

From: [Shetal Divatia](#)
To: [joyce hao](#)
Cc: [Bonnie Filipovic](#)
Subject: RE: proposed project 210-214 Ahwanee Ave landscaping comments
Date: Monday, August 10, 2020 11:30:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you for your comments.
Sincerely,



Follow us on:



Shétal Divatia, AICP
Senior Planner
Community Development Department

Phone: 408-730-7637
Mail: 456 W. Olive Ave., Sunnyvale, CA 94088
Web: Sunnyvale.ca.gov

*Due to the shelter in place order for Santa Clara County, the Sunnyvale Community Development Department is closed to in-person services. Limited staff services, such as obtaining zoning information, are available via email at planning@sunnyvale.ca.gov.

From: joyce hao [REDACTED]
Sent: Sunday, August 09, 2020 1:33 PM
To: Shetal Divatia <SDivatia@sunnyvale.ca.gov>
Subject: re: proposed project 210-214 Ahwanee Ave landscaping comments

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Ms. Divatia,

I live on W Hemlock and reviewed the architectural plans for the site. I'm concerned regarding the planned landscaping along the back fence that will border my neighborhood. It appears the plan is to plant Fern Pines against the back fence line which according to PG&E are the wrong trees to plant under the high power lines. Fern pines will grow 50-65ft which will cause fire danger by contacting the high power wires above.

PG&E recommends only small trees, up to 35ft should be planted under power lines. The fern pines should be planted close to the condo units, away from the power lines. They'll be able to grow tall enough to screen the 2nd and 3rd stories.

PG&E has a list of recommended trees, water gum is one which provides dense coverage, can be planted close together to allow the branches to intertwine and provide even denser foliage screen. Or you can check with Sunnyvale landscaping department, I'm sure they have a list of appropriate trees that grow well in the neighborhood and provide adequate evergreen foliage density to provide privacy and will grow only to 35ft.

Joyce

From: [Shetal Divatia](#)
To: [Bonnie Filipovic](#)
Subject: FW: Project at 210, 214 W Ahwanee Ave
Date: Monday, August 10, 2020 12:33:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Bonnie,
I am forwarding you emails that I am receiving for my project tonight.
Let me know if I should be handling them some other way instead.
Thanks.



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From: Zhang Yu [REDACTED] **On Behalf Of** Yu Zhang
Sent: Sunday, August 09, 2020 6:43 PM
To: Shetal Divatia <SDivatia@sunnyvale.ca.gov>
Cc: lyman taylor [REDACTED]; Ralph Byrd [REDACTED]; Tim Trapp [REDACTED]
[REDACTED] Barbara Taylor [REDACTED]; [REDACTED]
Subject: Re: Project at 210, 214 W Ahwanee Ave

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Hi Shetal:
My Name is Yu Zhang, living in 201 W Hemlock Ave, Sunnyvale, CA 94085. I cc my neighbor Lyman, Joyce (131 W Hemlock), Wei Xu (227 W Hemlock)
And I also want to represent my neighbor living at 227 W Hemlock Ave (Wei Xu). Wei is in China and he asked me to represent his concerns
I plan to ask my roommate Mingze to attend the public hearing meeting tomorrow. My

major concerns (Also our neighbors) about the projects are:

1. Privacy issues:

Can the residents on Story 3 and Story 4 see my backyard? Although there is a distance, can you prove that the residents on Story 3 and 4 can not see through our backyard? Or don't open doors or balcony facing south, which directly facing us?

2. The noise and dust during construction.

3. Although there are 48 parking lots, is that enough to fill for 24 units? Will be some car flooding in our community?

4. The shadow test is good. Looks like it won't shadow us. Will that not shadowing throughout the whole year?

If other neighbors have some opinions, please feel free to send out emails.

On Mon, Aug 10, 2020 1:30 AM, Barbara Taylor <[REDACTED]> wrote:

I'll try to attend

Sent from Barbara

On Aug 9, 2020, at 5:52 PM, lyman taylor <[REDACTED]> wrote:

Hey Yu,

Thanks for the SV meeting notice. I plan to attend. But I didn't know about expressing concerns in advance. I'll try to do that.

