



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, April 8, 2024

7:00 PM

Online and Bay Conference Room
(Room 145), City Hall,
456 W. Olive Ave.,
Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Public Participation

- *In-person participation: You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.*

As a courtesy, and technology permitting, members of the public may also attend online. However, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

The Chair may determine it would be impractical to include remote public comment during Oral Communications.

- *Online participation: You may provide audio public comment by connecting to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357
(*9 to request to speak | *6 to unmute/mute)*

- *Watch the Planning Commission meeting at <http://youtube.com/SunnyvaleMeetings> or on television over Comcast Channel 15, AT&T Channel 99*
- *Submit written comments to the Planning Commission no later than 4 hours prior*

to the meeting start to planningcommission@sunnyvale.ca.gov or by mail to:
Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

- Review recordings of this meeting and past meetings at
<https://sunnyvaleca.legistar.com/calendar.aspx> or
<http://youtube.com/SunnyvaleMeetings>

Accessibility/Americans with Disability Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order via teleconference and in the Bay Conference Room.

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

The Chair may determine it would be impractical to include remote public comment during Oral Communications for the purpose of timeliness of the meeting or conducting an orderly meeting. Such a determination shall be made prior to opening public comment on Oral Communications.

This category provides an opportunity for members of the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the

beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1.A [24-0535](#) Approve Planning Commission Meeting Minutes of March 25, 2024

Recommendation: Approve Planning Commission Meeting Minutes of March 25, 2024 as submitted.

1.B [24-0547](#) **REQUEST FOR A CONTINUANCE TO APRIL 22, 2024**

Proposed Project: Related applications on a 0.21-acre site:
 TENTATIVE PARCEL MAP to subdivide a 9,397 square foot lot into two lots (Lot 1 - 5,128 square feet and Lot 2 - 4,269 square feet);
 USE PERMIT to allow lot area and lot widths less than the minimum required; and
 DESIGN REVIEW to demolish an existing one-story single-family home and construct two new, two-story single-family homes resulting in 2,587 square feet for Lot 1 (2,184 square foot living area and 403 square foot garage); and 2,570 square feet for Lot 2 (2,166 square foot living area and 404 square foot garage), resulting in 55% total floor area ratio (FAR).

Location: 258 West California Avenue (APN: 204-51-005)

File #: 2019-7552

Zoning: R-2

Applicant / Owner: George Novitskiy (applicant) / Hanson America LLC (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Recommendation: Continue the Planning Commission hearing date to April 22, 2024.

1.C [24-0562](#) **REQUEST FOR A CONTINUANCE TO APRIL 22, 2024**

Proposed Project: Related applications on three sites totaling 1.74 acres:

GENERAL PLAN AMENDMENT: Amend the General Plan land use designation from Commercial to either Medium Density (15-24 du/ac) or High Density (25-36 du/ac) Residential.

REZONE: Rezone from Neighborhood Business with a Planned Development combining district (C-1/PD) to either Medium Density Residential (R-3) or High Density Residential (R-4) with a Mixed Use (MU) and Planned Development (PD) combining district.

File #: 2022-7146

Location: 1313 South Wolfe Road (APNs 309-10-026 and 309-10-027) and 898 East Fremont Avenue (APN 309-10-015)

Current Zoning: C-1/PD (Neighborhood Business with a Planned Development combining district)

Applicant / Owner: 4Terra Investments (applicant)/Desmond Family Real Estate Limited Partners (Owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

Recommendation: Continue the Planning Commission hearing date to April 22, 2024.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes. For land-use items, applicants are limited to a maximum of 10 minutes for opening comments and 5 minutes for closing comments.

2. [24-0468](#)

Proposed Project:

APPEAL of a decision by the Director of Community Development approving a **DESIGN REVIEW** to construct a first-story addition of 462 square feet and a new 522 square feet second-story addition to an existing one-story single-family home, resulting in 2,920 square feet (2,452 square foot living area and 414 square foot garage) that utilizes a Green Building incentive for a 47.9% floor area ratio (FAR).

Location: 1585 Mallard Way (APN: 309-31-071)

File #: PLNG-2023-0668

Zoning: R-0 (Low-Density Residential)

Appellant: Zhongwan Wang and Haohan Li; Bernita Lee; and Sona Varty and Advait Mogre

Applicant/Owner: Azadeh Masrour / Suyash Jain

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Shila Bagley, (408) 730-7418,

sbagley@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the appeals and uphold the decision of the Director of Community Development to approve the Design Review Permit for the proposed addition to the existing single-family home based upon the Recommended Findings for Approval in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available 72 hours before the meeting on the City's website at sunnyvale.ca.gov and during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue.

Planning a presentation for a Planning Commission meeting?

To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on

an agenda item which is subject to Code of Civil Procedure section 1094.5.



City of Sunnyvale

Agenda Item 1.A

24-0535

Agenda Date: 4/8/2024

SUBJECT

Approve Planning Commission Meeting Minutes of March 25, 2024

RECOMMENDATION

Approve Planning Commission Meeting Minutes of March 25, 2024 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, March 25, 2024

7:00 PM

Online and Bay Conference Room
(Room 145), City Hall,
456 W. Olive Ave.,
Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Vice Chair Iglesias called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Vice Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 6 - Vice Chair Nathan Iglesias
Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla

Absent: 1 - Chair Martin Pyne

Chair Pyne's absence is excused.

ORAL COMMUNICATIONS

Naeemah Brown, representative of the carpenters of Santa Clara County, spoke of the importance of such labor standards as livable wages, prevailing wage policies, local hire, and healthcare coverage.

CONSENT CALENDAR

Vice Chair Iglesias opened the Public Hearing.

Rigo Gallardo, field representative for Carpenters Local 405, advocated for assigning a responsible contractor to the proposed project described in Agenda Item 1.B – one dedicated to fair wages, healthcare access, and apprenticeship programs.

Vice Chair Iglesias closed the Public Hearing.

Commissioner Davis disclosed that that he had previously met with representatives of Applied Materials to discuss the proposed project described in Agenda Item 1.B.

MOTION: Commissioner Davis moved and Commissioner Howe seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Vice Chair Iglesias
Commissioner Davis
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 1 - Chair Pyne

1.A [24-0492](#) Approve Planning Commission Meeting Minutes of March 11, 2024

Approve Planning Commission Meeting Minutes of March 11, 2024 as submitted.

1.B [24-0513](#) **REQUEST FOR A CONTINUANCE TO THE APRIL 22, 2024
PLANNING COMMISSION HEARING**

Proposed Project: Related applications on a 45.6-acre site:
Related applications on a 45.6-acre site:

USE PERMIT: to demolish an existing recreation center, surface parking lot, and six-level parking structure to allow a new 592,567 square-foot research and development (R&D) building along Central Expressway; demolition of four buildings (928 E. Arques Ave., 242 Commercial St., 230 Commercial St., and 222 Commercial St.) to allow for a new seven-story parking structure

along Commercial Street; demolition of one building at 930 E. California Ave. to allow for the expansion of an existing PG&E electrical substation; and installation of associated site improvements around the proposed R&D building and parking structure. The site would retain four existing industrial/office/R&D buildings, including an office building (930 E. Arques Ave.), Building 81 (974 E. Arques Ave.), Building 85 (978 E. Arques Ave.), and a central utility plant. The project includes merging seven existing lots to form a larger campus parcel, with one existing lot remaining at 222 Commercial St.

VARIANCE: to exceed the maximum height limit and floor plate sizes specified in the Arques Campus Specific Plan.

Location: 974 East Arques Avenue (APNs: 205-36-006, -007 and -008); 928-930 East Arques Avenue (APN: 205-35-017); 222, 230 and 242 Commercial Street (APNs: 205-35-006, 007 and 008) and 930 East California Street (APN 205-35-003).

File #: PLNG-2023-0134

Zoning: M-S

Applicant / Owner: Applied Materials (Applicant/Owner)

Environmental Review: A CEQA Addendum to the Arques Specific Plan EIR and the Land Use and Transportation Element (LUTE) of the City's General Plan has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164.

