

Chair and Members of the Sunnyvale Planning Commission,

Thank you for the opportunity to present our project and address the concerns that have been raised. We are committed to ensuring that our design is consistent with the style of the neighborhood and conforms to all relevant city guidelines. We are also committed to being good neighbors and have worked very hard to make sure that all of our neighbors' privacy is respected.

Our design does not impact privacy of any of our neighbors:

- 9 out of 10 immediate neighbors have worked closely with us to understand the design and agreed that our house will not impact their privacy at all – they have all submitted letters of support to the planning staff (see Appendix A10 for the changes to the design we have made and Appendix A11.1 and A11.2 for quotes from those letters).
- The appellants (662 Torrington Dr – the 10th neighbor) state in their appeal that we “*have addressed most of the privacy issues for [their] home*” (page 1). Note, that everything that the appellants have asked for in their original comment letter to the planning staff has been done – see “page 5 of 6” of their comment letter, attached as an appendix to their appeal.
- Sightline studies (Appendix A2 & A3) demonstrate that there is no view from the rear deck anywhere, except straight west – which is blocked by a new 8 foot fence and existing mature landscaping (95 feet away).
- Landscaping is an approved and recommended way to handle privacy issues in Sunnyvale:
 - SUNNYVALE CITY WIDE DESIGN GUIDELINES, Section 1.C7: “*Privacy may be provided by means of... dense landscaping*”.
 - SUNNYVALE SINGLE FAMILY HOME DESIGN TECHNIQUES, Section 3.6.E: “*Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes*”.
- Panoramic photos of our backyard, taken from the current roof (which is the same height as the floor of the proposed second story), show how well the house design and the existing mature landscaping protect privacy of all neighbors (see Appendix A4-A9).
- Deep backyard - 95 feet from the second story to the western fence - enhances privacy and provides ample opportunity for additional landscaping. Houses at 1162 Ribier Ct, 1158 Ribier Ct, and 662 Torrington Dr are over 120 feet away from the second story deck.

- The appellants site SUNNYVALE EICHLER DESIGN GUIDELINES Section 3.3.3 in their letter. That section, titled “*Avoid windows looking into adjacent homes' windows and private outdoor space*”, does not prohibit any architectural features by themselves - it only discourages them in the cases where they impact privacy of the neighbors. We have conclusively demonstrated that our design does not impact anyone's privacy.

Our design is sympathetic to the overall neighborhood and follows all guidelines:

- Our design stays well within and under all planning code limits and design guidelines – we are not requesting any variances:
 - 32% FAR; 23% lot coverage; following or exceeding all setbacks.
 - Demolition of Eichler houses and second stories are allowed under the current zoning (R-1).
 - SUNNYVALE EICHLER DESIGN GUIDELINES allow modernist designs (section 3.7, page 21): “*Other Modern Style houses with broad overhangs, high quality materials, and a simple treatment of wall and glass elements may be considered*”.
 - Explicitly following every point of Eichler Design Guidelines, Section 3.7 (“*Planning for a new house*”).
- Our design preserves the mid-block open space pattern established in the neighborhood (see Appendix A1).
- Our house is designed to minimize scale and massing of the second story:
 - Second story is 35% of the first story.
 - First floor plate height is 8ft (well below 10ft guidelines).
 - Second floor is recessed 15 to 26 feet from the front of the house.
 - First floor roofs and interstitial deck spaces mask the second story.
 - Overall height is 22' at the highest point (well below the 30' limit).

Our project has received significant scrutiny from the city planning staff. The staff has examined many comments from neighbors, sight-line studies, and photographs. Both of the principal planners and the director were involved. Their approval signifies that, in their professional opinion, we have successfully woven an Eichleresque modern design into the architectural fabric of Fairbrae Addition.

We are confident that, upon reviewing all facts, you will agree with the assessment of the city planning staff and approve our project.

Respectfully,

Lena Govberg & Vitaly Eliashberg

APPENDIX

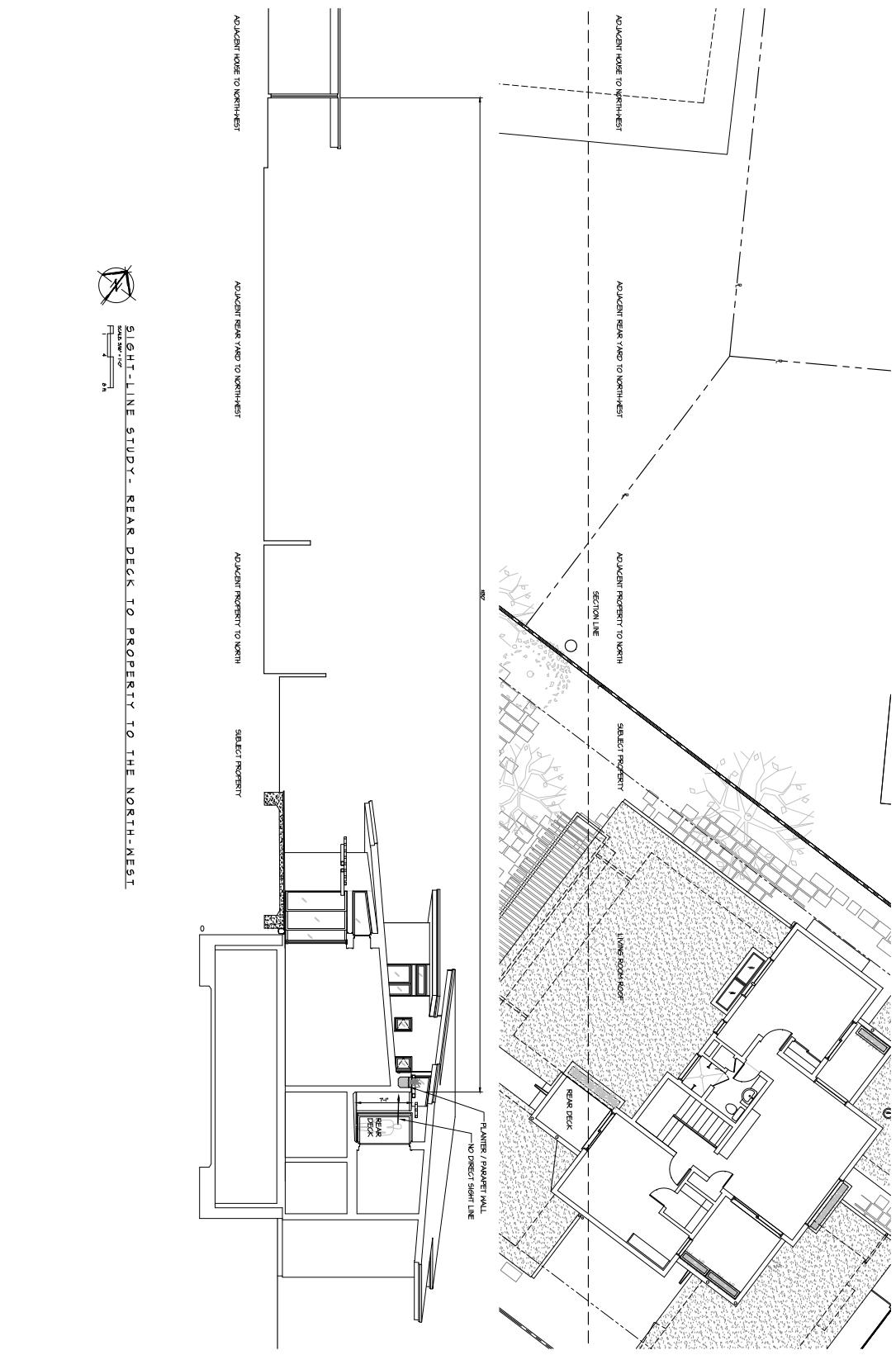
- A1: Diagram of mid-block open space pattern established in the neighborhood
- A2: Sight-line study from rear deck towards 662 Torrington Drive, showing no privacy impact (no visibility due to living room wall)
- A3: Sight-line study from rear deck towards 1175 Sesame Drive showing no privacy impact (no visibility due to master bedroom roof)
- A4: View from the rear deck towards 1175 Sesame Drive (the red line indicates the portion hidden behind master bedroom roof)
- A5: View from the rear deck (overlaid with the new design) showing no privacy impact for 1162 Ribier Court and 1158 Ribier Court (no visibility due to high fence, existing mature vegetation, and large distance).
- A6: Composite sketch of the view from rear deck (based on combining a photo and a 3D model)
- A7: Panoramic view from location of only rear window (the red line indicates the portion hidden behind living room wall)
- A8: View from location of the rear window towards 662 Torrington Dr in late December (when there is fewest foliage)
- A9: Google Earth study, showing that any view to the north is blocked by existing mature landscaping
- A10: Changes made to the design based on comments and concerns of the immediate neighbors
- A11.1: Quotes from 9 out of 10 immediate neighbors supporting our project.
- A11.2: Continued quotes from immediate neighbors supporting our project

