

From: [Aastha Vashist](#)
To: [Bonnie Filipovic](#)
Cc: [Guia Sharma](#)
Subject: FW: Request NOT to change existing zoning at the end of Lusterleaf Dr.
Date: Thursday, May 29, 2025 4:42:03 PM
Attachments: [image001.png](#)

Hi Bonnie,

Please find below the comment letter for City Council report (781 S Wolfe Road).

Thanks,



Aastha Vashist (pronouns she/her/hers)
Senior Planner
Community Development Department

Phone: 408-730-7458

Email: avashist@sunnyvale.ca.gov

Sunnyvale.ca.gov

* The Sunnyvale Planning Division continues to provide virtual services, such as [electronic permit submittals](#) and virtual meetings. In-person services are also available at the [One Stop Permit Center](#), located on the second floor of the new City Hall building at 456 W. Olive Avenue. Underground parking is available and can be accessed on W. Olive Avenue. Masks and appointments (pcappointment@sunnyvale.ca.gov) are strongly encouraged.

General zoning information is also available on the [Planning Division webpage](#).

From: [REDACTED]
Sent: Thursday, May 29, 2025 4:22 PM
To: Aastha Vashist <AVashist@sunnyvale.ca.gov>
Subject: Request NOT to change existing zoning at the end of Lusterleaf Dr.

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

Please include the following request from the Braly Corners Neighborhood Association in the **public comments** included in the staff report, related to APN -211-05-009.

Thank you.

Jane Kroll
Braly Corners Neighborhood Association

Re: the proposed development for 781 Wolfe Rd. APN 211-05-009.

From: The Braly Corners Neighborhood Association, 104 residents of the 42 homes on the 700 block of Lusterleaf Drive, Gladiola Drive, and Hydrangea Court.

The Braly Corners Neighborhood Association respectfully requests that the *zoning at the end of Lusterleaf Drive* **NOT be changed in any way** if the driveway from the new development is opened on to Lusterleaf Drive. That area is currently designated, with its appropriate signage, as a **No Stopping** area.

BACKGROUND. A few years ago, because that area was attracting undesirables who were having drinking parties and drug deals there, we put considerable effort into getting the city to have that area designated as a No Stopping area. Happily, both the Mayor and the City Manager supported our request, and the Public Works Dept. was directed to install the No Stopping signs which they did. Gratefully, it did solve the problem. That area has been free of trouble since.

Photos attached.

So we ask that you please honor that decision and **designate that area on Lusterleaf Drive a No Stopping area PERMANENTLY.**

There are three reasons:

- 1) We would not want extra overflow vehicles from the new development parking there, congesting that area.
- 2) We would not want the undesirable activities that occurred there earlier to return.
- 3) It would safely allow the best visibility for traffic coming and going from Lusterleaf into and out of the new development.

We are very interested in maintaining the quality and safety of our neighborhood, and keeping that area as a No Stopping area is very important to us. We hope you can understand our concern.

Respectfully,
Jane Kroll
for The Braly Corners Neighborhood Association





From: [Aastha Vashist](#)
To: [Bonnie Filipovic](#)
Subject: FW: Request to Prioritize Public Safety and Access Concerns Related to 781 S. Wolfe Road Development
Date: Wednesday, June 11, 2025 12:53:08 PM
Attachments: [image001.png](#)

Hi Bonnie,

We received the below letter for 781 S Wolfe Rd project (July 1st CC Hearing). Can you please include it in the staff report?

Thanks,



Aastha Vashist (pronouns she/her/hers)
Senior Planner
Community Development Department

Phone: 408-730-7458

Email: avashist@sunnyvale.ca.gov

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General zoning information is also available on the [Planning Division webpage](#).

