

Noren Caliva-Lepe

From:
Sent: Tuesday, August 11, 2015 4:28 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: 423 E Maude Avenue project

Noren Caliva-Lepe,

We (wife & I) have met with Jim Pollart 3 times about the design of the 423 E. Maude town house project. We are pleased with the design changes he has been able to make on our request. We live directly behind the project at 418 E. Arbor Ave. and were concerned that the design of the windows would allow residents to look directly into our back yard, even from the 50 feet setback. The window designs were changed to our satisfaction.

David & Dorit Chapman

Noren Caliva-Lepe

From:
Sent: Tuesday, August 11, 2015 8:58 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: 423 E Maude Ave Project Concerns

Hi Noren,

I live in SNAIL and walk the neighborhood frequently. I have several concerns regarding this project:

- 1) Nothing in the neighborhood is currently three stories high and that this will not fit in with the surrounding structures (I also can't imagine they can stay under 30 feet with three stories).
- 2) I have concerns over the request for a variance to reduce the setback requirement. This is a very busy corner for our neighborhood and a structure that close to the road may affect visibility and further slow down traffic.
- 3) Lastly, it appears as though someone is tampering with the public notices on both the Morse Ave and Maude Ave sides of the property to deliberately try to make it difficult for people to know what the developer is doing. The reason I say this is because the notice signs are very small and had been posted at the bottom of the stakes where they were hard to see. Today they were moved to the top of the stakes, but one had already partially fallen down. Plus, both of the postings have the front page ripped off so it's unclear what the notice is even about since the second page is non-specific to this project.

Sincerely,
Anonymous - SNAIL Resident

Noren Caliva-Lepe

From: Una
Sent: Monday, August 17, 2015 2:31 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: re: planning commies. hearing for building on 423 E Maude Ave., Sunnyvale

Dear Ms. Saliva-Lepe, Unfortunately, I will not be able to attend this hearing. I am concerned w/all the building going on in Sunnyvale. More people, more traffic, more congestion, more need for PARKING and, of course, WATER. My main concerns are if these townhouses are 4-bedroomed, that would mean either housing a large family or even two families, or multi-single groups. Does the Planning Commission think that TWO parking spaces/per dwelling are sufficient?? I certainly do not. We already have a problem with apartments not furnishing enough parking places and people scrambling to "find a spot." An example is the apartment building on the end of Morse and Maude. I was told by a tenant that there is ONE parking place per 2-bedroomed apartment - supposedly a maximum of 5 people living in them. This person informed me that many definitely had more than five people living in them. My other concern is WATER???? Extra people, more water. Where is it magically coming from?? What has been done, or is being done to accommodate these people regarding the water situation? Do they have a water-recycling system in the homes to reuse water? Will there be any solar panels to help alleviate the extra power needed?

A suggestion I would put forward to the Planning Commission: On new construction, why not make it mandatory (1) for these buildings to install a gray water filtering system and (2) install some kind of solar equipment??!!

Thank you for reading my input.

Sincerely, Una Reed (resident in vicinity)

Noren Caliva-Lepe

From: Sam Perry
Sent: Monday, August 24, 2015 2:39 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: 2 too large buildings VISUAL Obstruction

Aug 21, 2015

City of Sunnyvale Planning

RE file # 2015-7259

432 E. Maude

Contact person

Noren Caliva-Lepe

Dear Planners,

I believe that this proposed building is too big as proposed for the area. There have been existing buffer zones in the form of existing setbacks that have mitigated the three buildings that are presently there. These buildings are two story only at the very corner house. The rest are all single story. The setback for the "front yards" of these buildings along Morse ave are being encroached on because the address of the only one cited here is 432 Maude. In fact two addresses included in this development have 500 block Morse ave designation. Therefore front yard setbacks would be more suited for this project along Morse. Any deviation from setbacks for a project this big, with such a large footprint, is asking too much in terms of negative effects to this small house Snail Neighborhood.