A1: MID-BLOCK OPEN SPACE PATTERN ESTABLISHED IN THE NEIGHBORHOOD



MID-BLOCK OPEN SPACE PRESERVED

A2: SIGHT-LINE STUDY FROM REAR DECK TOWARDS 662 TORRINGTON DR



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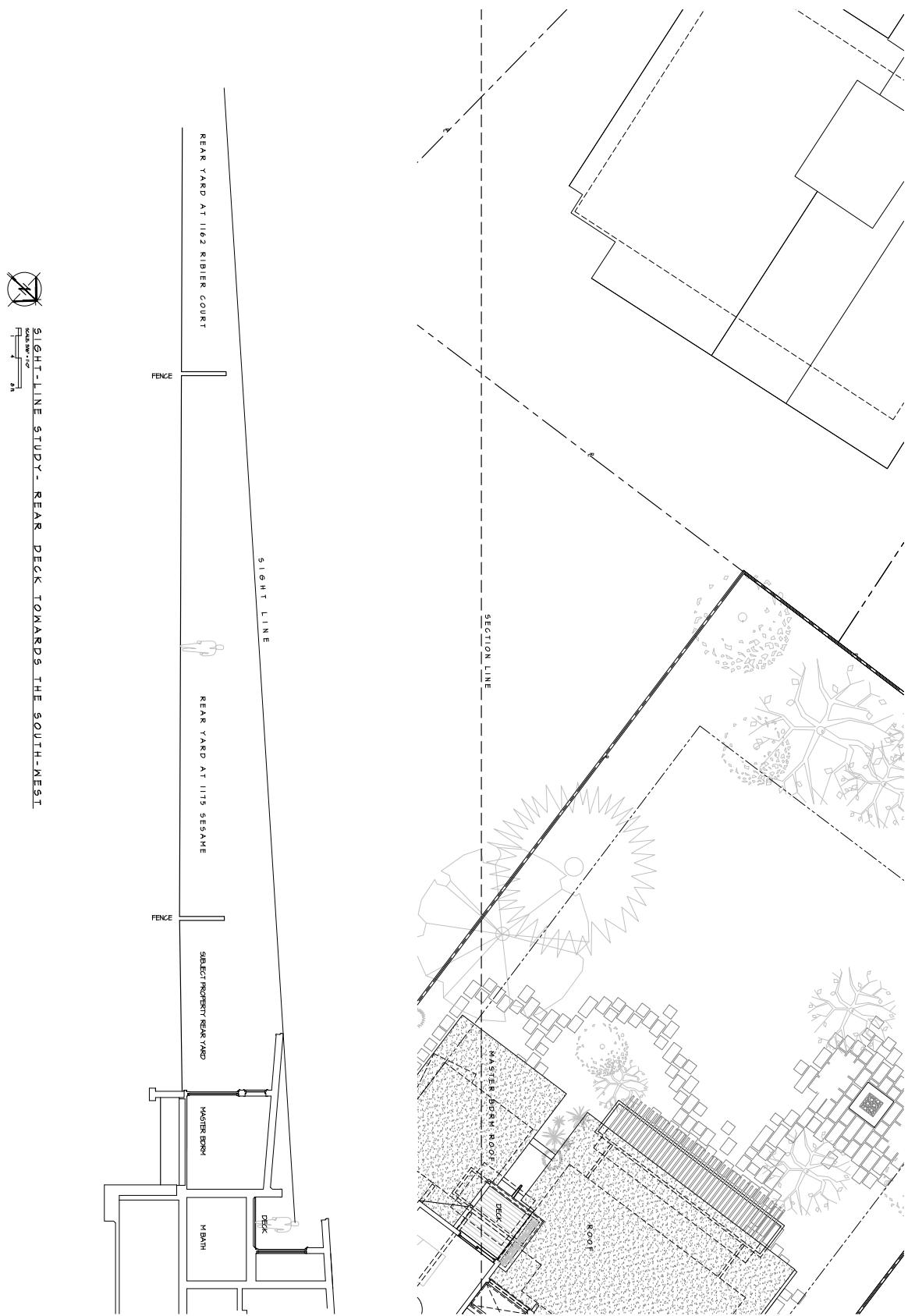
REVISIONS	
NO.	DESCRIPTION
1	PLAN REVIEW COMMENTS
2	PLANTER WALL ALTERNATIVE

JOB/ CLIENT
EB 2016
AR 2016
Alik Eliashberg & Lena Govberg Res
1169 Sesame Drive, Sunnyvale, CA
APN# 202-01-041

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Guy Ayers, Architect
26969 Moody Road
Los Altos Hills, CA 94022
office: 650-949-2255
guyaayers@comcast.net

