

**From:** Julia Klein  
**Sent:** Friday, August 22, 2025 2:11 PM  
**To:** j9s6a9 <[REDACTED]>  
**Subject:** RE: PLNG-2025-0375, 1124 W EL CAMINO REAL

Hi Jamie,

I tried calling you; but the line was busy.

Can you call me at 408-730-7463?

Thanks,  
Julia

**From:** j9s6a9 <[REDACTED]>  
**Sent:** Thursday, August 21, 2025 7:03 PM  
**To:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>  
**Subject:** RE: PLNG-2025-0375, 1124 W EL CAMINO REAL

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Yes, a phone call between 2 and 4 Friday is fine.

Jamie Allen  
[REDACTED]

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>  
**Date:** 8/21/25 6:17 PM (GMT-08:00)  
**To:** j9s6a9 <[REDACTED]>  
**Subject:** RE: PLNG-2025-0375, 1124 W EL CAMINO REAL

Hi James,

I understand you called. I was in meetings most of this afternoon and wasn't able to pick up the call. Are you available tomorrow Friday 8/21/25 between 2 – 4 PM for a phone call or virtual Teams meeting?

Thanks,  
Julia

**From:** Julia Klein  
**Sent:** Monday, August 11, 2025 5:06 PM  
**To:** 'j9s6a9' <[REDACTED]>  
**Subject:** RE: PLNG-2025-0375, 1124 W EL CAMINO REAL

Hi James,

The above Planning permit application is scheduled for review by the Planning Commission on September 8, 2025. Materials for the meeting will be posted on the city's website the Friday before the Planning Commission meeting. The website is located at:  
<https://sunnyvaleca.legistar.com/Calendar.aspx> Please scroll to the meeting date. Once materials are posted online, you will be able to click Meeting Details and then be able to view the documents.

The project has a limited scope in that the applicant is requesting a SPECIAL DEVELOPMENT PERMIT to modify Conditions of Approval for file #2018-7798 to allow a Below Market Rate Alternative Compliance Plan. There will be no net change in proposed units. And a VESTING TENTATIVE MAP to create one (1) ground-floor Commercial Condominium unit, 106 Residential Condominium units, and five (5) single-family lots.

Please let me know if you have specific questions or concerns about the project.

Thank you,

**Julia Klein**  
**Principal Planner**  
Community Development Department  
City of Sunnyvale  
Phone: (408) 730-7463

**From:** j9s6a9 <[REDACTED]>  
**Sent:** Friday, August 8, 2025 6:05 PM  
**To:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>  
**Subject:** PLNG-2025-0375

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When will more info be available about this?

James Allen

Sent from my T-Mobile 5G Device

**From:** Julia Klein  
**Sent:** Friday, August 22, 2025 3:26 PM  
**To:** natalie <[REDACTED]>  
**Subject:** RE: Concerns Regarding Public Hearing for Project File PLG-2025-0375 (1124 W El Camino Real)

Hi Natalie,

The mixed-use development project was approved by the Planning Commission on August 12, 2024; and the 15-day appeal period has already passed. So, there is no option to appeal or reverse the Planning Commission's approval.

Let me know if you have further questions.

Thanks,  
Julia

**From:** natalie <[REDACTED]>  
**Sent:** Friday, August 22, 2025 1:52 PM  
**To:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>  
**Subject:** Re: Concerns Regarding Public Hearing for Project File PLG-2025-0375 (1124 W El Camino Real)

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Hi thanks Julia

I wonder whether the appeals window is still open for this project?

Thanks

On Thu, Aug 21, 2025 at 3:32 PM Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)> wrote:  
Hi Natalie,

The information you are seeking are in the staff report packet for the August 12, 2024 Planning Commission meeting and is available online (<https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=6821562&GUID=994CF61D-2651-48E3-83D0-E05B73FAC5C3&Options=&Search=>). I have no new information to share.

I understand that you moved into the neighborhood recently and, from your response, it's likely that this development was not disclosed to you prior to your purchase. However, the developer has gone through all the steps necessary to secure their entitlement to build the mixed-use development. At this point, it is not possible for the city to rescind the approval or require the developer to make changes to the project.

The current application does not alter the physical aspects of the previously approved development. The current application would enable the developer the flexibility to retain the mixed-

use building as a rental property, or sell individual units, and continue to meet affordable housing (aka Below Market Rate housing) requirements. If the current application is not approved, the developer can still build the mixed-use development. They would then operate the mixed-use building as a rental property.