This too large 3 story building abuts directly against several single story buildings. Loss of Solar access, privacy loss from second and third story windows are also a concern.

This project is too tall for this particular lot, too many townhomes, too large a negative impact for this small SNAIL neighborhood. There is plenty of room along established areas of Sunnyvale for this large of scope project, such as N. Fair Oaks on the North side of 101, not here.

Thank You,

Lee Perry

Snail Resident

Planning Commission

City of Sunnyvale

Re: Planning Meeting, August 24, 2015

We, the undersigned Citizens of Sunnyvale respectfully request that the decision on a variance for the property at 423 E. Maude, (APN: 204-21-006) File# 2015-7259, be postponed until further study can be done.

1. We have reviewed the original proposal and changes for the property and have questions as to whether it is the right thing to do, to proceed with this project.
2. We have questions that we feel warrant further study.
3. First and foremost is the ZONING. A three-story complex backed up to single story residential hardly seems appropriate. We understand that this is an old zoning which has been in place for a long time and never questioned until now. (But we were not aware of it until now!) We understand this zoning also exists midway up Morse centered in residential and wonder how long it will be until someone decides to develop three stories there.

Our research is finding that this situation exists throughout Sunnyvale and our residential free standing homes are being encroached on by these developments. The zoning makes it legal, but it doesn't make it right.

This is the main issue we would like to pursue but there are other questionable areas to this particular project.

4. It appears that the driveway exit is lined up with the street MORSE going south. (See attached drawing-also shown on SP-1 of Proposal.) The Morse/Maude intersection is probably one of the most dangerous in the

City. When driving EAST on Maude and turning LEFT onto Morse, the turn pocket is the same one used by traffic traveling WEST on Maude, trying to turn LEFT onto Morse heading south.

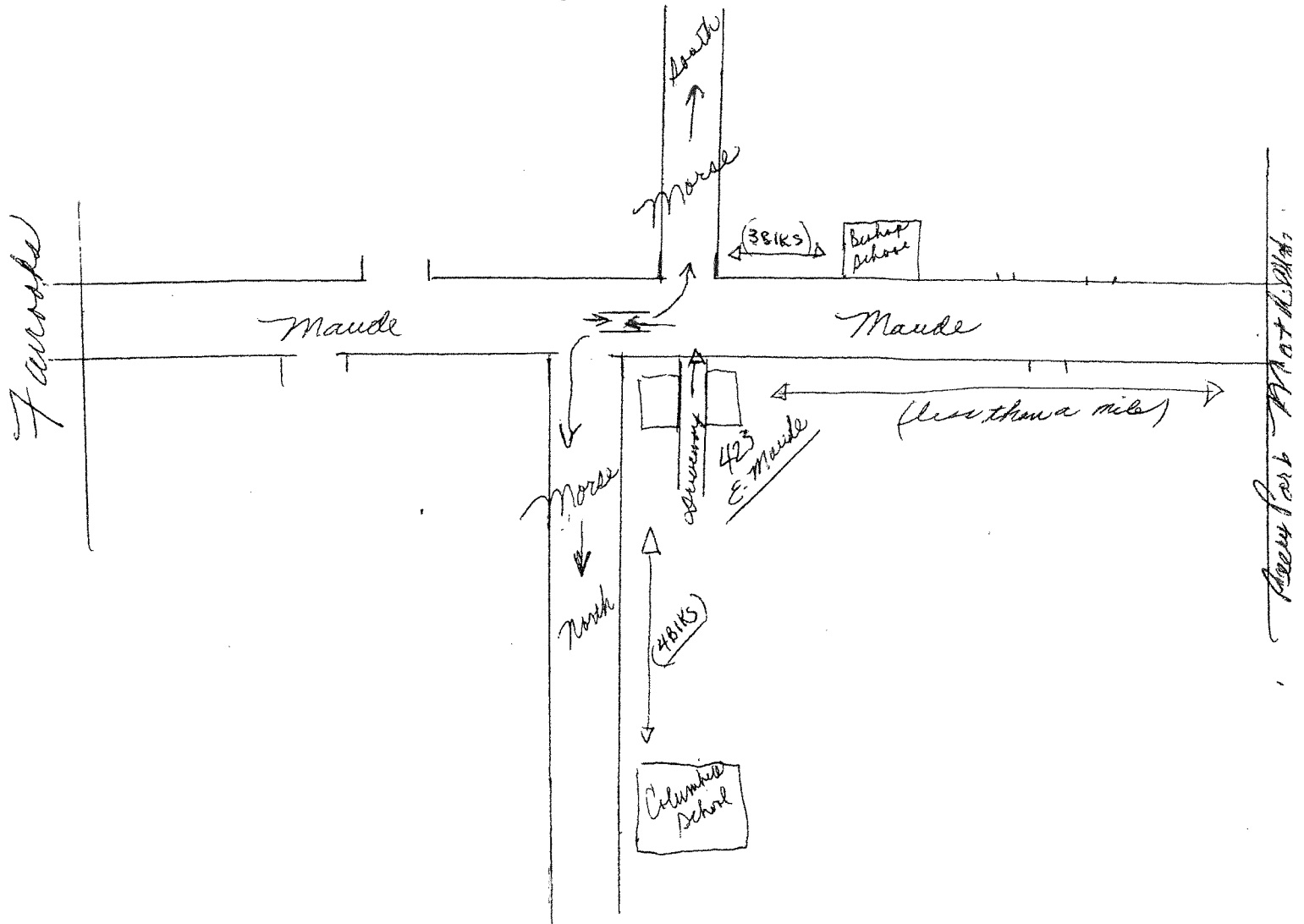
5. There are two schools nearby, Bishop - three blocks West on Maude, and Columbia – four blocks north on Morse. There is the Peery Park Office Development west on Maude & Mathilda, less than a mile away. Has a traffic study been done?
6. On page C4.0 there is a "Sewer Connection Note" giving two options (1) "Install and Connect new 6" sewer lateral to existing 14" sewer main on Maude Avenue. The existing 8" water line on Maude will need to be reconstructed with bends to avoid utility water crossing conflict (as shown).