A3: SIGHT-LINE STUDY FROM REAR DECK TOWARDS
1175 SESAME DR



SIPO

REVISIONS		JOB/CLIENT	PROJECT/OWNER	SHEET TITLE
NO.	DESCRIPTION			
		Alik Elieashberg & Lena Govberg Res. 1169 Sesame Drive, Sunnyvale, CA APN# 202-07-041	77 MARK & SCHOOL	SIGHT LINE STUDY
			SCALE: 1/4" = 10'-0"	
			DRAWN: EA	
			DESIRED:	

Guy Ayers, Architect
24949 Moody Road
Los Altos Hills, CA 94022
office: 650-949-2235
guyayers@comcast.net

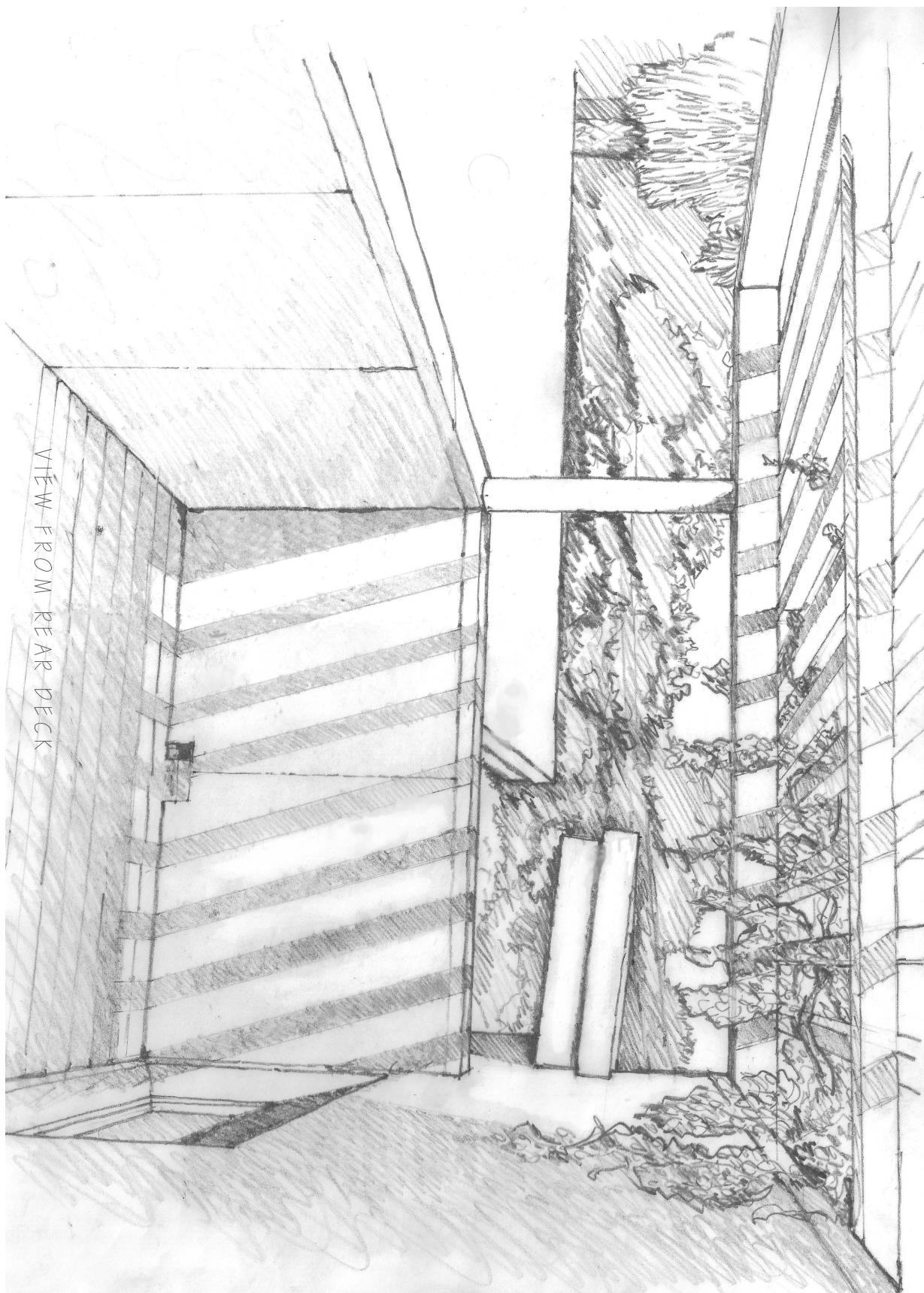
A4: VIEW FROM THE REAR DECK TOWARDS 1175 SESAME DRIVE



A5: VIEW FROM REAR DECK TOWARDS 1162 RIBIER COURT AND
1158 RIBIER COURT



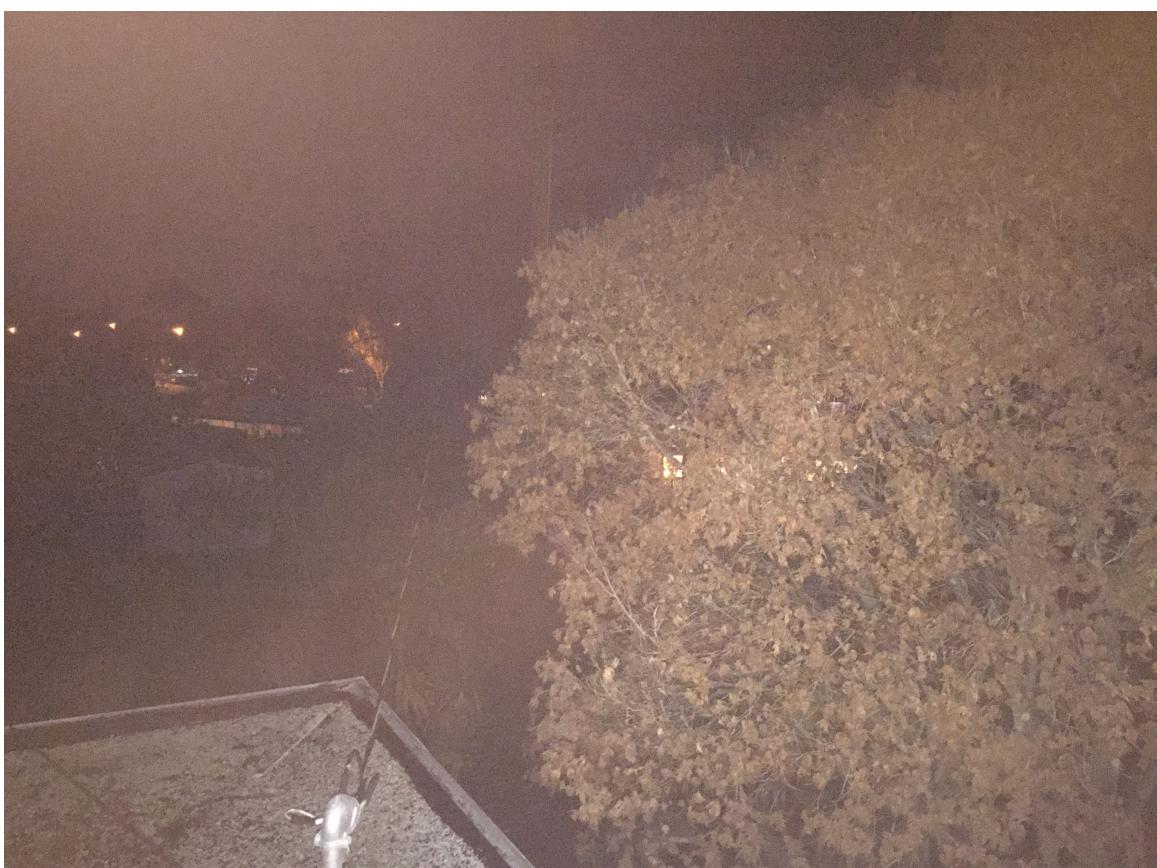
A6: COMPOSITE SKETCH OF THE VIEW FROM REAR DECK



