

Momoko Ishijima

From: Man Ling Siu <[REDACTED]>
Sent: Monday, October 7, 2024 2:45 PM
To: Momoko Ishijima
Subject: Bell Plaza to build 3 story townhome

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

Hi Momoko,

The following are the concerns I have with the development of the 3 story new Townhome:

1. Traffic is already heavy in the Henderson area, particularly due to Peterson Middle School and El Camino Plaza, which see a significant flow of vehicles throughout the day.
 - The left turn signal from El Camino to Henderson is already prone to congestion during the day, with drivers often waiting through several cycles before they can turn. The addition of new homes will only exacerbate the traffic issues on El Camino.
 - The unprotected left turn from Henderson to El Camino, which many drivers might not be familiar with, could increase the risk of accidents involving vehicles, bicycles, and pedestrians, especially during the rush hour.
2. Safety is a concern, as many students currently walk to school. An increase in traffic could heighten the risk of accidents, putting students at unnecessary risk while they navigate to and from school amidst more vehicles in the area.
3. Street parking is already quite limited, and the new housing project will only worsen this problem. While each unit includes a two-car garage, many families are likely to use that space for storage rather than parking both cars. Additionally, some households may have more than two vehicles.
 - Additionally, there are only four visitor parking spaces available for a townhome community of 46 families, making it likely that visitors will resort to street parking. This is similar to visitors at El Camino Plaza, who often choose street parking for convenience in navigating the congested area. As a result, current homeowners on Henderson will face increased challenges on trash and street cleaning days, as well as difficulties for their own visitors, who will have to rely on street parking.
4. With 46 new families the increase of noise will be inevitable.
5. Privacy for current homeowners on Henderson and Bryant Way will be compromised.
6. The wooden walls that separate the plaza from the residential area are already worn, broken, and suffering from termite damage. Unfortunately, the new townhome organization has no plans to remedy this situation.
7. The townhome organization plans to create an illusion of privacy by planting more trees between the townhomes and the residential area. However, this could exacerbate the existing termite problem with the wooden walls. Additionally, the increased foliage may lead to more branches and leaves falling into the residential area, roofs, and gutters, creating further challenges for homeowners during the fall and winter months.

Thank you for your time reviewing my comments and concerns.

Regards,
Man Ling Siu

Momoko Ishijima

From: Ori Shalev <[REDACTED]>
Sent: Thursday, November 7, 2024 12:07 PM
To: Momoko Ishijima
Subject: PLNG-2023-0880 El Camino/Henderson 46 units - impact on neighborhood

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

Hi Momoko,

This is Ori Shalev, we talked about half an hour ago on the phone. I live in [REDACTED], Sunnyvale.

Please forward the following to the decision makers. Please also email me the updates to the plan that you were expecting to have today. Thank you!

Impact on the neighborhood:

* Retail areas used to serve the community: there used to be a Subway branch, Fitness 19 gym, barber shop, Kumon after school. Our kids and teens who don't drive need access for activities and services such as fitness facilities, after school, and affordable food options. Kids walking from Peterson Middle School have been using the retail options.

* There is already a shortage in retail space around the neighborhood, that's why we see many food trucks in the area - they just can't find affordable retail options for their business.

The Halford/El Camino/Lawrence area (formerly Kohl's, now MyLo residential complex) was SUPPOSED to include retail but Santa Clara City did not leverage their regulatory powers (fooled by the developer) so we ended up with an empty parking lot.

Several other projects on El Camino such as Murphy Station apartments, senior living facility, Butcher corner – were already built without extra retail.

* There is a reason the city was planned with retail areas on El Camino – to serve the residents!

I (and many other neighbors) am not completely objecting to the plan, but asking to retain some retail space while possibly adding residential units.

I understand that there is a push to add residential units in Sunnyvale, but it should not be completely replacing retail areas but adding on top of it. It is possible that residential units are more profitable for the developer, but the needs of the community should also be considered in your decision.

Thank you!

Ori Shalev
[REDACTED], Sunnyvale