(2) "Pipe-burst the existing sewer lateral on Maude Avenue. This option will be dependent on the condition, location, alignment and depth/slope of the existing sewer lateral. Field investigation is currently underway. Upon the field findings, the City will review this option and determine the feasibility of the connection. (as shown)."

Our Question: Has this field investigation been completed and if so, what were the field findings?

7. In diligently searching all pages of this proposal, we could not find a second vehicle exit. We see only the entrance/exit onto Maude Avenue facing Morse Avenue going south. In an emergency, how would all the cars get out?
8. Solar Study re: effect of 3-story structures blocking sun in neighborhood. (Page A-10 of proposal.) Two studies were conducted 9 AM and 3 PM on the shortest day of the year, December 21, 2014 when we have the least sun. Is this adequate?

Maunder/Morse - Very Dangerous Intersection



Attachment to #4 of August 24, 2015 letter to
Planning Commission re: 423 E. Maunder Avenue

Planning Department – For inclusion in City Council Package re: 423 E. Maude Ave.

October 12, 2015

It is past time for a letter to the Editor!

It is past time to alert the people of Sunnyvale to what is happening to our wonderful community!!

Recently, an 11-unit, 3-story, 4 bedroom, 2 car garage townhouse project was approved for the corner of Maude and Morse – one of the two main entrances to the S.N.A.I.L. neighborhood. Members of the S.N.A.I.L. Neighborhood Association researched the proposal, feeling that this project was inappropriate for their neighborhood as it would be backed up to R-0 zoned single-family homes on Arbor Ave. Aside from the inappropriateness of the structure, Maude and Morse is one of the most dangerous intersections in the city. Morse is offset and the left turn lane in the middle of the street is used by traffic traveling both east and west; vehicles can come face-to-face in this pocket when making their left turns. No traffic study was done.

