



Protect  
Our  
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Sunnyvale



August 30, 2016

City of Sunnyvale Planning Commission  
c/o City of Sunnyvale Planning Division  
456 W. Olive Ave.  
Sunnyvale, CA 94086

**RE: Project 2016-7127 / 760 E El Camino Real Miscellaneous Plan Permit (MPP)**

Dear Planning Commissioners,

Please find attached an application for an appeal of the granting of a Miscellaneous Plan Permit (“MPP”) for Project 2016-7127, dated August 18<sup>th</sup> 2016, for the redevelopment of a Best Buy facility into a New Season Market at 760 E. El Camino Real in Sunnyvale. This appeal is being submitted pursuant to 19.82.030 and 19.98.070(b)(1). We are requesting as relief a full hearing before the Planning Commission.

We the undersigned are residents of Sunnyvale and take issue with the approval of the MPP for Project 2016-7127 because of the procedural and substantive defects and unique impacts of the project on the public health, safety, and welfare.

The basis for this appeal are as follows:

(1) Conflicts with transportation, circulation, economy, noise, and air quality elements and goals of General Plan;

(a) The change in use may create patterns of transportation and circulation that conflict with General Plan goals;

(b) Loss of parking spaces may create patterns of transportation that conflict with General Plan goals;

(c) The change in use and proximity to similar uses may have a negative impact on the local economy and tax revenues;

(d) The change in transportation and circulation patterns may have adverse air quality impacts.

(2) Conflicts with El Camino Real Precise Plan Long Range Goals, non-exhaustively, 3.2.1, 3.2.2, 3.2.3, 3.2.5, 3.2.6, and 3.2.8;

- (a) Proposed project use may result in negative economic and tax effects;
- (b) Patterns of traffic and queuing may result in degraded air quality;
- (c) Proximity of loading and logistical elements of the project may have detrimental noise impacts on nearby residential properties;
- (d) Changes to the property's use may result in transportation and circulation patterns that interfere with the public way;
- (e) Changes to the property's use may result in transportation and circulation patterns that interfere with opportunities to enhance and improve the City's walkability and bikeability goals;
- (f) Changes to the property's use may result in transportation and circulation patterns that interfere with the City's public transit goals.

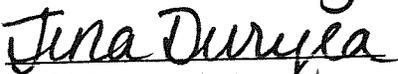
(3) Improper exemption from California Environmental Quality Act for a discretionary project with a differentiating use. The changing nature of the use, with attendant changes in trip generation, queuing, parking requirements, and urban decay, should have prompted some initial environmental review pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*

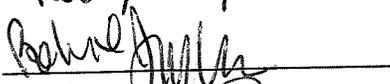
(4) Potential deviations from the City's design review guidelines.

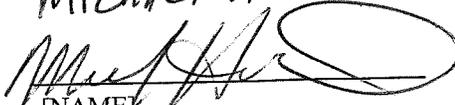
This letter is intended to initiate an appeal and hearing and should not be considered exhaustive; we reserve the right to conduct further investigation and include those facts and conclusions that are properly part of a complete review of the project.

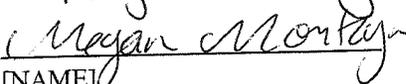
Please find attached to this letter a formal application for an appeal and the fee of \$165.50 as required by ordinance. Please include us on future communications and notices regarding this project. Thank you for your attention to this matter.

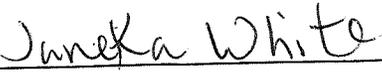
Sincerely,

Tina Duryea  
  
 [NAME]  
 Janika White

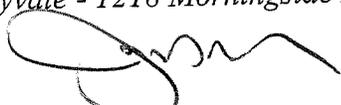
Robby Jaquias  
  
 [NAME]  


Michael Howland  
  
 [NAME]

Megan Montoya  
  
 [NAME]

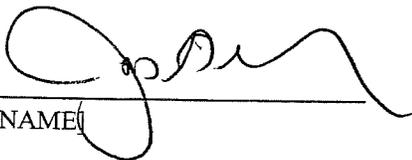
Janika White  
  
 [NAME]

SHIRLEY QUOCK  
  
 [NAME]





Jorge A. Miranda



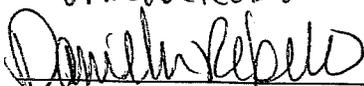
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[NAME]

Elizabeth Baker

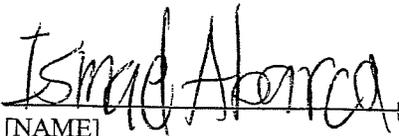
Elizabeth Baker

[NAME]

Daniella Rebels  


[NAME]

Ismael Abarca



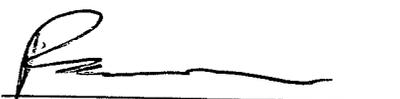
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[NAME]

Eric B. Hahn  


[NAME]

Ramiro Jauregui



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[NAME]