My only concern is too strong "presence" from our back yard. I have asked for an 8-foot wood fence, as you and I discussed, and trees on their side of the fence that will screen the sight of the new building. I would like for the building to be set back further from our fence. I think this is planned or proposed, based on emails from Shetal Devatia. Do you have other concerns?

I am including my heirs in this correspondence, as they will eventually have to deal with the situation. The note below is for their information if they want to attend the meeting.

Lyman Taylor
[REDACTED]

Ralph, Tim, Barb -- for your information. It might be a good idea for you to attend

the meeting about 24 condos in two buildings to be constructed over our back fence at 217 W. Helmock in Sunnyvale.

Sunnyvale Planning Commission Hearing. August 10, 2020, 7 PM.

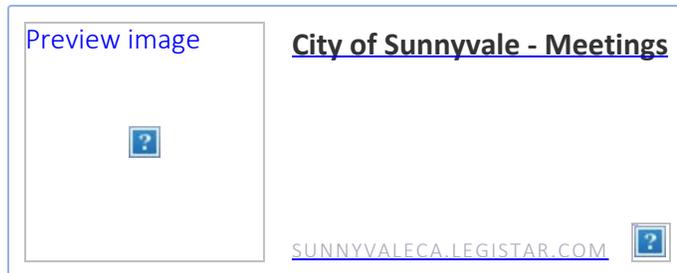
Telepresence Meeting: City Web Stream, <HTTP://Youtube.com/sunnyvalemeetings>., and KMTV Channel 15.

Dad

On Sun, Aug 9, 2020 at 5:23 PM Yu Zhang <[REDACTED]> wrote:

Hey Lyman:

As you are the owner of 217 Hemlock, and there is a hearing happening tomorrow at 7 pm. If you want to attend it you can attend it remotely. But you need to send your concerns before the meeting.



On Wed, Feb 12, 2020 12:18 AM, lyman taylor <[REDACTED]> wrote:

You keep in touch. You are appreciated!

We will be glad for all the project rear setback we can get!

And we'll see what the arborist recommends for screening.

Lyman Taylor

On Tue, Feb 11, 2020 at 3:57 PM Shetal Divatia <SDivatia@sunnyvale.ca.gov> wrote:

Thank you for your email.

The idea of the distance between the trees (depending on the tree species) is to allow it to grow to maturity and provide full coverage vs planting them too close to each other that could impact its growth. Will let you know what the City Arborist recommends for the tree species and distance between the trees.

Regarding the moving of the building – further away from the rear property line, the applicant is proposing to reduce the distance between the buildings to increase the setback by an additional 8 feet which would help decrease the project's visibility from the single family homes; which would add to the already significant setback of 32 feet with a total of 40 feet where a minimum of 20 feet would be required. The overall increased setback is significant compared to the minimum of 20' feet that is required by code.

Sincerely,

<image001.png>

Shétal Divatia, AICP

Senior Planner

Follow us on: Community Development Department

[<image002.png>](#)

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From: lyman taylor [mailto:████████████████████]
Sent: Tuesday, February 11, 2020 3:24 PM
To: Shetal Divatia <SDivatia@sunnyvale.ca.gov>; Yu Zhang <████████████████████>; Patty <████████████████████>
Subject: Re: Project at 210, 214 W Ahwanee Ave

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello Shetal,

Our conversation today regarding the condo project was helpful. I have one further comment and hope you can help.--

I think trees planted on 30' centers won't help much with screening for a long time. We'll see what the arborist tells you, but I hope we can get pretty full screening pretty quickly.

Well, a further comment -- You mentioned the possibility that the project building might move 8' north toward Ahwahnee Ave. If that would give us a barely lower profile to look at, that would be nice. Can you help with that, if it would be significant?

Lyman Taylor

On Mon, Jan 13, 2020 at 12:37 PM lyman taylor <[REDACTED]> wrote:

Greetings, Shetal,

I won't be attending the Planning Commission meeting tonight. I would like to request a viewer-friendly 8-foot fence, lattice top, and plant screening at the south side of the construction site. What is the appropriate channel for this request?

Can you suggest any other requests I should make to reduce the impact on my property at 217 Hemlock, directly south of the project?

I appreciate your help, and your taking time with me.

Lyman Taylor
[REDACTED]

On Wed, Jan 8, 2020 at 4:30 PM Shetal Divatia
<SDivatia@sunnyvale.ca.gov> wrote:

Hello Lyman Taylor:

I am following up on our conversation from the other day regarding the project at 210, 214 W. Ahwanee Av.