Project Planner: Cindy Hom, Associate Planner (408) 730-7411, chom@sunnyvale.ca.gov

RECOMMENDATION

Continue the Planning Commission hearing date to a date uncertain.

1.C [24-0518](#)

REQUEST FOR CONTINUANCE TO APRIL 22, 2024

Proposed Project:

Appeal of a decision by the Zoning Administrator denying a **VARIANCE** to legalize an existing 112 square foot detached accessory structure in the rear yard of a single-family property with a two-foot, five-inch side setback where four-feet minimum is required, and a two-foot, two-inch rear yard setback where ten feet minimum is required.

Location: 160 South Pastoria Avenue (APN: 165-15-007)

File #: PLNG-2023-0642

Zoning: R-2 (Low Medium Density Residential)

General Plan: Residential Low Medium Density (RLM)

Applicant / Owner: Scott McClennan (applicant) / Tracy and Scott McClennan (owner)

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Robby Miller, 408-730-7429,

rmiller@sunnyvale.ca.gov

Continue to the Planning Commission hearing date of April 8, 2024.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Howard expressed his gratitude to members of the public who offered comments during the meeting. He also encouraged anyone interested to apply for vacant Boards and Commissions positions.

-Staff Comments

None.

ADJOURNMENT

Vice Chair Iglesias adjourned the meeting at 7:15 PM.



City of Sunnyvale

Agenda Item 1.B

24-0547

Agenda Date: 4/8/2024

REPORT TO PLANNING COMMISSION

SUBJECT

REQUEST FOR A CONTINUANCE TO APRIL 22, 2024

Proposed Project: Related applications on a 0.21-acre site:

TENTATIVE PARCEL MAP to subdivide a 9,397 square foot lot into two lots (Lot 1 - 5,128 square feet and Lot 2 - 4,269 square feet);

USE PERMIT to allow lot area and lot widths less than the minimum required; and

DESIGN REVIEW to demolish an existing one-story single-family home and construct two new, two-story single-family homes resulting in 2,587 square feet for Lot 1 (2,184 square foot living area and 403 square foot garage); and 2,570 square feet for Lot 2 (2,166 square foot living area and 404 square foot garage), resulting in 55% total floor area ratio (FAR).

Location: 258 West California Avenue (APN: 204-51-005)

File #: 2019-7552

Zoning: R-2

Applicant / Owner: George Novitskiy (applicant) / Hanson America LLC (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

REPORT IN BRIEF

City staff is recommending this item be continued to the April 22, 2024 Planning Commission meeting to allow staff additional time to work on the recommended conditions of approval.

This continuance report serves as a notice to the public. Additional notices will be mailed to property owners and residents within the project noticing radius advising them of the recommended change in schedule. Other interested parties will be notified by email.

RECOMMENDATION

Continue the Planning Commission hearing date to April 22, 2024.

Prepared by: Cindy Hom, Associate Planner

Approved by: George Schroeder, Principal Planner



City of Sunnyvale

Agenda Item 1.C

24-0562

Agenda Date: 4/8/2024

REPORT TO PLANNING COMMISSION

SUBJECT

REQUEST FOR A CONTINUANCE TO APRIL 22, 2024

Proposed Project: Related applications on three sites totaling 1.74 acres:

GENERAL PLAN AMENDMENT: Amend the General Plan land use designation from Commercial to either Medium Density (15-24 du/ac) or High Density (25-36 du/ac) Residential.

REZONE: Rezone from Neighborhood Business with a Planned Development combining district (C-1/PD) to either Medium Density Residential (R-3) or High Density Residential (R-4) with a Mixed Use (MU) and Planned Development (PD) combining district.

File #: 2022-7146

Location: 1313 South Wolfe Road (APNs 309-10-026 and 309-10-027) and 898 East Fremont Avenue (APN 309-10-015)

Current Zoning: C-1/PD (Neighborhood Business with a Planned Development combining district)

Applicant / Owner: 4Terra Investments (applicant)/Desmond Family Real Estate Limited Partners (Owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

REPORT IN BRIEF

City staff is recommending this item be continued to the April 22, 2024, Planning Commission meeting to allow staff additional time to review the project.

This continuance report serves as a notice to the public. Additional notices will be mailed to property owners and residents within the project noticing radius advising them of the recommended change in schedule. Other interested parties will be notified by email.

RECOMMENDATION

Continue the Planning Commission hearing date to April 22, 2024.

Staff

Prepared by: Mary Jeyaprakash, Senior Planner

Approved by: George Schroeder, Principal Planner



City of Sunnyvale

Agenda Item 2

24-0468

Agenda Date: 4/8/2024

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

APPEAL of a decision by the Director of Community Development approving a **DESIGN REVIEW** to construct a first-story addition of 462 square feet and a new 522 square feet second-story addition to an existing one-story single-family home, resulting in 2,920 square feet (2,452 square foot living area and 414 square foot garage) that utilizes a Green Building incentive for a 47.9% floor area ratio (FAR).

Location: 1585 Mallard Way (APN: 309-31-071)

File #: PLNG-2023-0668

Zoning: R-0 (Low-Density Residential)

Appellant: Zhongwan Wang and Haohan Li; Bernita Lee; and Sona Varty and Advait Mogre

Applicant/Owner: Azadeh Masrour / Suyash Jain

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: Single-family residence

Surrounding Land Uses

North: Single-family residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Issues: Appeal letters noting concerns with construction dust and noise, neighborhood compatibility, obstruction of view, impairment of light, and privacy.

Staff Recommendation: Alternative 1. Deny the Appeals and uphold the decision of the Director of Community Development to approve the Design Review Permit for the proposed addition to the existing single-family home based upon the Recommended Findings for Approval in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

BACKGROUND

The applicant submitted a staff-level Design Review application for the construction of a 462-square-foot addition to the first floor and a new 522-square-foot second-story addition to an existing one-story, single-family residence on September 19, 2023.

Notices were mailed to residents within 300 feet of the project site for public comment as required by the Sunnyvale Municipal Code (SMC). The notice period was held between February 5, 2024, to

February 19, 2024.

The City received two emails opposing the project. One was from residents at 1572 Mallard Way, expressing concerns about construction dust and the other email was from residents at 1579 Mallard Way, highlighting concerns about the shading impact of the second-story addition. The public comment emails and staff responses are included in Attachment 7.

As the proposed project meets all applicable policies and code requirements, the application was approved on February 20, 2024 (see Attachment 8 for Design Review (PLNG-2023-0668) Approval Letter). During the 15-day appeal period, three neighbors filed separate appeals of the decision (See appeal letters and supporting documents in Attachments 9, 10, and 11).

Description of Proposed Project

The existing single-story, single-family residence is situated on a 5,974-square-foot lot located mid-block on the west side of Mallard Way between Durshire Way and Humewick Way. The applicant proposes to construct a 183 square feet addition to the front and a 279 square feet addition to the rear of the existing first floor; and a new 522-square-foot second story.

Pursuant to the Sunnyvale Green Building Incentives, single-family dwelling projects seeking to expand their floor area up to 50% or 4,000 square feet (whichever is less), or increase their lot coverage by 5%, may qualify for staff-level design review, provided they meet other applicable development standards.

To qualify for these incentives, projects must either achieve 120 points with Build It Green Certification or commit to using exclusively all-electric appliances throughout the entire home, without any gas connections. The project qualifies for staff-level design review because the proposed FAR of 47.9% is under the 50% threshold and the project proposes to transition from gas to all-electric appliances.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the project data table.

Previous Actions on the Site

There are no previous planning permits and no active Neighborhood Preservation cases associated with this property. There are multiple building permits for various repairs and alterations from 1961 to 2020, including the building permit for the construction of the single-family residence in 1961 (B18053051).

DISCUSSION

Site Layout and Architecture

The project site consists of an existing single-story residence with a two-car garage that was constructed in 1961. The residence is located within a predominantly one-story neighborhood that consists of ranch-style architecture with simple roof forms (gable and hip), low-pitch roofs, recessed front entries, garages in the front, asymmetrical façades, and picture windows.