A7: PANORAMIC VIEW OF BACKYARD FROM REAR WINDOW



A8: DECEMBER VIEW FROM REAR WINDOW TOWARDS
662 TORRINGTON DR



A9: GOOGLE EARTH STUDY SHOWS EXISTING LANDSCAPING
BLOCKING ANY VIEWS TO THE NORTH



A10: CHANGES MADE TO THE DESIGN

Before submission:

- Raised play room window sill to 5'
- Removed all side windows on the second story
- Raised the height of the south living room wall
- Moved back the south side of the front of the house
- Added planters on the front roof decks

After initial review:

- Made play room window obscured
- Made second floor bathroom window obscured
- Added parapet/planter on the living room wall
- Agreed to replace south and west fences with 8 foot tall fence
- Agreed to plant tall bushes in place of the shed
- Agreed to add evergreen tree in the front

Based on neighbors' feedback to staff:

- Added exposed beams
- Divided the garage
- Removed front trellis
- Changed second floor trellises

A11.1: QUOTES FROM IMMEDIATE NEIGHBORS

We support the project going forward and feel that not only is it being done with sensitivity to all the neighbors, but that it will also help increase the overall values of the properties on our street.

- Jason & Freda Collier, █ Sesame Drive

We do not have any concerns about their proposed demolition of the existing Eichler home and the build of their new home.

- Jason & Freda Collier, █ Sesame Drive

We do appreciate that they are keeping the new design very much in the spirit of mid-century modern post and beam construction and per your discretion adhering to the established city regulations and design guidelines, so that it won't disrupt the look or feel of the neighborhood.

- Jason & Freda Collier, █ Sesame Drive

We really like their design, especially since it reincarnates the Eichler spirit.

- Valentin & Izabella Ossman, █ Sesame Drive

We support this project and look forward to seeing this beautiful house built... we are certain this would improve the neighborhood overall.

- Valentin & Izabella Ossman, █ Sesame Drive

Not only does it fit very well within this Eichler neighborhood, but they have managed to fully preserve privacy for all their neighbors. Kudos to them and their architect on an exemplary design.

- Valentin & Izabella Ossman, █ Sesame Drive

It seems [the view into our home] to be minimal as long as the construction is built exactly to the measurements within the project plan drawings... We are satisfied with the results of the studies.

- Albert & Nicole Cruz, █ Sesame Drive

A11.2: QUOTES FROM IMMEDIATE NEIGHBORS (cont)

I have no privacy concerns. I approve the project.

- Howard Gaines, █ Sesame Drive

The proposed structure looks fine to me after looking at the plans.

- Kevin Freeland, █ Sesame Drive

I believe it [is] a very impressive modernist design.

- Joe & Nancy Ragey, █ Ribier Ct

Alik and Lena seem like very nice neighbors and are willing work to ensure that everyone's privacy, including theirs is protected. I wish them the best in their project.

- Joe & Nancy Ragey, █ Ribier Ct

We have resolved our privacy issues.

- Jeff & Mariko Peek, █ Sesame Dr

Given our current understanding of the situation resulting from last evening's meeting, we will not contest the building of a two-story... house at 1169 Sesame Drive, and wish Alik and Lena that their building process goes well for them.

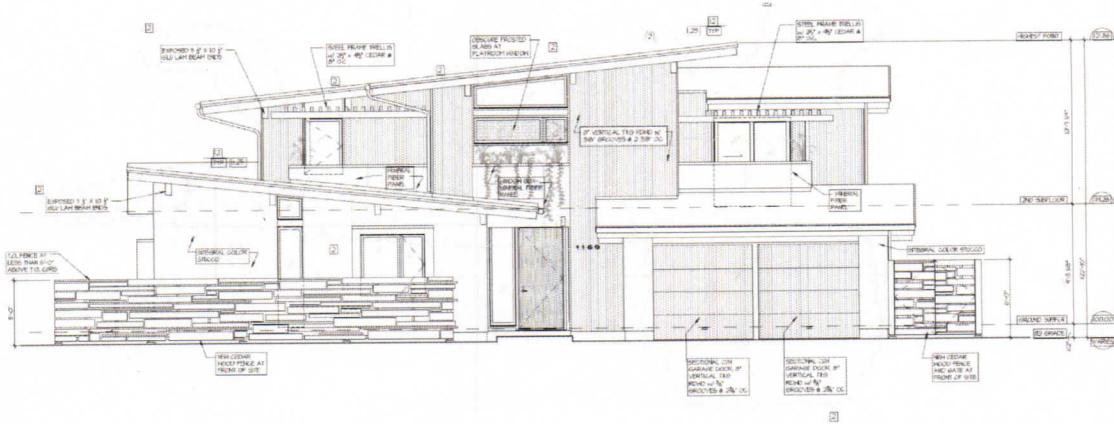
- Donald & Vilma Buck, █ Ribier Court

In all of our meetings, Alik and Lena have been most gracious in answering our questions and addressing our concerns. Clearly, they want to be good neighbors, which we appreciate.

