of homes in the lot to match the density of the homes on the adjacent streets
3. Retain tall trees around the fence to protect the privacy of homes that were purchased before this new development. If the existing trees need to be replaced, plant pre grown tall trees
4. Avoid windows facing the single story homes next to the development
5. Finally, reps from Braly Corners Neighborhood Association would need to be involved throughout the process of planning and execution of the project

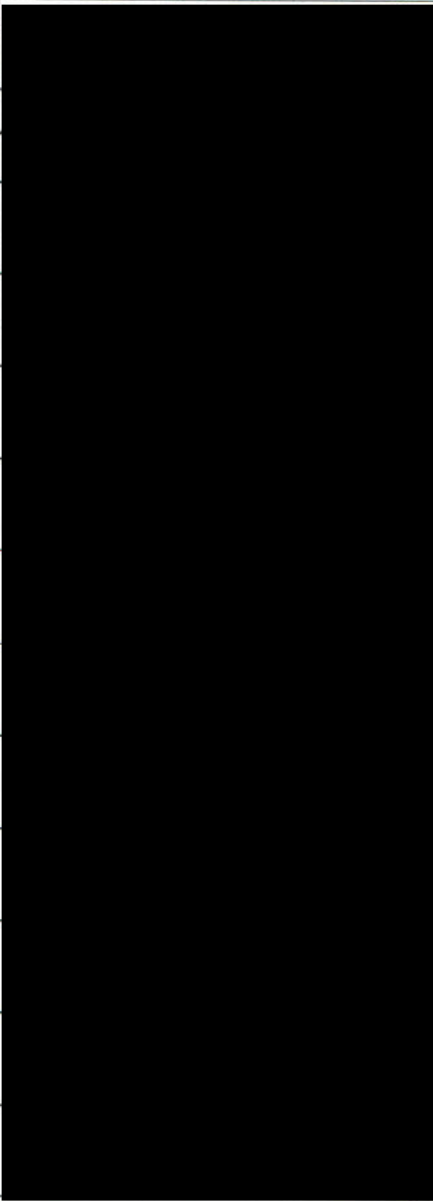
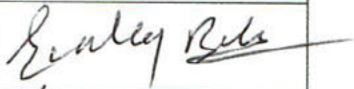
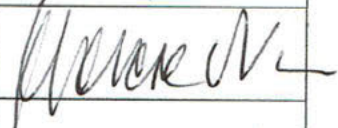
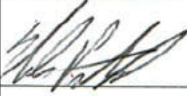


To: Sunnyvale City Planning Commission, Respected Mayor, Vice Mayor, and Council Members  
From Members of the Braly Corners Neighborhood Association

**Response regarding 781, S Wolfe Rd Plan Amendment**

File #: PLNG-2023-0521

We, the undersigned members of the Braly Corners Neighborhood Association, respectfully request the City Planning Commission and the Council Members to hear our concerns regarding the proposed General Plan Change and development on 781, S Wolfe Rd. Our concerns and requests are in the attached letter. Thank you for your consideration.

	DATE	PRINT NAME	Street Address	SIGNATURE
1.	9/28/23	GOMATHY BALA		
2.	9/29/23	<sup>Nielsen</sup> Heleene & Jan		
3.	9/30/23	Kathy Hoppe		KATHY Hoppe oops.
4.	9/30	JANE KROLL		Jane Kroll
5.	9/30	DEEPA PAI		Deepa Pai
6.	9/30	Sachin Pai		Sachin Pai
7.	9/30	SETHU BALASUBRA MANIAN		Sethu R
8.	9/30	PRABHAS SHAN		Prabha S
9.	9/30	Carolyn Petersen		Carolyn R. Petersen
10.	9/30	Herb Petersen		
11.	9/30	Jack Lum		Jack Lum
12.	9/30	VINAYAK PAT		V. Vinayak Pat
13.	9/30	Susanne Pepper		Susanne M. Pepper

[illegible]

**From:** Vladimir Mikhaylovskiy <[REDACTED]>  
**Sent:** Wednesday, October 4, 2023 10:13 PM  
**To:** Kelly Cha <KCha@sunnyvale.ca.gov>  
**Subject:** Letter to City of Sunnyvale re: Rezoning of 781 S. Wolfe Rd.

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

*Regarding the proposal before the Sunnyvale Planning Commission and/or City Council to change the zoning for 781 S. Wolfe from low density to low-medium density housing:*

To Sunnyvale Planning Commission and City Council members:

I want to bring the attention to the trees at that lot.

This lot is the home for multiple old and very tall pine trees, that provide shade and privacy to the nearby houses and are the key decorations of the area. I doubt it would be possible to build so many houses on the lot without cutting all of them down.