The proposed project consists of additions to the first floor and a new second-floor addition. The proposed first floor would include a two-car garage, four bedrooms, three bathrooms, a living room, a

kitchen, a dining room, and a family room. The proposed second floor would include a primary bedroom with one bathroom and a walk-in closet.

The new second-floor addition will be set back approximately 44 feet from the front property line. The second-floor windows on the left side will be high sill windows and on the right side, staircase windows will be set back 32 feet from the right-side property line.

The proposed design utilizes transitional modern ranch architectural elements and incorporates a more prominent front entry feature. The proposed exterior materials include white smooth stucco which is complemented by black garage and entry doors, and matching window trims. A stone treatment is proposed as wainscoting along the front of the house to reduce the visual bulk of the building and to provide more visual interest. The roof consists of a combination of hip and gable styles, in line with the simple ranch design seen in many of the original homes in the neighborhood. Dark grey 40-year composition shingles will be used for the roof to match the existing roofing material.

No tree removal is proposed as part of this application.

The project plans are provided in Attachment 5 and the proposed colors, materials, and architectural details are provided in Attachment 6.

Applicable Design Guidelines

The proposed design is consistent with the adopted Single-Family Home Design Techniques and respects the character and scale of the neighborhood. The design maintains similar building and roof forms as may be found in the neighborhood. The floor area of the second floor is within 35 percent of the floor area of the first floor. The second-floor setback is 44 feet from the front property line which helps to reduce bulk and massing. The privacy implications of the second-floor windows along the left and right sides are reduced by utilizing high-sill windows.

Overall, the proposed project meets all applicable design guidelines which is discussed in more detail in the Findings for Approval in Attachment 3.

Appeals

During the 15-day appeal period, the City received three separate appeals. Below is a summary of the points raised in the appeal letters:

Appeal 1 - Resident at 1579 Mallard Way (See Attachment 9)

- **Solar Study/Obstruction of Natural Light:** Construction of the second floor significantly reduces natural light to the adjacent property, error in the solar study in that it does not show the appellant's roof accurately and violates Sunnyvale Municipal Code Section 19.56.020(a) and impacts the property's functionality.
- **Privacy Concerns:** The introduction of multiple windows facing the neighboring property compromises privacy, especially since neighboring residences do not currently have second floors.

- Health Concerns: The appellant identified potential health concerns due to the construction of the adjacent property.

Appeal 2 - Resident at 1576 Mallard Way (See Attachment 10)

- Disruption due to construction noise and dust: The lengthy construction period estimated at a minimum of one year will cause significant dust and noise, impacting the household's tranquility and comfort, especially considering that the residents are frequently at home.
- Loss of privacy: The addition of a second story at 1585 Mallard Way directly affects the privacy of rooms facing it, such as the kitchen and living room, with concerns amplified by the potential removal of the privacy-enhancing front yard tree in the future.
- Potential negative impact on the neighborhood: The construction of a second story may set a precedent for further two-story homes in the area, leading to increased population density, traffic, and parked cars, which could disrupt the current quiet and safe environment enjoyed by residents on Mallard Way and its surroundings.

Appeal 3 - Resident at 1572 Mallard Way (See Attachment 11)

- Note that the appellants were asked if they wanted to redact any of the private medical information included in their appeal.
- Construction Dust: The appeal centers on the severe medical conditions of the family, particularly the impact of dust on their son's recovery from upcoming surgeries, as well as the respiratory issues of the parents. They stress the potential life-threatening consequences of exposure to construction dust, backed by medical documentation from physicians. The resident's workout regimen in the garage, essential for maintaining lung and heart health, would be compromised by dust from the construction project, as advised by her pulmonologist. They emphasize the importance of being able to exercise safely in their home environment due to susceptibility to respiratory infections.
- Construction Noise: The family highlights the adverse effects of construction noise on their quality of life, especially for the mother, who is a brain tumor survivor with sound sensitivity, and their son, who has attention issues and high-functioning autism. They express concerns about the potential disruption to their son's ability to work from home and focus due to the construction noise. Additionally, they provide a petition from themselves and their neighbors advocating for dust control measures and addressing noise concerns during construction.

Accompanying the appeal request from residents at 1572 Mallard Way, a petition letter signed by 34 property owners was received, urging additional mitigation measures for construction dust (See Attachment 13 for the Construction Dust Mitigation Petition).

Staff Response to the Appeals

Appeal 1

1. Solar Study/Obstruction of Natural Light:
The December 21st analysis shows the most potential shadow impact on the appellant's roof,

and while the applicant's shadow study did not accurately reflect the size of the appellant's roof, the shadow cast by the second story addition would be negligible as it would be a marginal increase above the 0.5 percent shown in the Shadow Study. Therefore, the project complies with the shadow access requirement pursuant to Sunnyvale Municipal Code (SMC) 19.56.020. The second story is estimated to shade 0.9 percent of the adjacent roof to the north, which is less than the ten percent maximum shading that is allowed by the SMC. Adequate solar, light, and air access will be provided through the increased second-floor setbacks and distance between the proposed second-floor addition and the neighboring home. The applicant will provide an updated graphic illustrating compliance as part of their presentation at the public hearing.

2. Privacy concerns:

The project incorporates typical design elements that are intended to minimize privacy concerns. Among the second-floor windows along the north side elevation, two are staircase windows with naturally high sills. Additionally, the second-floor side yard setback on the north side, facing the appellant's property, is 32 feet which exceeds the required seven feet. The placement of the proposed second-floor windows and the setback distance are consistent with adopted design guidelines to minimize privacy impacts.

3. Health Concerns:

Sunnyvale Municipal Code 19.80.050 specifies the required findings that must be made to support a project; specifically, "that the project's design and architecture will conform with the applicable criteria and various guidelines for design review established by the city council." The code does not allow the city to consider other factors in determining whether a project is supportable.

The project meets all applicable code and design criteria for Design Review permit and is therefore recommended for approval.

Appeal 2

1. Disruption due to construction noise and dust:

The proposed project is similar to typical single-family home additions such as adding an ADU or expanding an existing residence; and is anticipated to follow a construction timeline ranging from several months to a year. However, it should be noted that external factors such as supply chain issues may affect the final construction timeline.

The City has established regulations to alleviate the impact of construction on residents' quality of life. Per SMC Section 16.08.030, construction activities are limited to specific daytime hours, and the use of loud and environmentally disruptive noises that may disturb neighbors is strictly prohibited.

Additionally, the project must comply with other City regulations, including the Sunnyvale General Plan Policies and guidelines from the Bay Area Air Quality Management District. The construction team is obligated to minimize disruptions to neighboring properties by strictly

adhering to these regulations and implementing best management practices throughout the construction process.

2. Loss of privacy:

The proposed second-floor windows on the front elevation, which are intended for a walk-in closet and bathroom, are set back more than 44 feet from the front property line. Additionally, there are currently no plans to remove the City tree in the front, which helps maintain privacy and contributes to the neighborhood's aesthetic.

According to the Basic Design Principles of Sunnyvale Single-Family Design Techniques, special attention must be given to orienting residences and home entries towards primary public or private streets. This approach ensures convenient pedestrian access and incorporates front windows to increase visibility and improve neighborhood safety.

3. Potential negative impact on the neighborhood:

SMC only prohibits two-story if the property is in a single-story combining district, which it is not. Therefore, property owners are allowed to add a second floor to their properties provided it complies with the adopted development standards and applicable design guidelines. Moreover, the addition of a second floor does not affect traffic and parking, as the subject residence complies with parking requirements.

The zoning for the project site is R-0, which allows two-story homes up to 30 feet in height. The proposed overall height is approximately 24 feet and utilizes a 4:12 roof pitch, similar to other homes in the neighborhood.

Sixteen percent (7 out of 43) of the houses within this neighborhood are two-story buildings. According to the Sunnyvale Single Family Home Design Techniques, second-floor additions in neighborhoods with predominantly one-story homes should be designed to minimize the visual bulk of the structure. Design Technique SF-1 specifies that in predominantly one-story neighborhoods, the second-floor area should not exceed 35 percent of the first-floor area (including the garage). The project proposes a 33 percent second-to-first-floor ratio.