- Donald & Vilma Buck, █ Ribier Court

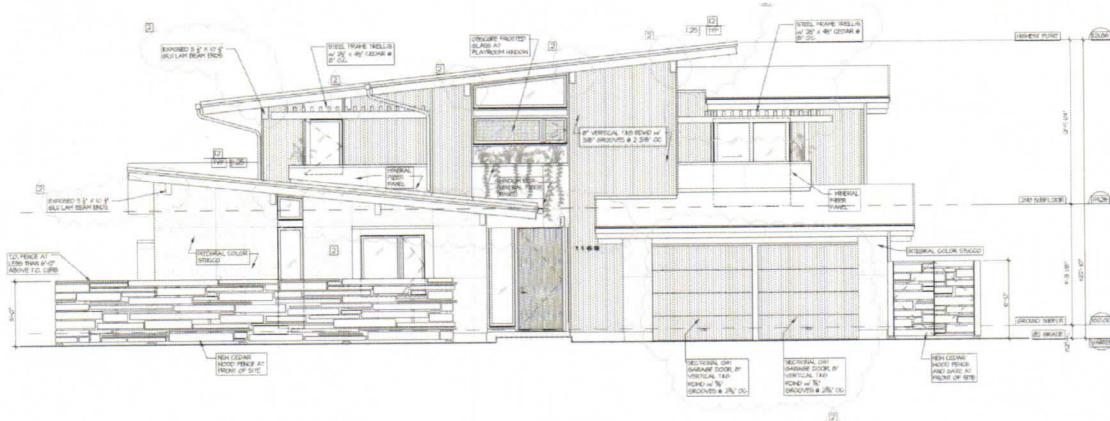
We met with the owners of 1169 and they allayed us of our privacy concerns.

- Eric Kuhn & Leeza Slessareva, █ Ribier Court



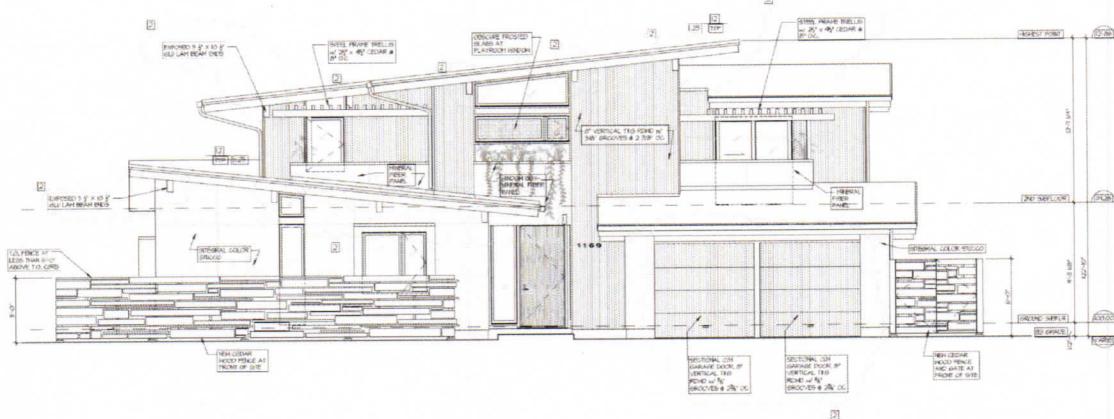
We, the undersigned residents of Sunnyvale, find the proposed home to be built at 1169 Sesame Drive, to be a good design that will fit well into the Fairbrae Addition Eichler neighborhood. We support this project.

Name/Signature	Address	Date
signature PANKAJ	1663 BELEVILLE WAY APT D, Sunnyvale	05/07/16
signature Dnyotra Fuchuntha name	329 N. Murphy Ave Sunnyvale, 94085	05/09/16
signature Shania Pinell	329 N. Murphy Ave. Sunnyvale, 94085	05/09/16
signature Efrat Barak 692 Vanderbilt dr Sunnyvale	692 Vanderbilt Sunnyvale.	05/10/16
signature Alina and Heclot 540 UTICA DRIVE	540 UTICA DRIVE city 94087	5/10/16
signature name	address city	



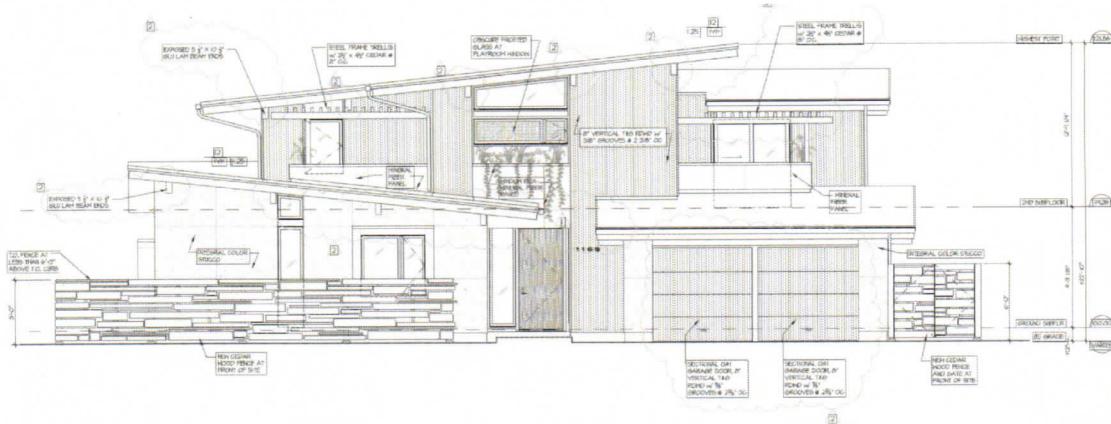
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Name/Signature	Address	Date
signature <u>Sherry Zhang</u> name Sherry Zhang	address 1482 Thunderbird Ave city Sunnyvale CA	5/8/2016
signature <u>Yolanda Yao</u> name <u>Yolanyao</u>	address 1482 Thunderbird Ave. city Sunnyvale CA	5/8/2016
signature <u>Scott Plank</u> name <u>Scott Plank</u>	address 1281 Oakmead Parkway city Sunnyvale CA	5/9/2016
signature <u>Rebecka</u> name Yulianna Lyanskaya	address 605 N Garland Terr city Sunnyvale, CA	5/9/2016
signature <u>Larisa Gorsky</u> name Zou	address 1105 Lautrec Ter. city Sunnyvale, CA94087	5-9-2016
signature <u>Arkady Gorsky</u> name <u>Ark</u>	address 1105 LAUTREC TER city Sunnyvale, CA94087	5/9/2016



