

July 17, 2015

Mr. Hanson Hom
Community Development Director
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94088-3707

Re: 660 W. El Camino Real
Access to Cherry Glen Plaza (398 W. El Camino Real)

Dear Mr. Hom,

I want to thank you and staff for meeting with the residents of the Las Palmas community to hear and understand their concerns regarding the proposed access to the Cherry Glen Plaza.

The applicant originally proposed a cut-through connection between Las Palmas and Cherry Glen Plaza during the Special Development Permit process as an added convenience for residents of the project. The project plans, as approved by the Planning Commission, showed a grade difference between the two properties at the cut-through connection and provided concrete stairs to accommodate the grade difference. The project plans did not show a ramp or any other ADA-accessibility measures at that location. During the Building Permit process, the project plans were also reviewed and approved by the building department with this design.

During the construction of the project, the City requested that an ADA-accessible ramp be added to the cut-through connection. At the request of City Staff, the design has been modified to include an ADA accessible ramp to the proposed cut-through connection between Las Palmas and Cherry Glen Plaza. However, the new design is very problematic for the Las Palmas residents due to the location of the ADA-accessible ramp. Unfortunately, due to the late request for this ADA-accessible ramp, City Staff and SummerHill have not been able to provide an alternative location.

Although we concede that the gateway between Las Palmas and Cherry Glen Plaza would be a convenient feature for the residents, the proposed ramp impedes on an already narrow street with a tight turning radius. The new street would only provide an 18-ft clear, whereas the current condition is 20-ft wide with 3-ft of landscape area that could be used to clear a turn. The end result being a decrease of 5-ft of clearance. The homeowners are also concerned about the protruding new proposed metal handrail and the likelihood of making contact while backing out of driveways.

We are aware that the access path was a feature proposed for the project. We also understand the City's request to add an ADA-accessible feature to the design. However, it should be noted that the Cherry Glen Plaza is ADA-accessible from Las

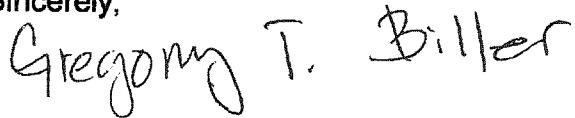
Palmas via El Camino. By removing the access, we are not hindering those that want accessibility to Cherry Glen Plaza by means other than vehicle.

We are hoping that you will see merit in our objection to the proposed ADA-accessible ramp and that you will choose to eliminate the access entirely.

Please accept this letter as our formal request to eliminating the ADA-accessible access from our Las Palmas community to the Cherry Glen Plaza.

Thank you. We look forward to hearing from you soon.

Sincerely,



Las Palmas Homeowners' Association

Cc: Kevin Ebrahimi, SummerHill Homes
Ryan Kuchenig, City of Sunnyvale

SummerHill Homes

777 California Avenue
Palo Alto, CA 94304
Tel: (650) 857-0122
Fax: (650) 857-1077

January 8, 2015

Mr. Ryan Kuchenig
Department of Community Development
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94088-3707

Via Email: rkuchenig@sunnyvale.ca.gov

RE: 660 W. El Camino Real (Las Palmas)
Modification to Special Development Permit (Planning Application 2012-7170)

Ryan:

Enclosed please find an application to modify the approved Special Development Permit for 660 W. El Camino Real (Planning Application 2012-7170) to remove the proposed cut-through connection to Cherry Glen Plaza (398 W. El Camino Real).

We initially proposed a cut-through connection between Las Palmas and Cherry Glen Plaza during the Special Development Permit process as an added convenience for residents and guests. The project plans, as approved by the Planning Commission, showed a grade difference between the two properties at the cut-through connection and concrete stairs to accommodate the grade difference. The project plans did not show a ramp or any other ADA-accessibility measures at that location. During the Building Permit process, the project plans were also reviewed and approved by the building department with this design.

During the construction of the project, the City requested that an ADA-accessible ramp be added to the cut-through connection. We have carefully explored whether it would be feasible to add ADA accessibility to the proposed cut-through connection between Las Palmas and Cherry Glen Plaza. Unfortunately, there is not enough room at the cut-through location to allow for a ramp. As a result, we have no practical means of providing ADA accessibility at the cut-through location — although Cherry Glen Plaza remains fully ADA-accessible via El Camino Real.

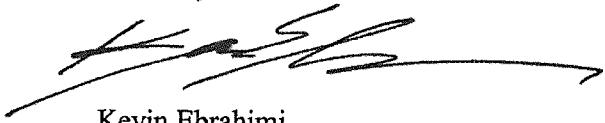
We recognize staff's request that any cut-through connection be ADA-accessible, but there is no feasible way to provide ADA access at the cut-through location. Therefore, we have modified the project plans to eliminate the proposed cut-through connection, and we request that the Director of

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Community Development approve the modification as a Minor Amendment to the Special Development Permit.

Thank you. We look forward to continuing to work with you on this project.

Sincerely,



Kevin Ebrahimi
Vice President of Development

Cc: Katia Kamangar