From: Firethorn HOA [REDACTED]
Sent: Wednesday, June 11, 2025 12:51 PM
To: Larry Klein <mayorklein@sunnyvale.ca.gov>; Linda Sell <SellCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Richard Mehlinger <MehlingerCouncil@sunnyvale.ca.gov>; Murali Srinivasan <SrinivasanCouncil@sunnyvale.ca.gov>; Charlsie Chang <ChangCouncil@sunnyvale.ca.gov>; Eileen Le <LeCouncil@sunnyvale.ca.gov>
Cc: Aastha Vashist <AVashist@sunnyvale.ca.gov>
Subject: Request to Prioritize Public Safety and Access Concerns Related to 781 S. Wolfe Road Development

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

To: The Honorable Mayor and City Council Members

City of Sunnyvale

On behalf of the Firethorn Terrace community and concerned neighbors, I respectfully request that the City of Sunnyvale carefully consider the public safety implications of the proposed development at **781 S. Wolfe Road**, particularly if **vehicular access were to be granted from S. Wolfe Road**.

Firethorn Terrace community already faces several safety challenges that would be worsened by increased traffic flow. We urge the City to address the following concerns before approving any further development or access plans for the property:

Safety & Traffic Concerns for Firethorn Terrace Residents and Future Homeowners

1. **High-speed traffic on Wolfe Road** creates hazardous conditions when entering our community. The driveway has an elevation change that requires us to slow down considerably. Impatient drivers behind us often tailgate or swerve dangerously.
2. **Wolfe Road narrows from three lanes to two** just past Old San Francisco Road. This bottleneck causes congestion, and slowing down to enter our community becomes especially risky.
3. Just north of our community, **South Wolfe Road bears slightly right**, creating a blind spot. Vehicles parked along both sides of Wolfe further **reduce visibility**, making left turns especially dangerous.
4. During **rush hour**, we can only safely turn **southbound** on Wolfe Road. This forces us to reroute through **Lusterleaf Drive**, increasing commute times and local traffic burden.
5. **Easy access from S. Wolfe Road has increased crime risks**. In the past 12 years, we've experienced five burglaries, three mailbox break-ins, and frequent package theft. Limited access improves security.
6. The current property at **781 S. Wolfe** had minimal traffic (2–3 cars) and no impact on peak-hour conditions. This will not be the case with a multi-unit development.
7. We cannot assume new residents will avoid peak hours. **Increased vehicle entry/exit during rush hour** could create serious safety risks for both new and current residents.
8. If **multiple cars attempt to merge at once** (from both Firethorn Terrace and 781 S. Wolfe), it could result in **dangerous merging situations**, especially given the need to accelerate quickly to match traffic flow.
9. Easy access to our community has invited **high-speed U-turns**, making it unsafe for children to play outside. Unlike residents in cul-de-sacs, we cannot allow our kids to play or ride bikes near the driveway.
10. Access from Wolfe Road has also led to increased **debris and litter** blowing into our community, further degrading safety and cleanliness.
11. Due to

overnight parking near our entrance city street sweepers cannot clean effectively, leaving the roadway consistently dirty.

12. Construction access from S. Wolfe Road would add **heavy truck traffic** for extended periods. This would worsen congestion and make merging nearly impossible for Firethorn Terrace residents.
 13. **Wolfe Road connects to multiple major highways** (101, 280, Central Expressway), and already sees heavy volume. Some neighbors have reported **waiting 10–15 minutes** just to merge into Wolfe during peak times.
 14. Other developments along Wolfe Road (e.g., near **Wolfe & Maria Street**) have been granted **dual access points** — from Wolfe and from a rear road — to promote safer traffic flow and emergency access. We strongly request that similar solutions be explored here.
 15. **Several residents in our community operate licensed home-based daycares and health clinics** that serve children, adults, and elderly individuals. These individuals require **additional time, space, and supervision** to safely enter or exit driveways. Increased traffic volumes and congestion on Wolfe Road would **directly jeopardize their safety** and limit the accessibility of these essential services.
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Our Request

We respectfully ask the City of Sunnyvale to:

- **Reevaluate access plans** for 781 S. Wolfe Road with public and residential safety as a top priority.
 - Consider requiring **an alternate or rear access point** to the development to reduce risk.
 - Conduct a **comprehensive traffic and safety impact analysis**, including visibility studies and peak-hour modeling.
 - Ensure that **future homeowners in the new development** are protected from the same safety concerns we currently experience.
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We appreciate your attention to this matter and your commitment to the well-being of all Sunnyvale residents—present and future.

Sincerely,

Neelambari Paradkar

Board Member Firethorn Terrace Home Owner Association