Attached are the most updated plans.

The project's site design and architecture will be commented on by the Planning Commission at its Study Session on January 13, 2020. This date is earlier than the 27th January I had mentioned in our conversation.

The Commission only makes comments on this aspect of the project and no decision would be made on the project. You are most welcome to provide your comments as a member of the public/neighbor to the Commission. The Study Session will occur in the West Conf. Room (near the City Council Chambers) starting at 6 p.m. This project review is expected to occur around 6:30 p.m. till 7 p.m.

Here is link to the agenda for Planning Commission for the 1/13/2020 meeting (the agenda will become available on 1/10 by 5 p.m.) - here is a link: <https://sunnyvaleca.legistar.com/Calendar.aspx>

The project will be considered by the Planning Commission at a public hearing (date unknown at this time) and you will receive a public hearing notice.

Let me know if you have any questions.

Sincerely,

<image001.png>

Shétal Divatia, AICP

Senior Planner

Follow us on: Community Development Department

<image002.png>

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Web: Sunnyvale.ca.gov

Yu Zhang

Software Engineer

Amazon

Yu Zhang

Software Engineer

Amazon

From: [Shetal Divatia](#)
To: [Yu Zhang](#); [lyman taylor](#)
Cc: [Patty](#); [Barbara Taylor](#); [Ralph Byrd](#)
Subject: RE: File 2018-7006, 210-214 Ahwanee Avee
Date: Monday, August 10, 2020 11:44:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you for your comments.
Sincerely,



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From: Zhang Yu <[REDACTED]> **On Behalf Of** Yu Zhang
Sent: Monday, August 10, 2020 11:00 AM
To: lyman taylor <[REDACTED]>
Cc: Shetal Divatia <SDivatia@sunnyvale.ca.gov>; Patty <[REDACTED]>; Barbara Taylor <[REDACTED]>; [REDACTED]
Subject: Re: File 2018-7006, 210-214 Ahwanee Avee

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Good morning Shatel,
I have the same concerns as Lyman. I am the owner of 201 W Hemlock Ave, Sunnyvale, CA 94085. My property is on the east of 217 Hemlock, so I have the same concerns that:

The owner of 227 W Hemlock Ave, which is We Xu, also ask me to spread his concerns:

It will be helpful if the development will
Move to the north on its property. I understand an additional 8' has been approved by the

Planning Commission. More would be helpful.

Build an 8' wood divider fence plus lattice top to help shield the view of the development.

Plant screening trees on the north side of the divider fence. Screening should grow soon, not just years from now.

My other concern is that residents of the development not be able to see the windows and back yard of 201 Hemlock.

Wish there are no development unit windows facing south, please.

I request that there are no development "observation spots" (Like balcony) looking to the south. (As I see the picture of constructor document, there are some balconies where residents can look south to our backyard.

I request that if such observation spots exist, that they are screened to prevent observation to the south.

The residence of 227 W Hemlock also ask for below concern:

Will the garbage room far away from us (227, 201 W Hemlock)? So it doesn't smell?

On Mon, Aug 10, 2020 at 10:51 AM lyman taylor <[REDACTED]> wrote:

Good morning Shatel,

In line with our previous phone conversations, I request consideration of my concerns regarding the subject development.

My main concern is that residents of 217 Hemlock, adjacent to the south, have no consciousness of the proposed development.

It will be helpful if the development will

Move to the north on its property. I understand an additional 8' has been approved by the Planning Commission. More would be helpful.

Build an 8' wood divider fence plus lattice top to help shield the view of the development.

Plant screening trees on the north side of the divider fence. Screening should grow soon, not just years from now.

My other concern is that residents of the development not be able to see the windows and back yard of 217 Hemlock.

I think there are no development unit windows facing south, please.

I request that there are no development "observation spots" looking to the south.

I request that if such observation spots exist, that they be screened to prevent observation to the south.

Thank you for your help to us with previous communication, and for help you may give to achieve our requests stated above.

Sincerely,
Lyman Taylor, owner of 217 W. Hemlock, Sunnyvale

[REDACTED]

--

Yu Zhang, owner of 201 W. Hemlock, Sunnyvale

[REDACTED]