Additionally, the proposed home aligns with Design Technique RF-5, which recommends keeping first and second-floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction, and with Design Technique SF-3 which states that second-floor ceiling heights should be minimized. The proposed home adheres to the Single-Family Home Design Techniques by maintaining a nine-foot wall plate height on the first floor and eight feet on the second floor.

Appeal 3

1. Construction Dust:

The construction of the proposed project must adhere to Sunnyvale General Plan Policy (Environmental Management Element, Policy EM-11.10) which requires development projects to comply with construction best management practices (See Attachment 15), such as those in Bay Area Air Quality Management District's basic construction mitigation measures. In addition, the Building Permit Plans must incorporate the Blueprint for a Clean Bay (See

Attachment 16) which outlines specific measures to manage dust and debris on construction sites. The property owner and contractor are responsible for ensuring compliance with these requirements. If there are any deviations, members of the public can reach out to the City's One-Stop Permit Center during business hours to address concerns or complaints regarding dust during construction. For non-business hours, they can contact the non-emergency Public Safety line.

2. Construction Noise:

SMC restricts the construction time and noise. Per SMC Section 16.08.030, construction activity is allowed between seven a.m. to six p.m. Monday through Friday, and on Saturdays from eight a.m. to five p.m. No loud environmentally disruptive noises, such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments, radios, etc., will be allowed where such noises may be a nuisance to adjacent residential neighborhoods.

Applicant's Response to the Appeals

The applicant provided a written response to the appeals which is include as Attachment 17.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 1 Categorical Exemptions include additions to the existing facilities or structures such as single-family residences.

FISCAL IMPACT

No fiscal impacts other than standard permit fees and construction taxes associated with the project.

PUBLIC CONTACT

At the time of preparation of the staff report, staff received one letter of opposition (See Attachment 12 for the Opposition Letter). Furthermore, staff received 16 letters in support of the proposed project (See Attachment 14 for Letters of Support).

Notice of Public Hearing, Staff Report and Agenda:

- Notice posted on the site
- Notices mailed to property owners and residents within 300 feet of the project site.
- Staff Report posted on the City of Sunnyvale's website
- Agenda posted on the City's official notice bulletin board

See Attachment 2 for the Vicinity and Noticing Map.

ALTERNATIVES

1. Deny the appeals and uphold the decision of the Director of Community Development to approve the Design Review Permit for the proposed addition to the existing single-family home based on the Recommended Findings for Approval in Attachment 3 and subject to the Conditions of Approval in Attachment 4.
2. Alternative 1 with modifications to the Findings for Approval and Conditions of Approval

(presented by the Planning Commission).

3. Grant the appeals and deny the Design Review Permit for the proposed addition to the existing single-family home based upon the revised Findings for denial (presented by the Planning Commission).
4. Alternative 3 with modifications to the number of appeals granted based upon the revised Findings for denial (presented by the Planning Commission).

STAFF RECOMMENDATION

Alternative 1: Deny the appeals and uphold the decision of the Director of Community Development to approve the Design Review Permit for the proposed addition to the existing single-family home based upon the Recommended Findings for Approval in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Prepared by: Shila Bagley, Senior Planner

Approved by: Julia Klein, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Recommended Findings for Approval
4. Recommended Conditions of Approval
5. Site and Architectural Drawings
6. Proposed Colors, Materials, and Architectural Details
7. Public Comments and Staff Responses
8. Design Review (PLNG-2023-0668) Approval Letter
9. Appeal Letter 1
10. Appeal Letter 2
11. Appeal Letter 3 with Supporting Documents
12. Letter of Opposition
13. Construction Dust Mitigation Petition
14. Letters of Support
15. Best Management Practices
16. Blueprint for a Clean Bay
17. Response to Appeals from Applicant

UNNAMED STREET

FIFE

MAGPIE

MALLARD

FLIN



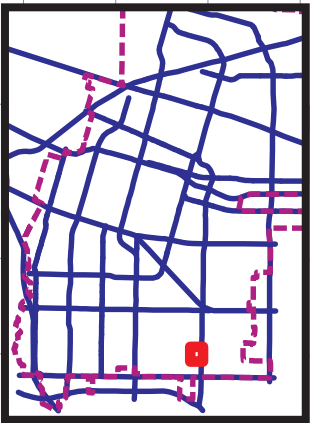
HUMEWICK

LONGSPUR

INVERNESS

MARTIN

WOLFE



PLNG-2023-0668
 1585 Mallard Way (APN: 309-31-071)
 DESIGN REVIEW APPEAL
 300-ft Area

0 40 80 160 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,218	Same	6,000 s.f.
Gross Floor Area (s.f.)	1,172	3,109	3,600 s.f. ¹
Lot Coverage	22%	38%	40% max.
Floor Area Ratio (FAR%)	19%	50%	50% max. ²
Building Height	8'-8 ½"	25'-9"	30' max.
No. of Stories	1	1	2 max.
Setbacks			
Front			
1 st Floor	20'	20'-5 ½"	20' min.
2 nd Floor		33'-9"	25' min.
Left Side			
1 st Floor	5'-7 ½"	5'	4' min.
2 nd Floor		9'	7' min.
Right Side			
1 st Floor	4'-11"	5'	4' min.
2 nd Floor		9'-9 ¾" to 12'-6 ½"	7' min.
Combined/Total Side			
1 st Floor	10'-6"	10'	10' min.
2 nd Floor		18'-9 ¾" to 21'-6 ½"	16' min.
Rear			
1 st Floor	65'-11"	38'-1 ½"	20' min.
2 nd Floor		59'-0 ½"	20' min.
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

¹ Threshold for Planning Commission Review (FAR 45% or 3,600 square feet, whichever is less)

² The City's Green Building Program includes a voluntary incentive to increase lot coverage by 5% or qualify for staff level Design Review with FAR up to 50% or 4,000 square feet (whichever is less), if the project achieves 120 points on the GreenPoint Rated Checklist with Build It Green Certification, or all electric appliances for the entire home.

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed additions to the first and second floor of the existing residence will not modify the home orientation and entry pattern. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed project includes a second story addition and expansions to the current floor area, The proposed additions have been designed to minimize the perception of bulk and mass by utilizing a hip roof for the first floor and incorporating a significant front setback for the proposed relatively small second-floor addition. This approach includes strategic changes in wall planes and roof segments to help break up the bulk and massing of the structure. Finding Met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed two-story home has been designed to meet the solar analysis requirements, and the second to first floor ratio meets the 35% design guideline. The two-story home proposes high sill windows on the second floor along the left side elevations to help minimize views and privacy impacts. The existing 6-foot tall wooden fence will remain. Finding Met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes are proposed to the garage and the project meets the required parking requirements. Finding Met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes are proposed to the front landscaping. Finding Met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed additions continue the design elements and materials of the existing residence and the neighborhood. Finding Met.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. Finding Met.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
APRIL 8, 2024**

Planning Application PLNG-**2023-0668**
1585 Mallard Way

DESIGN REVIEW to construct a first-story addition of 462 square feet and a new 522 square feet second-story addition to an existing one-story single-family home, resulting in 2,920 square feet (2,452 square foot living area and 414 square foot garage) that utilizes a Green Building incentive for a 47.9% floor area ratio (FAR).

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with “Mitigation Measure” and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. ENTITLEMENTS—EXERCISE AND EXPIRATION:

The approved entitlements shall be null and void two years from the date of approval by the final review authority if the approval is not exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-3. ENTITLEMENTS—DISCONTINUANCE AND EXPIRATION:

The entitlements shall expire if discontinued for a period of one year or more. [SDR] (PLANNING)

GC-4. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-5. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

GC-6. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT
--

PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. DEMOLITION/CONSTRUCTION/RECYCLING WASTE REPORT FORM:

To mitigate the impacts of large projects on local waste disposal, recycling levels and the migration of PCBs, demolition waste weights/volumes including hazardous waste manifests for applicable structures with PCB concentrations greater than 50 ppm, construction weights/volumes, and recycling weights/volumes are to be reported to the City using Sunnyvale.wastetracking.com hosted by Green Halo. As part of the project’s construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and submit these records through the website both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]

BP-5. GREEN BUILDING:

The plans submitted for building permits shall demonstrate the project achieves a minimum of 80 points on the Green Point Rated checklist, or the minimum points required effective at the time of building permit submittal. The project plans shall be accompanied with a letter from the project’s Green Point Rater/LEED AP verifying the project is designed to achieve the required points.