S.N.A.I.L. committee members drafted a letter to the Planning Department to delay a decision on the variance request (August 24th Planning Commission meeting) until a complete study could be made. The letter was delivered to the Planning Department (copies for each Commissioner) and S.N.A.I.L. members attended the meeting and read the letter to get on the record. The Commissioners passed the variance so the project was approved to proceed.

When I left City Hall about 10 minutes later, the developer, Jim Pollart, was standing outside the building. He greeted me by my name (I don't know him) and asked me not to appeal his project. I told him that I had never mentioned appealing (or not appealing) this project and I didn't know why he was talking to me. He said that he had seen me talking to one of the Planning Department staff.

He then said he would make me a deal if I wouldn't appeal this project. He said he understood that I was concerned about the traffic safety at that intersection and he could text the Commission "right now" and have it a part of the proposal that traffic from the only driveway out of the project could only turn right on Maude; he would work with the City to have NO LEFT TURNS in that intersection and he would copy me on that if I would not appeal the decision. I said, "I don't make deals."

He walked me to my car still talking about not appealing. He asked if he could have my phone number. I questioned why he would want my phone number. He said that he would call me again tomorrow to try to talk me out of appealing. I told him there was no reason for us to talk any further and I left. It was a peaceful discussion – we just didn't agree on the issue.

Our research on the proposal continued and what we found was shocking. While the Sunnyvale citizens weren't looking, our Planning Commission and City Council was planning to fundamentally transform our great city of neighborhoods by approving this type of building everywhere there was a piece of ground available to put one on.

First – These are old zonings (1950's, when agriculture was still big in the area, which have never been changed and are allowing this type of project to be legal.) Second – the "Housing Element of the General Plan" January 31, 2015 – January 31, 2023, adopted December 16, 2014.

Goal D 17 (page 118)

"2015-2023 Objective: Continue to provide appropriate land use designations to address the City's share of regional housing needs. Maintain a current inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available developmental incentives."

Goal D 18

"2015-2023 Objective: Inform development applicants of the minimum density policy and its purpose to encourage compact urban form."

Goal D 19 Provision of Adequate Housing Sites (page 106)

Policy D.3. Require new development to build to at least 75% of the maximum zoning density, unless an exception is granted by City Council.

(It appears that the Planning Department is using this 75% number as a rule set in concrete; however, the APPENDIX E Glossary of the Housing Element (page E-11) gives this definition of "Policy":

"Policy: A specific statement of principle or of guiding actions that implies clear commitment, but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program."

Back to Goal D 17 objective re: "maintain a current inventory..." – this is covered in APPENDIX B. Residential sites Inventory and Maps. Appendices page B-1.

Maps B-1 Vacant and Underutilized Residentially Zoned Sites, B – 2/3/4 Lists by address of vacant or underutilized sites.

When I spoke at the Planning Commission meeting on August 24th when the variance was passed, I mentioned that there were other sites further north on Morse in the heart of our neighborhood with the same zoning as this proposal, as shown on the City's colored zoning map and we were concerned that if this passed, we would be facing the same issue in the heart of the neighborhood. Both the Planning representative and developer stated there were no other properties further north on Morse with this zoning and showed on the screen a small map that stopped short of the indicated properties. One of these properties that I mentioned is listed by address on these pages.

These developments are going in all around us and the appearance is totally out of character to the neighborhood type of city that we are. They are tall, thin, common wall structures, all in similar colors and designs. The city is beginning to look like San Francisco.

Take a few minutes and drive around to look at these sites, some complete, some in process of being built. A huge site on Fair Oaks and around the corner, down Arques; two on Evelyn between Fair Oaks and Sunnyvale Avenue; one on Mathilda next to Union Bank. A look at a completed project can be seen on Mathilda, near El Camino Real.