Generally speaking, properties with individual homeowners generally have less issues overtime as the homeowners have a vested interest and tend to maintain their units/properties. Operation and maintenance in rental properties vary with differences due to quality of tenants, property managers, etc.

Hope that further clarifies questions you may have.

Thank you,

Julia

**From:** natalie <[REDACTED]>  
**Sent:** Wednesday, August 20, 2025 7:34 PM  
**To:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>  
**Subject:** Re: Concerns Regarding Public Hearing for Project File PLG-2025-0375 ([1124 W El Camino Real](#))

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Thank you for your response and for providing the background on the project. I recently moved into the neighborhood and, as a new resident, I would like to state clearly that I do not support the current application.

While I understand that the current request is primarily administrative in nature, my concerns remain with the overall impact of this development on traffic, parking, environmental sustainability, and neighborhood privacy. In addition, I want to emphasize that I have never seen a building of this height located so close to existing single-family residences in Sunnyvale. This scale and proximity are unprecedented in our community and will significantly affect the character and livability of the neighborhood.

For this reason, I respectfully request that the City provide:

1. Specific zoning code sections or municipal code provisions that allow a building of this height and density to be constructed adjacent to single-family homes in this area.
2. Examples of existing, comparable projects in Sunnyvale that have been approved and built under similar circumstances.
3. References to the Conditions of Approval that explain why this project complies with applicable laws and regulations.

I believe this information is important for residents to understand how the City determined that this project is consistent with local planning and zoning requirements. Please also

record my opposition to the current application under File No. PLG-2025-0375 in the public record.

On Wed, Aug 20, 2025 at 7:16 PM Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)> wrote:

Hi Natalie,

The development project was originally approved by the Planning Commission on August 12, 2024 (Planning file #2018-7798). The meeting materials are available online at: <https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=6821562&GUID=994CF61D-2651-48E3-83D0-E05B73FAC5C3&Options=&Search=> It includes the Site and Architectural Plans, CEQA Environmental Checklist, and other project related information.

The current application is a request for a condo map to allow the units in the mixed-use building to be individually sold and change the Conditions of Approval to allow the developer to designate and provide for-sale units to meet affordable housing requirements. It's important to note that the current application maintains the same number of units as the original approval (Planning file #2018-7798).

To put it another way, the current application is basically paperwork that is necessary in order for units in the mixed-use building to be individually sold. There is no change in the total number of units.

Hope that helps to explain the purpose of the current application. Please let me know if you have further questions.

Thank you,

**Julia Klein**  
**Principal Planner**  
Community Development Department  
City of Sunnyvale  
Phone: (408) 730-7463

**From:** natalie <[REDACTED]>  
**Sent:** Tuesday, August 19, 2025 9:40 PM  
**To:** Julia Klein <[JKlein@sunnyvale.ca.gov](mailto:JKlein@sunnyvale.ca.gov)>; Planning AP <[planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov)>  
**Subject:** Concerns Regarding Public Hearing for Project File PLG-2025-0375

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

To the Sunnyvale Planning Division,  
I am writing to express my concerns and against the proposed project under File No. PLG-2025-0375.

- **Increased Traffic and Congestion:** The addition of 106 new condominium units will significantly increase the volume of vehicles on local roads, particularly during peak hours. What is the plan to mitigate this increased traffic and prevent further congestion on El Camino Real and surrounding streets? Will there be an updated traffic impact analysis that considers the full scope of this project?
- **Parking and Public Transportation:** With 106 units, the demand for parking will be substantial. How will the development accommodate the parking needs of residents and their visitors? Additionally, what is the plan to promote the use of public transportation to reduce the reliance on personal vehicles, and how will this project impact existing bus and train services in the area?
- **Environmental Impact and Sustainability:** I am concerned about the environmental footprint of a development of this size. What measures will be taken to ensure sustainable water usage and effective waste management? Will the project include green building materials or renewable energy sources to minimize its impact on the local environment? I would like more information on the findings of the Environmental Impact Report (EIR).
- **Privacy and Security:** With a high-density condominium complex being built, what measures will be put in place to ensure the privacy and security of both new residents and the existing community? How will the project address concerns related to light pollution, noise, and visual privacy for nearby properties?

I would appreciate it if these concerns could be addressed before the hearing. I understand that the staff contact for this project is Julia Klein, and I may also reach out to her directly with further questions.

Thank you for your time and consideration.

Sincerely,  
Natalie Shi