

Neighbor Comment Received Prior to Planning Commission Decision

Teresa Zarrin

From: [REDACTED]
Sent: Monday, July 23, 2018 3:03 PM
To: Teresa Zarrin
Subject: Fwd: regarding the file # 2018-7190, 1441 Norman Drive

Add some more comments in the email. Thanks for reading.

Hi Teresa,

We received the notice of the public hearing regarding File # 2018-7190 to allow a new built of 5,480 square feet new single family home to be built. The proposed new built will result in a 59% floor area ratio including an ADU. [REDACTED] we read the documents including the staff report available online and have the following concerns.

1. The 59% FAR: In the attachment 3 Raynor Park (R-1 Only) FAR Data Table, and attachment 4 Raynor Park (R-1 Only) High FAR Properties, there are 253 houses listed and only 8 of them with a FAR greater than the required maximum 45%, while only one among these 8 has a FAR greater than 50%. 59% FAR of the proposed house here is way above the normal in this neighborhood including the recently built new houses. We are wondering where is the stop, if the city of Sunnyvale continues allowing bigger and bigger projects be built with no regulation.
2. The privacy of the neighbors: with such a huge two story project (which contains 6 bedrooms and 5 and 1/2 bathroom) even with the current precaution, privacy of the adjacent neighbors (which are all one story houses) is a big concern. We'd like to see further actions in addressing this issue in the plan, such as but not limited to higher fences and planting view blocking trees along the fences.

Many many thanks.

Best,
[REDACTED]

Neighbors' Comments Received After the Planning Commission Hearing

September 7th, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To whom it may concern:

I live in Raynor Park area and have seen the proposed plan for rebuild of 1441 Norman Dr. I really like the plan and it's sleek design and open space. As a local resident, I fully support their new construction especially the idea of 3 car garage to reduce space crunch on the streets.

Thanks,

Wendy Deane / *Robert Drobacz*
Jose Gonzalez 1446 Norman Dr.

[Signature]
[Signature]
Linda M Ringsburg
1455 Norman Dr.

S. Kuchera / *Sirma Tzatzova* 1473 Norman Dr

RECEIVED

SEP 17 2018

PLANNING DIVISION

Sunnyvale planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To Whom it may concern:

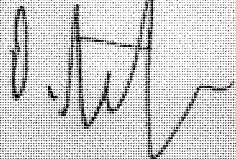
I live in Raynor Park area and have seen the proposed plan for rebuilding 1441 Norman Dr. I really fully support their construction and also am really impressed that they are going out of their way to provide ADU (along with dedicated car garage).

I think city should use this project as an example to show their support for the residents who provide ADU by allowing this project which is more than 45% FAR rather than discouraging people to build ADU because there is no way anybody can build a decent house along with ADU in the given 45% FAR requirement.

I hereby fully support this project and request city to approve it to set an example that city is also flexible to consider little bit bigger projects if they have elegant design along with sustainable energy features and ADU's.

Thanks,

Onur Gungor



1398 HAMPTON DR,
SUNNYVALE, 94087

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SEP 17 2018

PLANNING DIVISION

September 7th, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

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Thanks,

*Trang Wang
1424 Norman Dr.
Sunnyvale CA - 94087*

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SEP 17 2018

PLANNING DIVISION

September 7th, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

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Thanks,

Luella Moreno (renter at 1440 Norman Drive)

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SEP 17 2018

PLANNING DIVISION

September 7th, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To whom it may concern:

I am a neighbor of 1441 Norman Dr and have chatted a couple of times with the owners about their new housing project that is based on the needs for their growing family. I think it is a wonderful plan that they have come up with. I really like that they have been able to retain so much open space and are planning to do the renovation via rebuild at one time instead of incremental updates.

Also to add, me and my wife also have both our parents alternatively live with us to help with our children, and I really like their idea of ADU with a dedicated garage that can serve as in-law unit as well. Hope the plan gets approved.



Thanks,
Sha Hua

*1466 Hampton Drive,
Sunnyvale, CA 94087*

RECEIVED

SEP 17 2018

PLANNING DIVISION

August 7, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To Whom it May Concern:

I am one of the neighbors to 1441 Norman Dr and have seen their proposed plan to rebuild on their property. i like what they have in mind and would prefer what they have designed to many of the other properties in the neighborhood. I believe the city requirements have more than enough regulations built in to protect neighbor concerns.

Sincerely,

A handwritten signature in black ink that reads "Marc Lund". The signature is written in a cursive, flowing style.

1433 Norman Dr

RECEIVED

AUG 13 2018

PLANNING DIVISION

To,
Sunnyvale City Planning Commission

Dear Sir/Ma'am,


I am a Sunnyvale resident in 903 Sunrose Terrace #314, Sunnyvale. We are a family of four with a dog and have been a Sunnyvale resident since 2007. I love the city of Sunnyvale and plan to live here for the rest of my life.

I am writing this letter with regards to Neha Gupta and Nirmal Sharma's proposed plan to remodel their house 1441, Norman Drive, Sunnyvale, 94087. Our daughters, Aarya and Myra, spend a lot of time together and love to play in Raynor Park.

I have seen their house design proposal and really like it! It has a much cleaner and lean look as compared to many other houses of the neighborhood with the same square foot lot. Their idea of providing additional housing is very good as there is a lack of good quality affordable housing with open space in the neighborhood. Also, I like their idea of three car garage. As we walk in the neighborhood we find many cars parked outside. It not only ruins the street view but it also is a hazard for kids and dogs, it reduces visibility as kids walk out of the house and can possibly lead to more accidents.