Our neighborhood is rapidly losing tall trees primarily because of drought, and it would be wrong to cut down tall trees that have survived it and are healthy. Preserving them would be good for ecology and beauty of the area.

Please consider taking measures for saving these trees, for example reducing the number of houses that could be built there.

Thank you!

Vladimir Mikhaylovskiy  
[REDACTED]  
Sunnyvale, CA 94086



**From:** Firethorn HOA <[REDACTED]>  
**Sent:** Monday, October 9, 2023 3:20 PM  
**To:** Kelly Cha <KCha@sunnyvale.ca.gov>  
**Subject:** Public Comment RE- PLNG-2023-0521

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

Hello Kelly,

Thank you for giving me information about the Planning Commission Hearing for the above property.

Here are the concerns of Firethorn Terrace Homeowners Association and the signatures of the homeowners.

Sincerely,

Neelambari

From: Firethorn Terrace Homeowners Association  
To Sunnyvale Planning Commission and City Council members:  
RE- 781 S Wolfe Rd Plan Amendment File # PLNG-2023-0521

The homeowners of The Firethorn Terrace Homeowners association are extremely concerned about the impacts of the proposed zoning designation change opening up a low-medium density development plan on 781 Wolfe Rd., Sunnyvale. Following are our concerns.

### **Parking**

There is not enough parking provided for the residents of the proposed homes. Wolfe road is already a busy street with vehicles driving at or above 35 MPH. There are at least 6-8 cars parked on South Wolfe road between Old San Francisco road and Iris avenue. Not only are the parking spaces limited, it is also dangerous to attempt parallel parking or crossing such a busy street.

### **Privacy concerns**

#### **a) Trees**

Currently there are tall trees that protect the privacy of homes that were purchased before this proposed new development. When these trees are felled the privacy of these homes will be greatly compromised.

#### **b) Windows**

If the windows of the new construction were to face the windows of the Firethorn Terrace houses that will greatly compromise the privacy of the homes on either side of the fence.

#### **c) Proximity to the Firethorn houses**

The Firethorn homes next to the new development will lose privacy from being too close to the higher density 2-story homes.

### **Traffic safety**

Low visibility due to vehicles parked on Wolfe road make it very difficult for the Firethorn Terrace homeowners to enter and exit Firethorn. Additional vehicles parked on the street will make our entry into the community and exit from it very hazardous.

### **Driveway**

Have the entry driveway be from Lusterleaf Dr. not Wolfe Rd. in order to address the safety, security and parking concerns.

### **Health and Safety during construction**

The Firethorn residents will be affected with the below and therefore would like to know the precautions that will be taken for the following.

- Construction noise
- Construction duration and daily hours
- Power outage
- Water quality
- Dust pollution

Our suggestions,

- 1) Provide ample parking on the new development for all the homes to prevent spilling additional cars into streets and/or reconsider the number of homes in the lot to match the density of the homes on the adjacent streets. Keep the access of the new community as planned on Lusterleaf drive.
- 2) Planting pre grown, non invasive, tall trees to protect privacy of the houses and backyards or maintain existing trees by the fence.
- 3) Windows of the homes in the new development be in tandem with the Firethorn Terrace homes.
- 4) A significant distance be maintained from the Firethorn Terrace houses to allow separation between backyards of the homes.

Thank you for giving us an opportunity to voice our concerns and considering our suggestions.

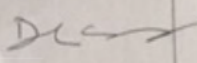
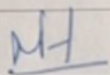
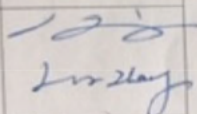
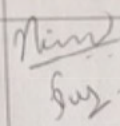
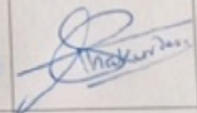
Sincerely,

Firethorn Terrace Homeowners.

From members of Firethorn HOA

Response regarding 781 S Wolfe Rd Plan Amendment  
File #: PLNG-2023-0521

We, the undersigned members of the Firethorn HOA, respectfully request the City Planning Commission and the Council Members to hear our concerns regarding the proposed General Plan Change and development on 781 S Wolfe Rd. Our concerns and requests are in the attached letter. Thank you for your consideration.

No	Date	Name	Address	Signature
	10/8/23	DongLi Song		
	10/8/23	Yacheng Yao		Yacheng Yao
	10/8/23	Weelambari Paradkar		
	10/8/23	Xianfu cheng Lingran zhang		
	10/8/23	Ninad A Vartak Prajakta Vartak		
	10/8/23	Suhra Thakurdesai		
	10/8/23	Tingyang Lin		