The project must adhere to the following green building requirements:

- a) Final plans must illustrate the removal of the existing gas line.
- b) The building must incorporate all-electric appliances. [COA] [PLANNING] [BUILDING]

BP-6. CONSTRUCTION MANAGEMENT PLAN:

The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development prior

to issuance of a demolition permit, grading permit, or building permit. The CMP shall identify measures to minimize the impacts of construction including the following:

- a) Measures to control noise by limiting construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
- b) Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
- c) Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- d) Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
- e) Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
- f) Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.
- g) Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
- h) Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.
- i) Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.
- j) Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. [COA] [PLANNING]

BP-7. CONSTRUCTION NOISE MITIGATION MEASURES

The project shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a noise control plan that shall be submitted for review and approval by the Director of

Community Development. Measures specified in the noise control plan and implemented during construction shall include, at a minimum, the following noise control strategies:

- a) Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds);
- b) Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
- d) Pile-driving is prohibited unless authorized by the Director of Community Development. If authorized, noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above peak particle velocity (PPVs) of 0.25 inches per second at nearby structures). These techniques shall include:
 - Installing intake and exhaust mufflers on pile-driving equipment;
 - Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible as determined by the Director of Community Development;
 - Implementing “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
 - Using cushion blocks to dampen impact noise, if feasible based on soil conditions as determined by the Director of Community Development. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon and micarta (a composite material); and
 - At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities.

[COA][PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
- b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
- d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

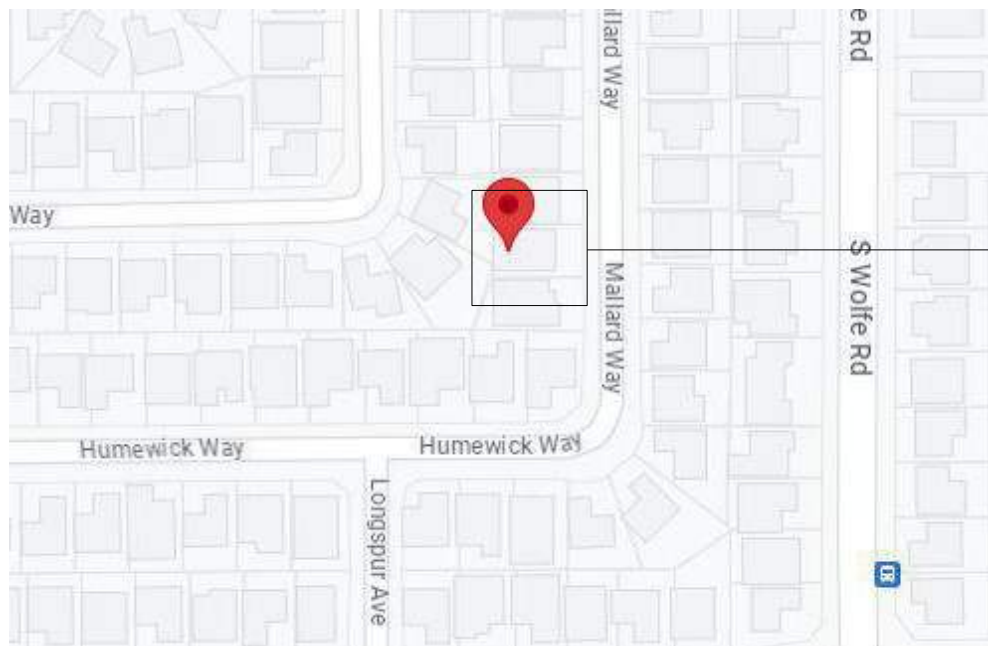
DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

1585 MALLARD WAY.

SUNNYVALE, CA 94087

VICINITY MAP:



PROPERTY LOCATION / NTS

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 309-31-071
PROJECT TYPE: ADDITION & REMODELING
PROJECT LOCATION: 1585 MALLARD WAY.,
SUNNYVALE, CA 94087

ZONING: R0
OCCUPANCY GROUP: R - 3 / U
CONSTRUCTION TYPE: V - B
NUMBER OF FLOORS: TWO (2) STORY
FIRE PROTECTION: AFES REQUIRED

PROJECT CONTACT:

OWNER: SUYASH JAIN & RAMYA SARANGARAJAN
1585 MALLARD WAY, SUNNYVALE 94087
SUYASHBARJATIYA@GMAIL.COM
RAMYASRAJAN@GMAIL.COM

DESIGNER: AMS DESIGN
(415) 254-1606
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
AZADEH@AMSDESIGNLLP.COM

STRUCTURAL: AMS DESIGN
(415) 254-2634
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
ARMIN@AMSDESIGNLLP.COM

AREA CALCULATION:

"E" LIVING AREA:	1462	SQF
"EX" GARAGE:	437	SQF
"E" TOTAL BUILDING:	1899	SQF
"N" 1ST FLOOR LIVING AREA:	1930	SQF
"N" 2ND FLOOR LIVING AREA:	522	SQF
"N" TOTAL LIVING:	2452	SQF
"N" GARAGE:	414	SQF
"N" TOTAL BUILDING:	2866	SQF
"N" FRONT COVERED PORCH:	41	SQF
LOT AREA:	5974	SQF

2ND FLOOR TO 1ST FLOOR RATIO: $522/(1930+414)=22.2\%$

FLOOR AREA RATIO (FAR): $(2866/5974) \times 100 = 47.9\%$

LOT COVERAGE: $(1930+414+41)/5974 \times 100=39.9\%$

DRAWING INDEX:

A-00.01:	COVER SHEET / PROPOSED SITE PLAN
DE.01:	DEMO PLAN
A-00.02:	SHADOW STUDY
A-00.03:	SHADOW STUDY
RA-01.01:	EXISTING FLOOR PLAN / EXISTING ELEVATIONS
A-01.01:	PROPOSED FLOOR PLANS
A-02.01:	PROPOSED ROOF PLAN / STREETSCAPE ELEVATION / EXTERIOR MATERIAL SCHEDULE
A-03.01:	PROPOSED ELEVATIONS
A-03.02:	PROPOSED ELEVATIONS
A-04.01:	PROPOSED SECTIONS
A-05.01:	FLOOR AREA DIAGRAM

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL:	2022 EDITION
B. CALIFORNIA BUILDING:	2022 EDITION
C. CALIFORNIA MECHANICAL:	2022 EDITION
D. CALIFORNIA PLUMBING:	2022 EDITION
E. CALIFORNIA ELECTRICAL:	2022 EDITION
F. CALIFORNIA ENERGY:	2022 EDITION
G. CALIFORNIA FIRE:	2022 EDITION
H. CALIFORNIA GREEN BUILDING:	2022 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

SCOPE OF WORK:

-ADDITION AND REMODELING AT FRONT SIDE OF THE HOUSE TO HAVE A NEW BEDROOM INCLUDING CLOSET AND ENLARGE THE LIVING ROOM.

-ADDITION AND REMODELING AT REAR SIDE OF THE HOUSE TO HAVE A NEW KITCHEN FAMILY.

-ADD 522 SQF. NEW 2ND FLOOR.

-BUILDING WILL BE EQUIPPED WITH ALL ELECTRICAL APPLIANCES, AND THE GAS LINE WILL BE ELIMINATED IN ACCORDANCE WITH THE GREEN BUILDING INCENTIVES REQUIREMENTS.