I have requested a traffic count (via traffic hoses) through the Planning Department of the Maude/Morse area, who put the request in to Carol Shariat, Manuel Pineda and Hanson Hom. In following up with Carol Shariat, she commented that planning did not feel it was warranted and referred me to traffic manager Shaheed Abbas whom she said was driving the area and looking into it as they has no current traffic records for that area. Mr. Abbas told me it was his job to drive about the city checking for traffic problems in areas where no special investigation was being done, but he had been to the Maude/Morse area recently; there was a problem and they were looking into what they could do.

The most recent records on this area that I know of come from the VTA Bicycles and Pedestrian Advisory Committee meeting on May 15, 2013, which states:

"Sunnyvale – Maude Avenue Bikeways and Streetscape Project from Mathilda Avenue to Fair Oaks Avenue.

This project will improve a situation with safety issues that are associated with motor vehicle speed and volume, unrestricted turning movements and lack of bicycle facilities on Maude Avenue. High vehicle speed and volume

make bicycle and pedestrian travel on Maude Ave. unsafe and uncomfortable. Over 17,300 vehicles per day utilize Maude Avenue, which is a two lane street with a two-way left turn lane. The speed limit for this section of roadway is 30 mph, the speed at which 85% of vehicles travel is 35 mph. This volume far exceeds the comfortable capacity of a roadway of this configuration. This project addresses this issue by revising the roadway geometry through elimination of two-way left turn lane segments and replacement with a median; removal of parking at intersections with turn pockets; revision of travel lane widths and locations; and construction of Class II bike lanes. Bicycle travel will be greatly enhanced by creating dedicated space where bicycles must now share lanes with high speed, high volume traffic, and buffering pedestrians from traffic. Collision statistics for 2010 and 2011 reflect the safety issues. Sixty-eight collisions occurred on Maude Avenue in the project vicinity during this time. Seven percent of these involved bicyclists and pedestrians."

Over 17,300 vehicles per day in 2013 – since then, less than a mile away at the corner of Maude on Mathilda, the Peery Park Project has been built and isn't even fully occupied yet, but the traffic on Maude is bumper-to-bumper. And the City doesn't think a traffic study is warranted before allowing 44 more bedrooms to be built on the corner of Maude and Morse.

The problem isn't one townhouse proposal for our neighborhood; the problem is what our city is doing to us – planning to fundamentally transform our great city of neighborhoods into another San Francisco look-alike with tall, thin buildings with common walls.

Many people believe what they are told – as "Growth is inevitable", but growth can only continue to the limit of your land and the comfort of those living there. These "projects" are detracting from the look, comfort and secure feeling of our Sunnyvale residents.

It is time to stop! It is time to listen to the Sunnyvale neighbors.

Respectfully,



Constance Turner

Enclosures: Construction photos



Maude and Fair Oaks - Armory Site



Maude ↗ ← *Arbor Avenue* →
October 20¹⁵ (Proposed townhouses would back up to these 2 homes.)

Huge project corner of Fair Oaks / Arquez



Units on east side of Fair Oaks



Corner Fair Oaks and Arquez (by the gas station)

photos - pgs 3 of 6



Looking into inner street from Arquez



Looking up Arquez toward Fair Oaks



*North side of Evelyn between
Fair Oaks and Sunnyvale Avenue
October 2015*

photos - page 5 of 6



*Looking up Bayview at corner of Evelyn
(South side of Evelyn)*



*Bayview side of Corner of Evelyn
October 2015
(East side of building)*

photos page 6 of 6



*New Construction at Mathilda & Olive
(Photo taken from Parking Lot of Union Bank)
October 2015*

Noren Caliva-Lepe

From: Diane Gleason
Sent: Wednesday, October 14, 2015 9:07 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: northwest corner of Maude and Morse

Greetings,

I am a Sunnyvale resident, and I live on E Arbor Ave, a few blocks from Morse. I frequently ride my bike by the corner of Maude and Morse. The current complex on the northwest corner is always very interesting and a bit of a mystery. It reminds me of the Winchester Mystery House. I understand the site was bought by a developer and the proposal is for 11 units, including 3 stories all along the road and backing up to the single story home on the corner of Morse and Arbor. I have a copy of the Notice of Public Hearing, which looks like it is now scheduled for Nov 10. I would like to verify that Nov 10 is the next hearing date, and I would like to know the date when I should have my comments emailed to (who?).