I strongly support their plan and request the city to approve it. Please let me know if the city needs additional information from my side.

Regards,


Priyanka Roshyan

903 Sunrose Terrace #314,
Sunnyvale, CA 94086

RECEIVED

SEP 10 2018

PLANNING DIVISION

Sunnyvale planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94085

To Whom it may concern:

I am a sunnyvale resident and was available at planning commission meeting happened on 07/23/2018. I was available when project owner for the project 1441 Norman Dr. was showing the project plan in front of planning commission.

I was really surprised when in the end planning commission rejected the proposed project stating that its 59% FAR is too big for a neighborhood even though the project plan was having ADU (which city really needs at this moment) along with the dedicated car garage for an ADU. The biggest surprise to me was when planning commission approved the next project which was having the same FAR of 59%. Infact the next project that got approved on the same day was not having any ADU or any extra garage but it still got approved and the justification given was that project approved has smaller lot than the project rejected which according to me is very unfair towards people with bigger lots. These kind of decisions left resident like us who wants to rebuild or redesigned their homes in future very confused.

I hearby fully support this project and request city to approve it.

Thanks,
Anand Gupta



576 Bonnegat Avenue,
Sunnyvale - 94085

14th Sept 2018

RECEIVED

SEP 17 2018

PLANNING DIVISION

RECEIVED

SEP 6 2018

PLANNING DIVISION

Date 9/6/2018

To City Planning Committee of Sunnyvale,

Dear Sir/Madam,

We are the adjacent neighbours of the proposed project on 1441 Norman Drive, and we are writing to express our concerns. The proposed project is way too big and overwhelming for our Raynor park neighbourhood. City of Sunnyvale has very reasonable and comparable requirements for the maximum FAR, 45%. The proposed plan with a FAR of 59% is clearly a transpass of the boundary approved by the city officials. The proposed huge house will result in a total of 7 bedrooms and 5 ½ bathrooms which is out of potion in this neighbourhood. R-1 zoning is not intended for the high density. Out of the 273 houses in our neighborhood, only 8 of them has a FAR greater than 45%, and among these eight, only one has a FAR more than 50%. As you can see from the attached picture, all the houses around the proposed project are modest single story houses. A 5,480 sft and 28 feet high two-story project is literally towering over their neighbours, leaving little room for privacy.

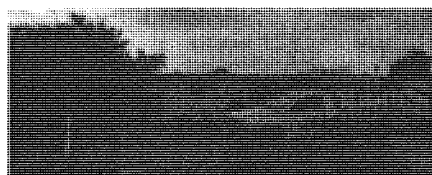
As the adjacent neighbors who are directly impacted by the applicants' actions, we are surprised and disappointed that during the whole process of the planning, the applicants never approached us for our concerns, not even once. Raynor Park neighborhood is a tightly knit neighborhood. We have annual block parties in the summer, egg hunting in the fall and meet the Santa parade for the Christmas. The whole neighborhood families would get together playing games and enjoying company and conversations. There were plenty of opportunities for the applicants to actually come out to meet their neighbours and discuss the issues caused by their plan. And we are sorry that they chose otherwise.

In the previous emails to the city, we also expressed our concerns about the privacy and asked the applicants to change the railings on the second floor balcony to a solid wall to avoid directly seeing into our bedroom and living room.

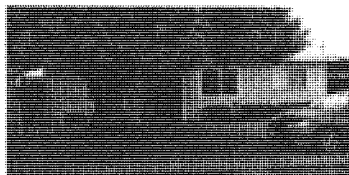
This is a common courtesy adopted by the other two-story house owners in the neighbourhood such as 1446 Navarro Drive. The applicants were also asked to consider installing the higher fences and planting taller trees. And we are saddened that the applicants casted all our concerns away without even acknowledging them in the appeal.

We strongly oppose the proposed project as it is not fit for our neighbourhood!
Thanks a lot.

Best,
Ling and Eric on 1440 Navarro Drive, Sunnyvale 94087



1445

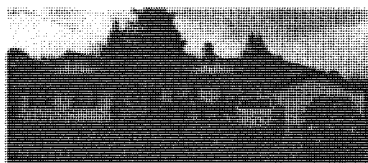


1440



1432

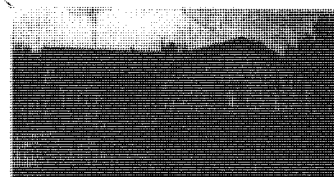
NORMAN DRIVE STREET PHOTOS (EAST FACING)



1447



1441



1433

From: [REDACTED]
Sent: Tuesday, July 24, 2018 9:43 AM

To: Teresa Zarrin <TZarrin@sunnyvale.ca.gov>
Subject: Re: regarding the file # 2018-7190, 1441 Norman Drive

Hi Teresa,

Joe, the owner of the 1446 Navarro Drive told us they used a solid wall on their second floor balcony to protect the rear neighbor's privacy as requested at the time of review. Please kindly help us. Many thanks.

Best,

Ling

On Tue, Jul 24, 2018 at 9:30 AM, L [REDACTED] wrote:

Hi Teresa,

If not too late, could you please kindly add another comment to the proposed plan? For the second floor balcony, instead of use the railings which are see through, a solid wall could be a better choice to give us some privacy. The balcony will be directly facing our living space including bedrooms. Thanks a million.

Best,

[REDACTED]