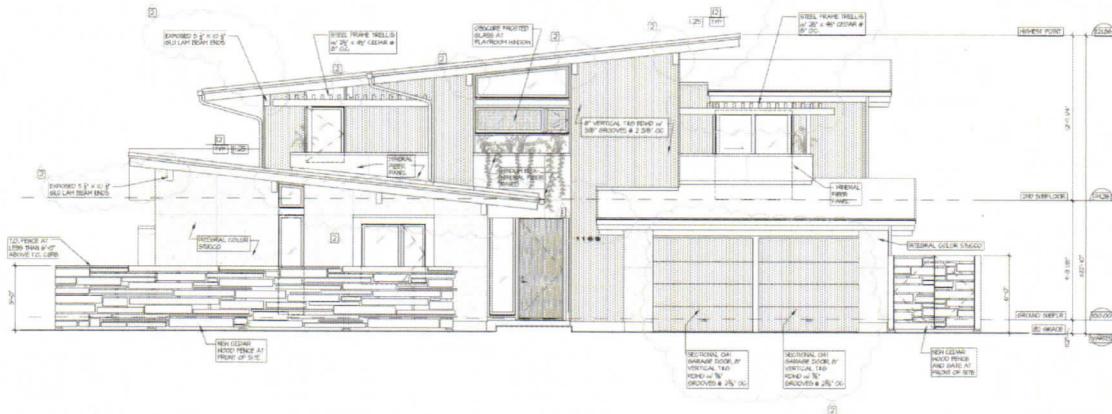
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Name/Signature	Address	Date
B. Shlimon - Benny Shlimonzon	432 Novato Ave. Sunnyvale CA 94086	05/07/2016
signature name Belle Shlimonzon	432 Novato Ave Sunnyvale, CA, 94086	05/07/16
signature name Marin Shlimonzon	577 E. Taylor Ave. Apt. B Sunnyvale CA, 94085	05/07/16
signature name	995 Ponderosa Ave Sunnyvale CA 94086	94086 5/8/16
signature name Ankit Kumar	833 Durshive way Sunnyvale CA 94087	5/8/16
signature name Mandana Malek Nazemola	680 Windsor terr Sunnyvale, CA 94087	5/8/16



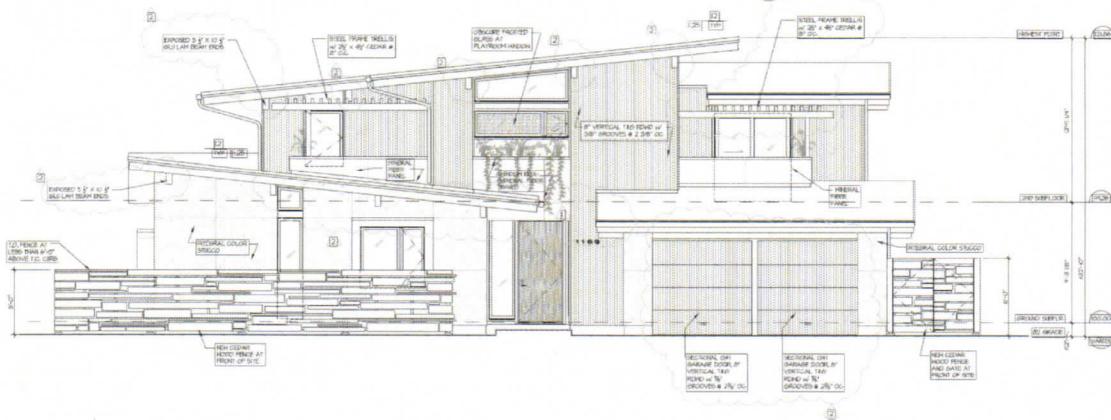
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Name/Signature	Address	Date
signature <u>M. Chikhradze</u> name M. Chikhradze	address 787 N Fair Oaks Ave city Sunnyvale, CA 94085	05.07.2016
signature <u>G. Papava</u> name G. Papava	address 787 N Fair Oaks Ave city Sunnyvale, CA 94085	05.07.2016
signature <u>M. Meekhi</u> name M. Meekhi	address 612 San Conrado Terrace city Sunnyvale, CA 94085	05/08/2016
signature <u>K. Maisuradze</u> name K. Maisuradze	address 612 San Conrado Terrace city Sunnyvale, CA 94085	05.08.2016
signature <u>L. Topuria</u> name Lela Topuria	address 480 Lakewood city Sunnyvale, CA 94089	05.08.16
signature <u>G. Gabunia</u> name G. Gabunia	address 1160 Morse Ave city Sunnyvale, CA 94089	05.08.2016



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Name/Signature	Address	Date
signature L. Lynn name Liliya Lyandres	1478 Thunderbird city Sunnyvale CA	5/6/16
signature Mike Shklovsk name Mike Shklovsk	1478 Thunderbird city Sunnyvale CA	5/6/16
signature Mirabedini name Mohammad Mirabedini	1362 S. Wolfe Rd city Sunnyvale CA 94087	5/6/16
signature Kirshi Gokhale name Kirshi Gokhale	1034 Gloucester Ct city Sunnyvale 94087	5/6/16
signature Orli Riverz name Orli Riverz	833 Durshire way city Sunnyvale, 94087	5/6/16
signature Boris Belov name Boris Belov	444 Ives Terrace city Sunnyvale CA 94087	5/6/16



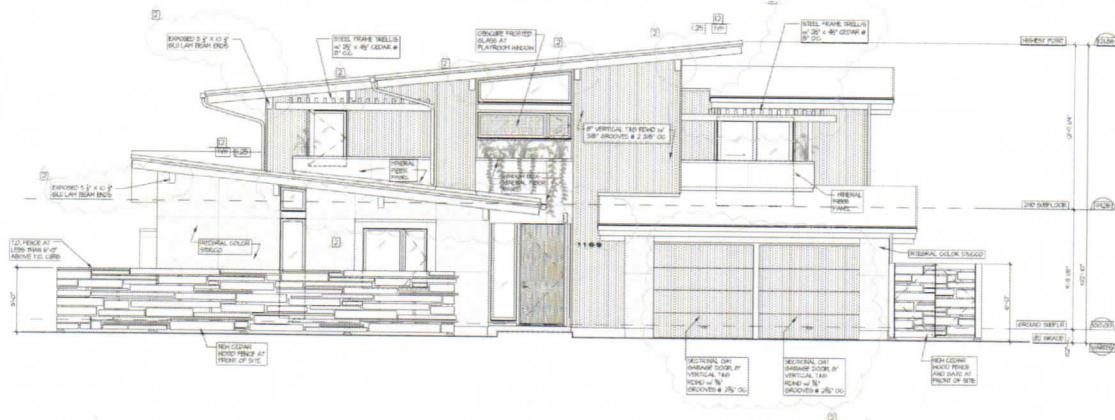
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Name/Signature	Address	Date
signature Inna Belov	444 Ives Terrace city Sunnyvale, CA 94087	5/6/16
signature Jackie Leshchiner	587 Dawn Dr. Sunnyvale, CA 94087	5/7/16
signature Rajani Butani	1389 Thunderbird Ave Sunnyvale 94087	5/7/16
signature G. Dubrovina	1072 HAMPSHIRE CR SUNNYVALE 94087	5/7/16
signature Sophia Dubrovina	1072 HAMPSHIRE CR SUNNYVALE, CA 94087	5/7/16
signature Yaros Dubrovina	1072 HAMPSHIRE CR Sunnyvale, CA 94087	05/07/16