My first reaction to this project is: a tall three story building next to single family one-story homes? I would hate to be the home owner who will have to look at a 3-story wall. Have shadow studies been done? Not just to measure solar panel feasibility on the home, but also line of sight. This neighborhood is acutely aware that shadow studies for solar panels are not sufficient (recall the Linked-In (now Apple) buildings on Mathilda). The design sketch shows no variation in height, so no step down towards the single story homes.

My second reaction is about the design. Utterly uninspired. Basically a big block. This is what we are seeing go up nearby on Fair Oaks. Please take a look at some of the creative town home designs in Mountain View and Palo Alto. In Palo Alto, Channing St and nearby streets have a variety of creative interesting complexes. If Sunnyvale choses to fill northern Sunnyvale with boring blocks (all with tile roofs even!), in a few years it will look cheap and trashy.

A third issue: For 11 homes the plan is to have one entrance on Maude. That must have an impact on holding up traffic on Maude. Maude is not a major thorough fare like Fair Oaks, Wolfe, etc. It is not as wide as Evelyn. Right now, with parking on both sides (which really is a must if there are apartment buildings), and only a single lane of traffic in each direction, there isn't even enough room for bike lanes. Putting more traffic and congestion on this narrow street is not the same as putting more traffic on the multi-lane wider streets. Maude (between Fair Oaks and Mathilda) is too narrow a street for more bigger housing complexes.

Please let me know if Nov 10 is indeed the next hearing date, and when is the comment deadline, and to whom should I send my comments.

Thank you!

Diane Gleason

Sunnyvale resident



PlanningCommission AP <planningcommission@sunnyvale.ca.gov>

Proposed Project on Maude and Morse

Linda Garcia <

Wed, Oct 21, 2015 at 9:22 AM

To: "griffith@dweeb.org" <griffith@dweeb.org>, "whittum@gmail.com" <whittum@gmail.com>,
"ghendricks@sunnyvale.ca.gov" <ghendricks@sunnyvale.ca.gov>, "jdavis@sunnyvale.ca.gov"
<jdavis@sunnyvale.ca.gov>, "taraforcouncil@gmail.com" <taraforcouncil@gmail.com>,
"planningcommission@sunnyvale.ca.gov" <planningcommission@sunnyvale.ca.gov>

I am putting so much time into contacting all of you, On top of the extra time it take me to get around my neighborhood. My neighbors and Myself are really upset at this proposal. It seems everything is done hush hush.

We are strongly asking that the variance granted be rescinded. Here is why.
This does not conform to the city plan or the surrounding neighborhood.
We are having enough impact on the neighborhood with the extreme increase in traffic.

This is a very busy intersection. This is the main artery for this neighborhood to get in and out. IF there is an emergency we are in really big trouble. The Developer is wanting to make no left turn here. REALLY. I live here along with hundreds of others.
Has anyone from the city counsel or planning department bothered to come in to our neighborhood and observed the impact this will have.

The school kids from Bishop and Columbia use this corner to cross 2 times a day. I would suggest to observe this. I have seen so many near misses of children almost getting hit because of the traffic. If you live in this neighborhood and try to turn onto Morse good luck. The through traffic trying to get to work at linkin, apple are in such a hurry they do not care.

I Travel this inter section many times a day. If I want to go anywhere out side my neighborhood I have to go through this intersection. Will it take someone getting injured to draw attention to this problem. Approving the variance was wrong and it must be rescinded. My neighbors are united on this one and are willing to do what it takes to get this issued changed.

You are changing the way of life for life long residents for a few people with big bucks. Again, You are choking off our neighborhood and it must be stopped.
Why don't you work with us instead of against us. We LIVE here.

Frustrated Lifelong resident,
Linda Garcia