

**Momoko Ishijima <mishijima@sunnyvale.ca.gov>**

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**Re 568 S. Frances Street**

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**Assana Fard** [REDACTED]

Tue, Apr 19, 2016 at 1:02 PM

To: Momoko Ishijima &lt;mishijima@sunnyvale.ca.gov&gt;

Momoko:

Your applicants have appealed Gerri's decision of Feb 12th regarding their garage variance. I am writing to you to object to this appeal.

As you know, my property sits to the north of their property.

The massive redwood tree in their yard shades most of my yard, most of the day. The only bit of sunshine I get is around the garage area. As is, they have approvals to ignore the required setback and build a new garage so close to our fence. Increasing the grade by 3 feet, in addition to another 3 feet of height increase will tower this garage over my property.

This change, in addition to being unsightly, will effectively eliminate any chance of sunshine I have, reducing my enjoyment of my property to nothing.

Thank you.

Assana Fard  
[REDACTED]



Momoko Ishijima &lt;mishijima@sunnyvale.ca.gov&gt;

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## Concerns on 568 South Frances

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Assana Fard [REDACTED]  
To: mishijima@sunnyvale.ca.gov

Wed, Feb 10, 2016 at 10:52 AM

Ms. Ishijima:

I am writing to you about my concerns about the variance requested on property on 568 South Frances Street. I live right next door and am the most affected by this garage.

Unfortunately, due to the meeting being in the middle of the day, I am unable to attend today's meeting.

The current garage is already quite close to the fence line. Even with the current flat roof, it casts quite a bit of shadow on my property. A taller garage plus a highly pitched roof in the current close proximity to my property line will definitely loom, block the sun and increase the casted shadow, not to mention increase the imposed unsightliness of the project's current design.

Please note that the property behind my house also has a garage which violates the setback. However, I have no issues with that since it maintains its flat roof.

It was mentioned that the pitched roof was to mitigate rainwater run off. Please note that a shallow pitch of 3" - 6" is all is needed for run off.

Please reconsider approving this variance and the high pitched roof of the garage. The current design deviates from the house's original Spanish Revival. Please don't add to the pain!

Thank you.

Assana Fard  
[REDACTED]



Momoko Ishijima &lt;mishijima@sunnyvale.ca.gov&gt;

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**RE: File # 2015-8086 Hearing this afternoon**

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**Steven Hoffman** [REDACTED]  
To: Momoko Ishijima <mishijima@sunnyvale.ca.gov>

Wed, Feb 10, 2016 at 12:42 PM

Momoko,

Attached are a few photos taken from my backyard. The new proposed building will be taller than the existing structure (shown on the other side of the fence in the applicant's yard). The new building should have a larger set back than the existing one or it will put my property in shadow in the afternoon.

Hopefully these photos will be helpful.

Let me know if you think it a good idea for me to attend the hearing this afternoon.

Thanks

Steve

**Steven D. Hoffman**  
**Law Offices of Steven D. Hoffman**

[REDACTED] So. Murphy Ave.

Sunnyvale, CA. 94086

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**From:** Steven Hoffman  
**Sent:** Thursday, February 04, 2016 11:45 AM  
**To:** 'Momoko Ishijima' <mishijima@sunnyvale.ca.gov>  
**Cc:** Guillermo Muñoz [REDACTED]  
**Subject:** RE: File # 2015-8086



Momoko Ishijima &lt;mishijima@sunnyvale.ca.gov&gt;

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**File # 2015-8086**

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Steven Hoffman [REDACTED] >  
To: Momoko Ishijima <mishijima@sunnyvale.ca.gov>  
Cc: Guillermo Muñoz <[REDACTED]>

Thu, Feb 4, 2016 at 11:45 AM

Momoko,

Thanks so much for sending your email and staff report on this project.

After giving this some thought, here are my comments:

I certainly do not want to stand in the way of my neighbor's new construction, but need to register an objection to the current plan as noted below.

The proposed building is planned to be installed squarely in back of my property and will definitely impact my view and block light coming onto my property. It will therefore impact my use and enjoyment, especially since I have a picnic table against my back fence that we use often especially in the summer. The new proposed building, if allowed to be less than ½ of the current set back requirement will definitely block the light and view and will create more shade to my back area in the afternoon.

Please note that the new planned building is much taller than the existing building and has eaves extending another 1 foot. The existing building does not impact my enjoyment that much but it has a flat roof and no eaves and is much shorter than the planned new building. With the eaves, the new building would be only 3.5 feet from the fence line (or even closer).

I would propose that the new building be no less than 6' feet from the back fence. That would make the eaves only 5' from the back fence. If there are no eaves, the building could be 5' from the back fence.

Please let me know if I need to present anything further to have these remarks considered with respect to the application.

Thanks,

Steve



Best regards,

*MOMOKO ISHIJIMA*  
Associate Planner  
City of Sunnyvale | Planning Division  
mishijima@sunnyvale.ca.gov  
tel: (408)730-7532

On Mon, Feb 1, 2016 at 12:37 PM, Steven Hoffman [REDACTED] wrote:

Mr. Ishijima,

I received a Notice of Public Hearing on the above file. It says to contact you if I have any questions about the requested variance for the setback requirement. I am the neighbor in back of the property where the variance is being requested. My office is on Murphy Ave.

My questions are:

What is the current set back requirement for the back fence?

What is the applicant requesting in terms of the deviation?

How close will the building be to the fence line if deviation is approved?

How close will the overhang (eaves) be to the fence line, if the deviation is approved?

Also, if you could tell me what the staff recommendation will be, that would be very much appreciated.

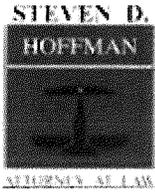
Thanks,

Steve

**Steven D. Hoffman**  
Law Offices of Steven D. Hoffman

[REDACTED] So. Murphy Ave.

Sunnyvale, CA. 94086



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