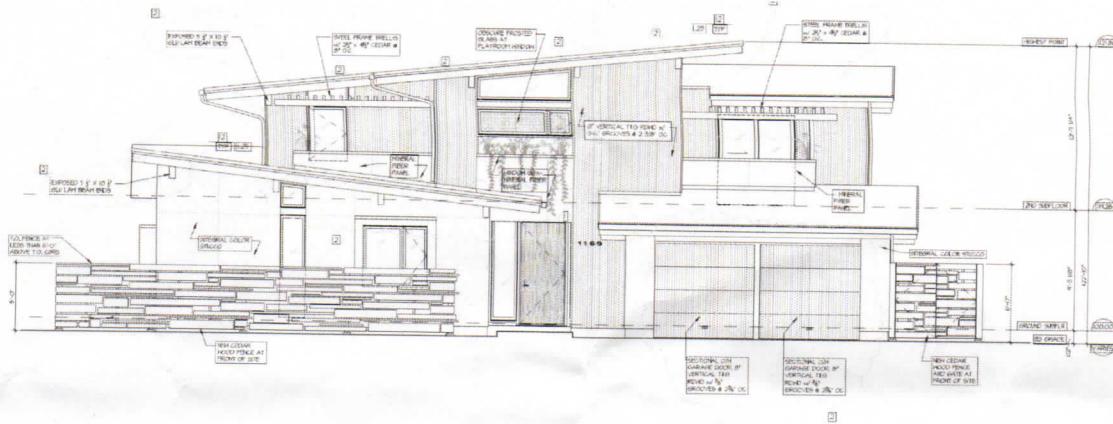
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Name/Signature	Address	Date
signature name Steve Ispas	address 1482 Thunderbird Ave city Sunnyvale CA 94087	5-6-16
signature name STAS KREMNITSKY 2 Ley. 11.	address 1478 THUNDERBIRD AVE city SUNNYVALE CA 94087	5-6-16
signature name Hong Chin HONG CHIN	address 1474 Thunderbird city Sunnyvale CA 94087	5-6-16
signature name John Clefstad	address 1153 DUNFORD city WA	5-6-16
signature name LESTER J. CLEFSTAD	address 1153 DUNFORD WA city SUNNYVALE CA 94087	5/6/16
signature name KYLE KRASILNIKOV Kris	address 1478 Thunderbird Ave city SUNNYVALE CA 94087	5/6/16



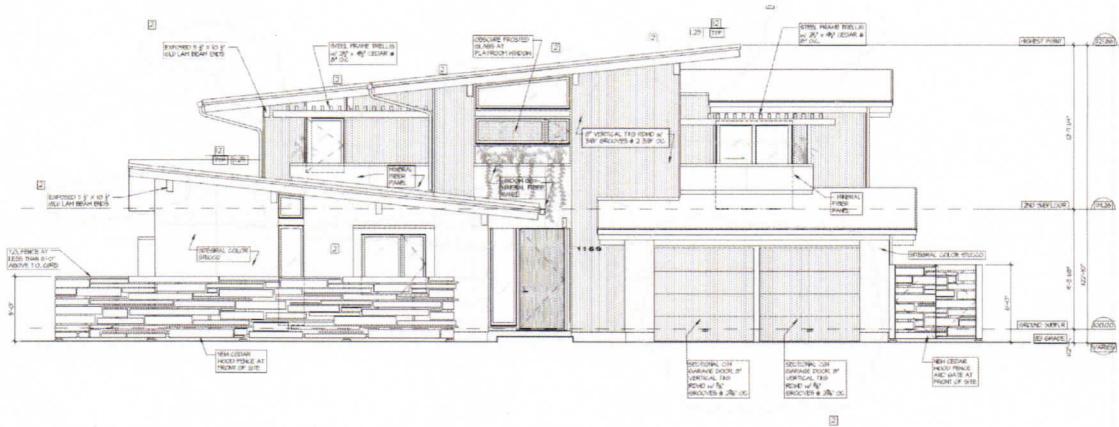
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Name/Signature	Address	Date
signature <i>J. M. M.</i> name Anastasia Leuchenko	address 849 S. Wolfer rd city Sunnyvale	5/6/16
signature <i>J. S.</i> name Izabella Ossman	address 1160 Sesame Drive city Sunnyvale	5/6/16
signature <i>V. O.</i> name Valentin Ossman	address 1160 Sesame Dr city Sunnyvale	5/6/16
signature <i>J. S.</i> name Jessica Soffe	address 585 Hyannis Dr city Sunnyvale	5/6/16
signature <i>R. S.</i> name Richard Soffe	address 585 Hyannis Dr city Sunnyvale	5/6/16
signature <i>N. Z.</i> name Nurit Zohar	address 851 pear ave city Sunnyvale	5/6/16

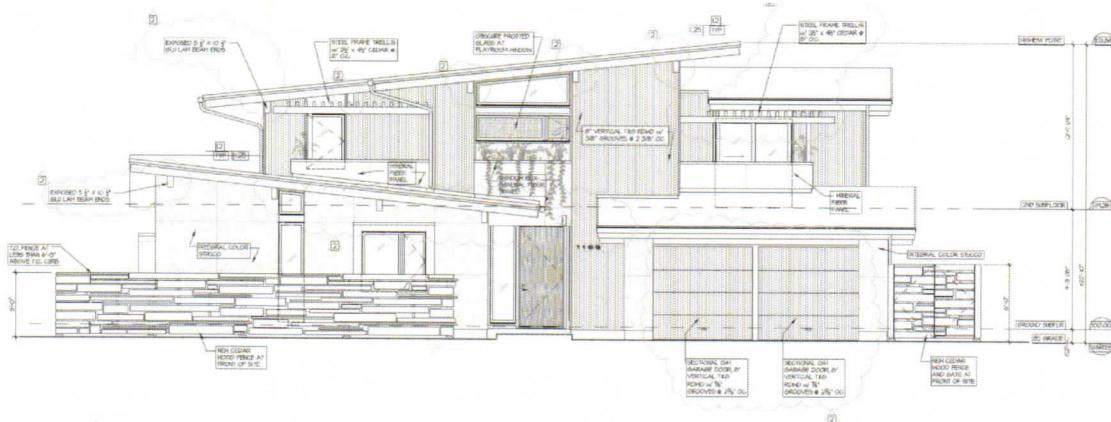


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Name/Signature	Address	Date
signature Kevin Hinds name Kevin Hinds	address 1202 Morningside Drive, Sunnyvale, CA city 94087	5/7/16
signature Scott Hogen name Scott Hogen	address 1229 morningside Dr. Sunnyvale CA city 94087	5/7/16
signature	address	
name	city	
signature	address	
name	city	
signature	address	
name	city	
signature	address	
name	city	



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Name/Signature	Address	Date
signature <i>CPR</i> name Liat Roth	address 737 Glencoe Ct. city Sunnyvale CA 94087	5-7-16
signature	address	
name	city	
signature	address	
name	city	
signature	address	
name	city	
signature	address	
name	city	
signature	address	
name	city	



1169 Sesame Drive

Edward Ian

To: Noren Caliva-Lepe <ncaliva-lepe@sunnyvale.ca.gov>

Thu, Mar 17, 2016 at 5:11 PM

Project: 2016-7031

Address: 1169 Sesame Drive

Dear Planning staff,

Thanks for your comments and notes dated 3/17/2016:

We have endeavored from the beginning of this project to create a design that would achieve the needs of a growing young family while also being a very good neighbor, respecting the view, light and privacy concerns of our neighbors and in particular the heightened sensitivity to these issues that an Eichler context engenders. We think we have achieved something close to an optimal disposition of the 3600 sq ft of floor area on the site. The project started with a thorough re-review of the Eichler design guidelines. (It should be noted here that the Sunnyvale Eichler design guidelines were developed with considerable assistance from this architecture firm. Many of the illustrative photos were supplied by us.) The project sponsors have gone to extraordinary lengths to reach out to their neighbors early and to keep communications open throughout. The happy result has been a design that has met with the approval of 7 of our 8 immediate neighbors. We are still open to negotiating any reasonable solution to outstanding issues.

Maintaining the pre-existing pattern of mid-block open space was very important. Lena and Alik were keen on preserving the large back yard for their three kids. We also realized early on that building into the rear yard, even with a one-story, would have larger impacts on neighboring sites than a two-story scheme that held closely to the existing building footprint. This gives us a rear yard that is 77' deep- almost 4 times the required depth and about three times as deep as is typical in Eichler neighborhoods. It will be important to keep this in mind when considering the design of the rear façade and its compliance with the spirit and intent of the Design Guidelines.

Aesthetically, we have tried to create a design which is fresh and original, expressive of the owners' values and which enthusiastically embraces the Eichler aesthetic. We have specifically avoided trying to replicate an Eichler, or make a 'fake' Eichler. Some of the negative comments we have seen have dinged our design as not using historically true 'Eichler' materials. We disagree in principle with the idea that the only appropriate materials in an Eichler context are historic Eichler materials.

Our specific responses to your itemized comments are as follows:

1. Design Guideline 3.3.3.b We would have liked to have had much more window at the second floor than we have proposed. The window area is fairly modest. We have gathered all the windows away from side yards. Most of our windows bunched around inside corners at the roof decks, which form an interstitial space between the interior and exterior- further shielding the windows from the neighbors. We gave the street-facing window at the playroom a high sill at the urging of a neighbor across the street, and we have eliminated a window on the south facade. The window that seems to be the most contentious now is the rear window at Jacob's room. This window faces on to our oversized rear yard- it is 98' from our rear property line. We located this window towards the south end of the room so as to keep it well away from the side yard. There is no direct view from that window into any neighboring private spaces. The window is over 110 feet from the nearest house. We have offered to cant the window towards the south to obscure the view towards 662 Torrington, but the offer has not been accepted. We feel that our windows, including the rear yard facing windows, are in compliance with the spirit of design guideline 3.3.3.b as they are all carefully positioned to not intrude on neighbor's privacy. The guidelines must be interpreted within our specific context of unusually large distances between houses and our very large rear yard.
2. Design Guideline 3.3.3.c. The rear-facing balcony might better be described as a roof deck, as the word 'balcony' implies that it hangs off of the building, whereas it is actually buried next to the core of the building. Like the other two decks, this one is buried behind the high shed roofs of the lower level. We have provided you with two sight-line studies that illustrate this very well. The high end of the living room roof cuts off all views to the north, while the master bedroom roof truncates views to the southwest. This leaves a 'tunnel' view straight west across our very deep rear yard. We have offered to build a 'parapet' planter box at the high point of the living room roof next to the deck, raising the height of the north wall of the deck to 7' above the deck, so as to completely cut off any possibility of views towards 662 Torrington. We have also offered to increase the height of the fence at our rear property line to limit views into 1158 Ribier, which has been accepted. So, again, due to the unique geometry of our site, and the fact that we have preserved the large rear yard, we feel that this rear deck is in the spirit of design guideline 3.3.3.c. It should also be noted that a second floor a rear balcony has been permitted on a recent project nearby on Torrington.
3. Design Guideline 3.7.1.e. We are open to adding an integrated system of beam ends to support the wide eaves at corners. I will work up the details and modify the elevations shortly. We believe that the trellises that are already part of the design help to bring in a similar level of detail as beams.
4. Design Guideline 3.7.2.b. We will revise the garage door to divided doors. Our plans already call for the doors to be recessed about 8" behind the face of the wall. (see revision note on sheet A2)
5. Guideline 3.7.3. Our stucco finish is intended to be integral color (not painted), very smooth finish with fine (1/4") aluminum reveals in a large 'panel' grid pattern as indicated in the elevations. We will provide a photo of integral color stucco in a smooth finish for your review.
6. General. We are open to eliminating the front trellis at the lower level, as well as adjusting the direction and proportions of the other trellises so as to simplify the facades. We will provide revised elevations for your review.

Yours truly,

Ian Ayers, architect



1169 Sesame plans, and the SSCD petition

Joe Ragey

Mon, Mar 28, 2016 at 9:55 AM

To: Noren Caliva-Lepe <ncaliva-lepe@sunnyvale.ca.gov>, Gerri Caruso <gcaruso@sunnyvale.ca.gov>

Hello Noren and Gerri:

I am part of the steering committee that recently filed the Hollenbeck, Torrington, Sesame, Vanderbilt, SSCD petition.

Alik Veliashberg, who is in the final stages of the review process for obtaining a permit to build a two-story home at 1169 Sesame Dr is concerned that the SSCD petition will interfere with his permit process. **The primary focus of the petition is to prevent further new two-story development and to assure future tranquility within the neighborhood. It is not intended to interfere or influence the granting of the building permit for 1169 Sesame Dr.**

It is the SSCD committee's understanding that Alik and Lena, have a legal right to build the home as long as it meets the code and adheres to the Eichler Guidelines.

Below is a copy of the addendum statement that was handed out, in-person, and/or "verbally read" and discussed with homeowners (before they signed the SSCD petition). Please feel free to include this information in decision process and in any public record related to Alik and Lena's building permit process.

Addendum to SSCD PACKET:

"The organizing committee would like to clarify one aspect of the Proposed Application for a Single-Story Combining District. It concerns the two-story off Vanderbilt Drive and the planned new two-story on Sesame Drive. Both of these homes, although one is yet to be built, will be given "grandfathered-in status and not affected by the proposed SSCD ."

(end of addendum) .

I hope this "addendum statement" clarifies that the SSCD petition was circulated to all homeowners in good faith. The homeowners were all informed that the existing two-story home on Vanderbilt and the proposed new two-story home on Sesame, were exempt from the SSCD before they signed the petition. They were informed signing the petition would not affect these two homes.

We hope this will satisfy Alik and Lena's concerns, that we have met our obligation to be transparent with the neighborhood and with the Planning Commission about the purpose of our SSCD petition.

Respectfully

Joe Ragey

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