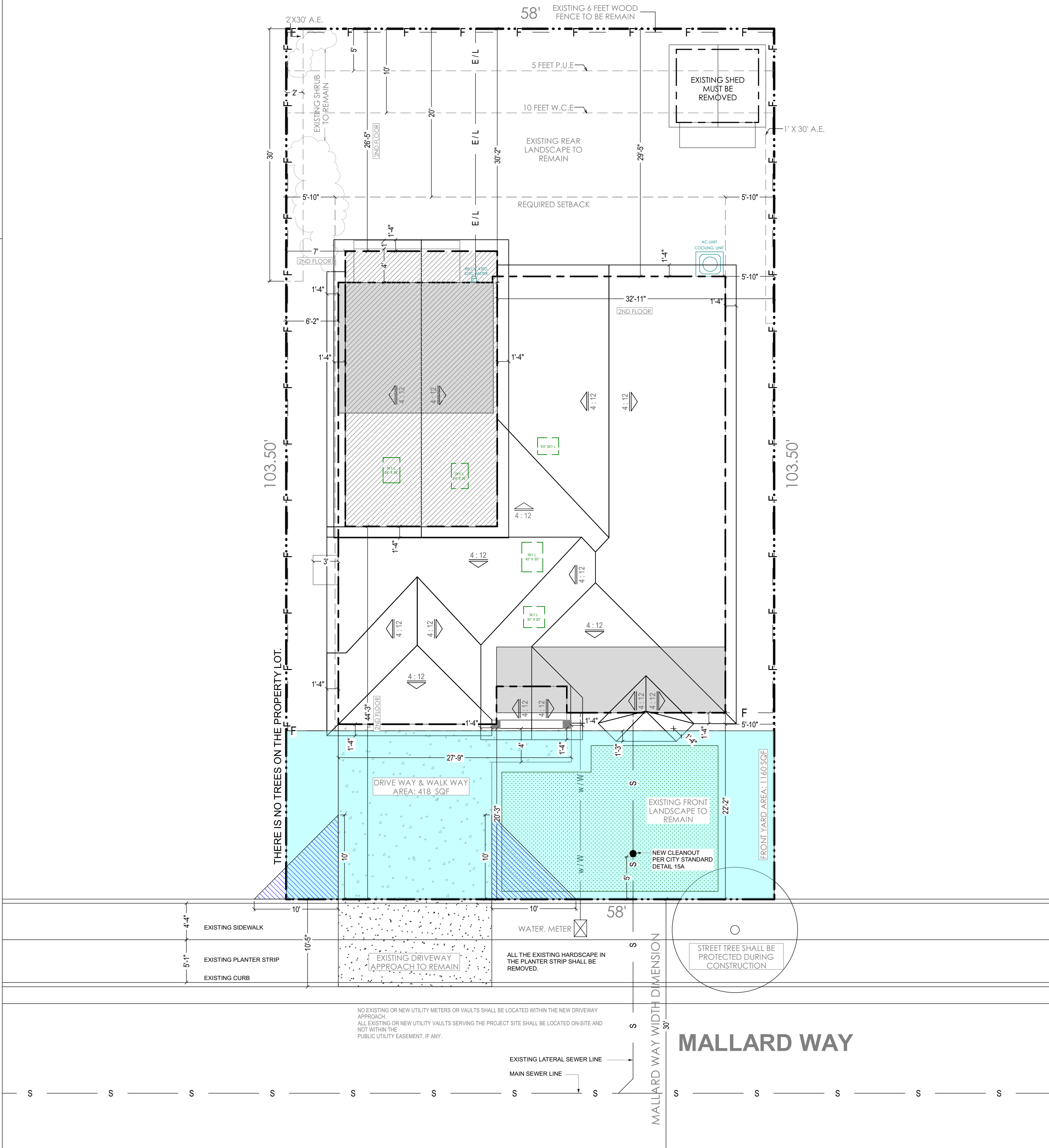
GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.



1 PROPOSED SITE PLAN

SC: 1/8" = 1'-0"

FRONT YARD CALCULATION:

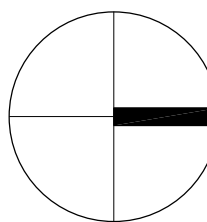
FRONT YARD AREA 1160 SQF
DRIVEWAY & WALKWAY AREA: 576 SQF
418/1160=36.03%

LEGEND:

	FRONT YARD
	NEW ADDITION
	NEW 2ND FLOOR
	DRIVEWAY TRIANGLE VISION
	EXISTING STORAGE TO BE REMOVED
	PROPERTY LINE
	BLDG 1ST FLOOR FOOTPRINT LINE
	BLDG 2ND FLOOR FOOTPRINT LINE
	EXISTING 6 FEET WOOD FENCE

GRAPHIC SCALE : 1/8" = 1' FEET
0 2 4 6 8 10 20 30

NORTH



AMS DESIGN

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254-1606
E-MAIL: OFFICE@AMSDSIGNLLP.COM

Azadeh Masrour

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT NAME:

MALLARD WAY RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

△	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
02	12/14/23	S.B.	PLN
03	01/09/24	S.A.	PLN

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SHEET TITLE:

COVER SHEET/ PROPOSED SITE PLAN

PROJECT ID: 2303-30

DATE: APRIL.2023

SCALE: 1/8" = 1'

DRAWN BY: S.A.

SHEET NUMBER:

A-00.01



AMS_{DESIGN}

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254.1606
E-MAIL: OFFICE@AMSDSIGNLLP.COM

Azadeh Masrour


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PROJECT NAME:

MALLARD WAY RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
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SHEET TITLE:

DEMO PLAN

PROJECT ID:	2303-30
-------------	---------

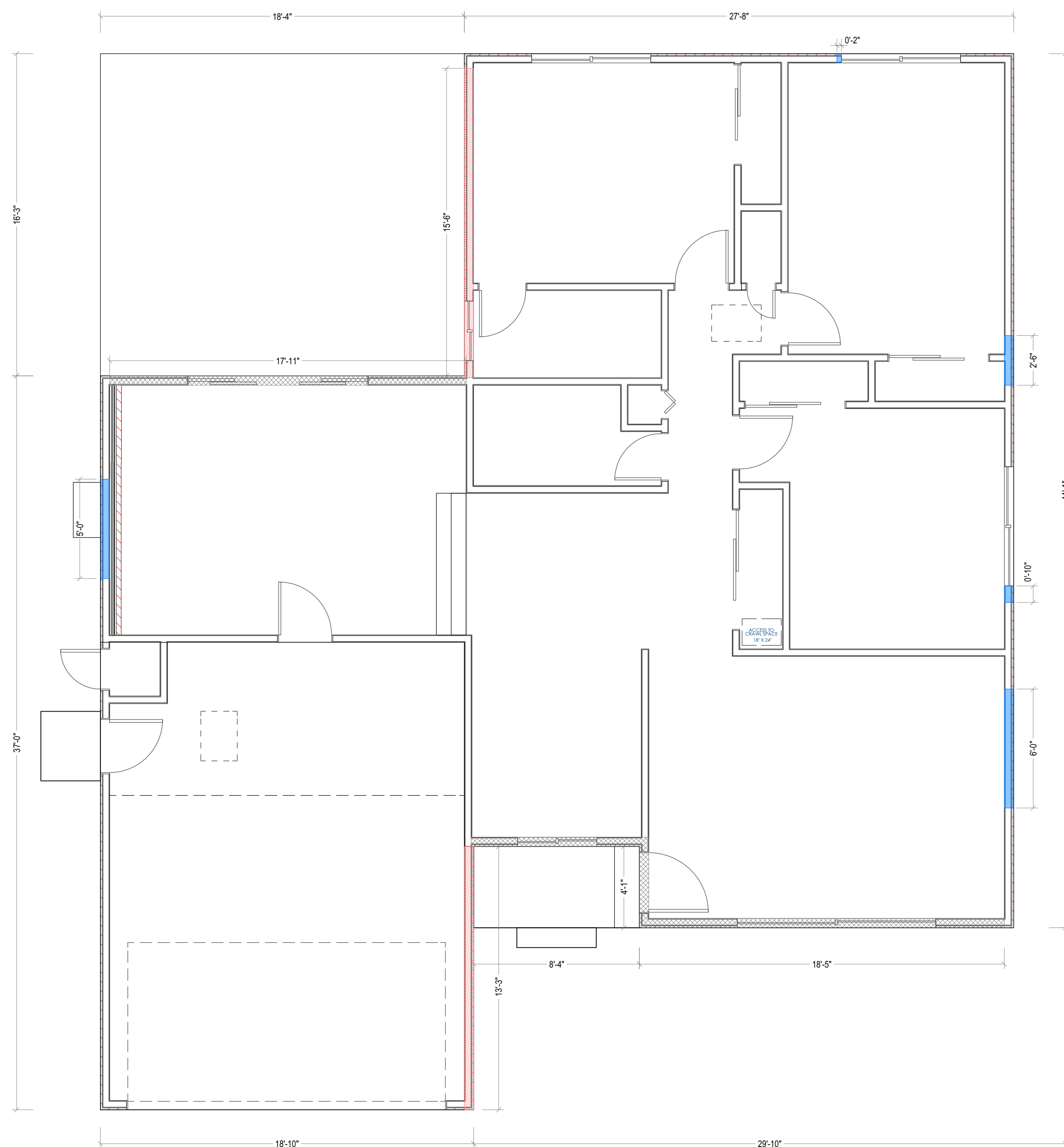
DATE: APRIL.2023

SCALE:

DRAWN BY: S.A.

SHEET NUMBER:

DE.01



TOTAL LENGTH OF EXISTING EXTERIOR WALLS TO BE DEMOLISHED:

$$17'-11'' + 8'-4'' + 4'-1'' + 18'-5'' = 48'-9''$$

TOTAL LENGTH OF EXISTING EXTERIOR WALL CONVERTED TO INTERIOR WALL:

$$15'-6'' + 13'-3'' = 28'-9''$$

TOTAL LENGTH OF OPENING IN EXISTING EXTERIOR WALLS:

$$6'-0'' + 0'-10'' + 2'-6'' + 0'-2'' + 5'-0'' = 14'-6''$$

THERE IS NO EXISTING WALL TO BE RAISED.

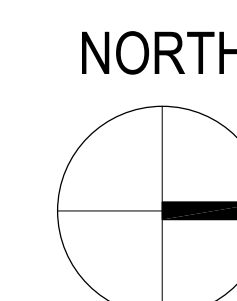
TOTAL LENGTH OF EXISTING EXTERIOR WALLS:

$$18'-10'' + 29'-10'' + 13'-3'' + 4'-1'' + 44'-1'' + 27'-8'' + 18'-4'' + 16'-3'' + 37'-0'' = 209'-4''$$

TOTAL LENGTH OF WALLS THAT ARE DEMOLISHED OR MODIFIED:

$$48'-9'' + 28'-9'' + 14'-6'' = 92'$$
$$92' < (209'-4'' / 2 = 104'-8'')$$

TOTAL LENGTH OF WALLS THAT ARE DEMOLISHED OR MODIFIED ARE LESS THAN 50% OF TOTAL EXISTING EXTERIOR WALLS, SO THE PROJECT IS AN ADDITION/REMODELING PROJECT NOT NEW CONSTRUCTION.



LEGEND:



EXISTING EXTERIOR WALL
CONVERTED TO INTERIOR WALL

NEW OPENING IN EXISTING
EXTERIOR WALL I

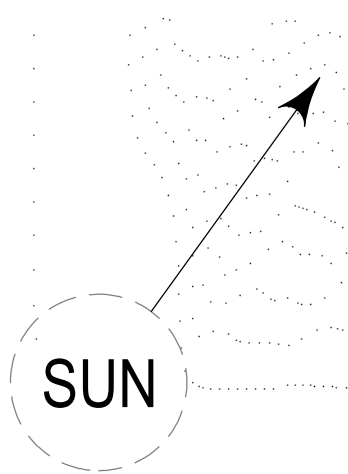
EXISTING WALL TO STAY



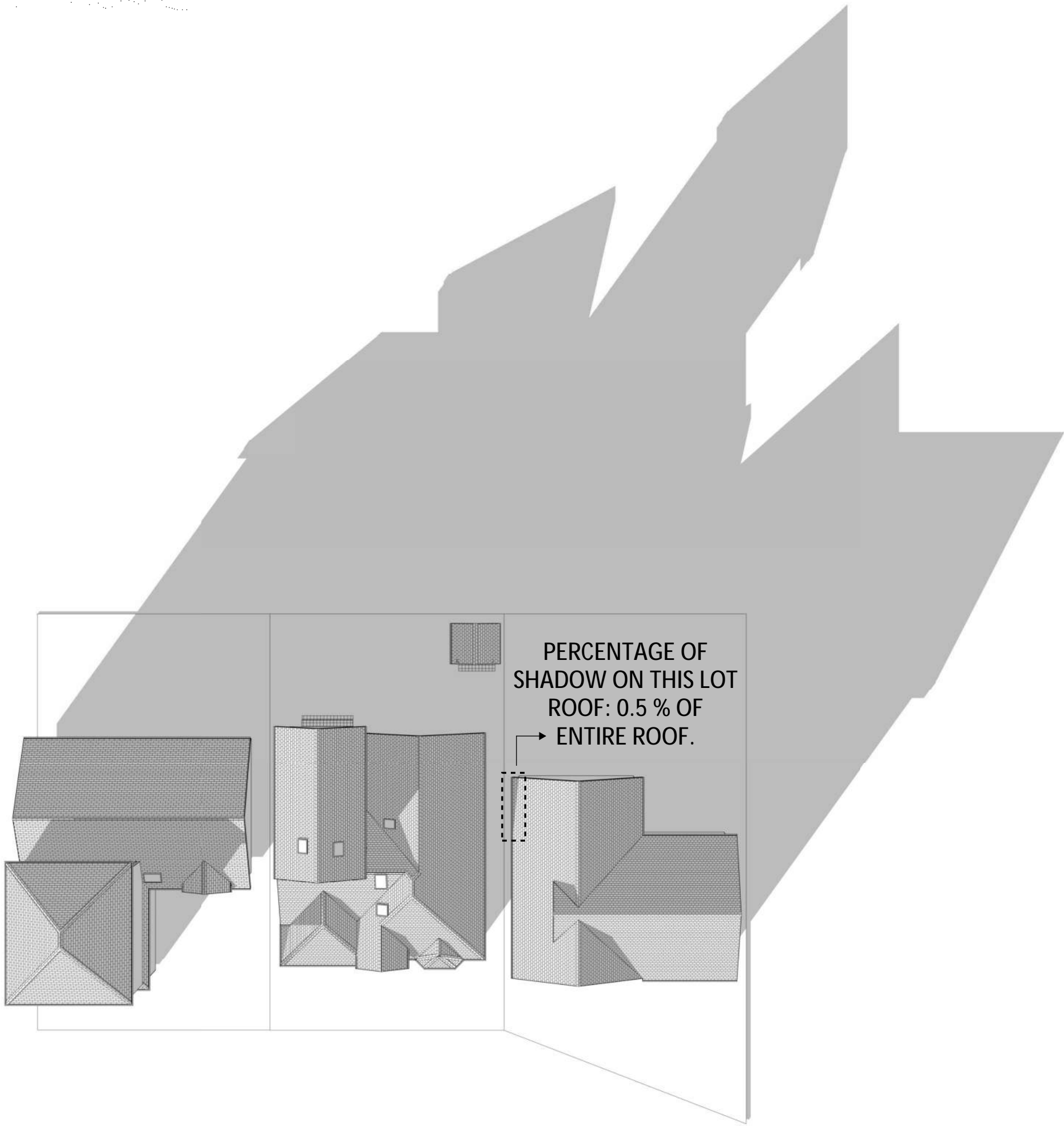
EXISTING EXTERIOR WALL TO BE
REMOVED

GRAPHIC SCALE : 1/4" INCH = 1 FEET

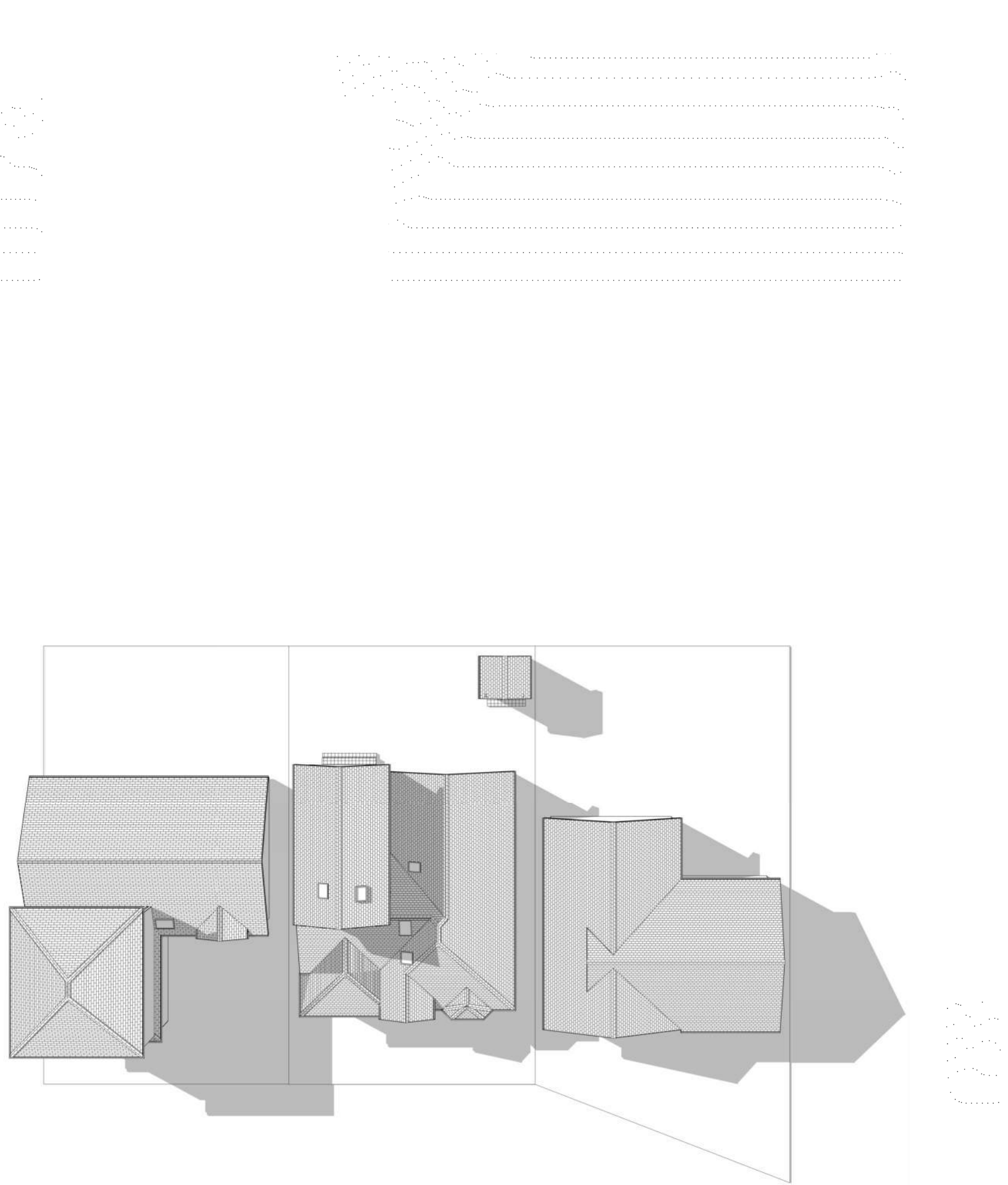
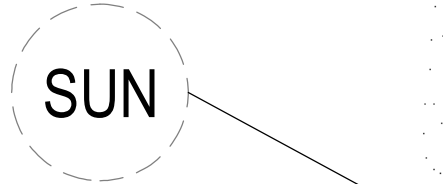




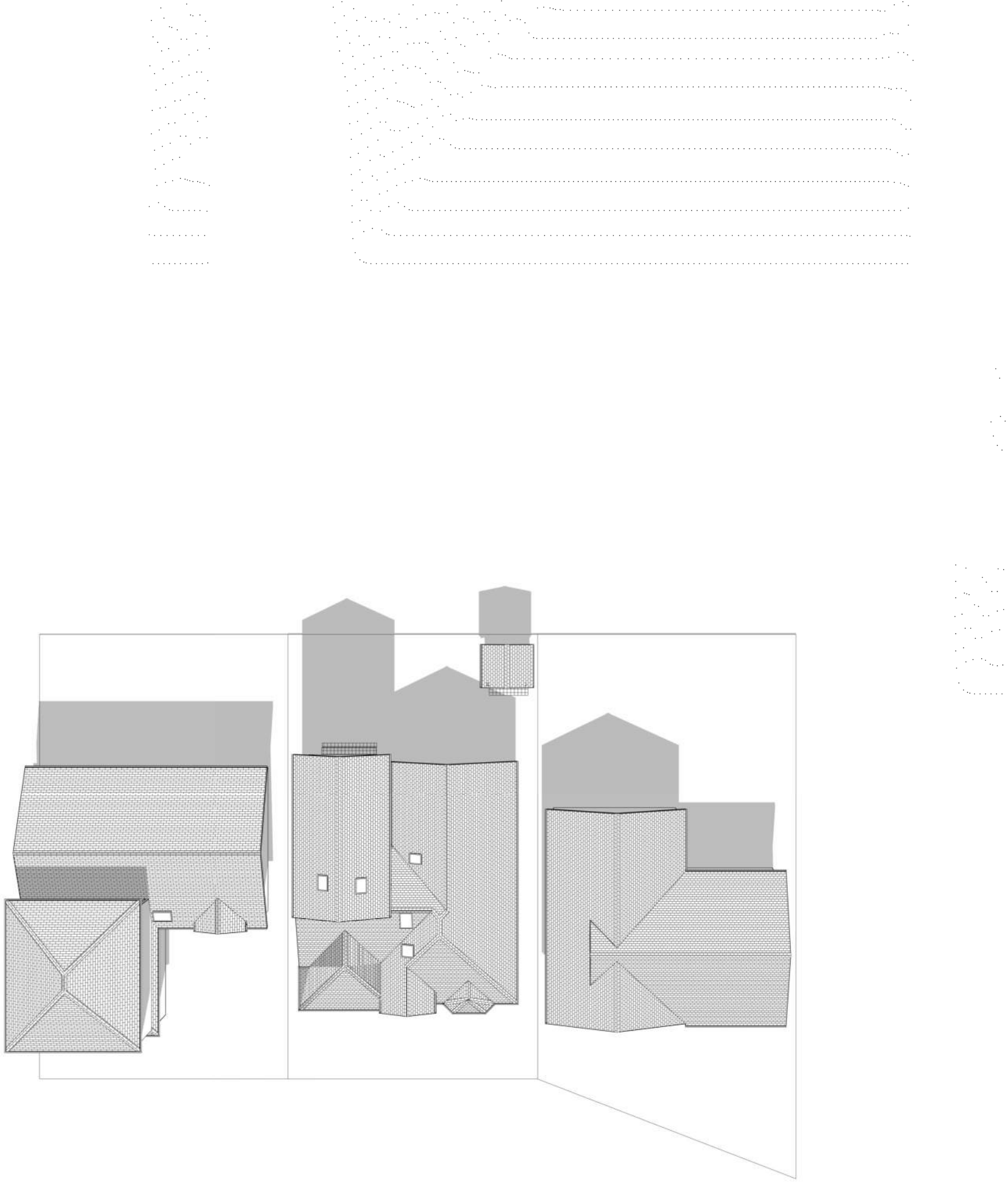
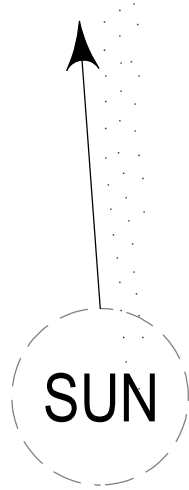
21 December - 9:00 AM.



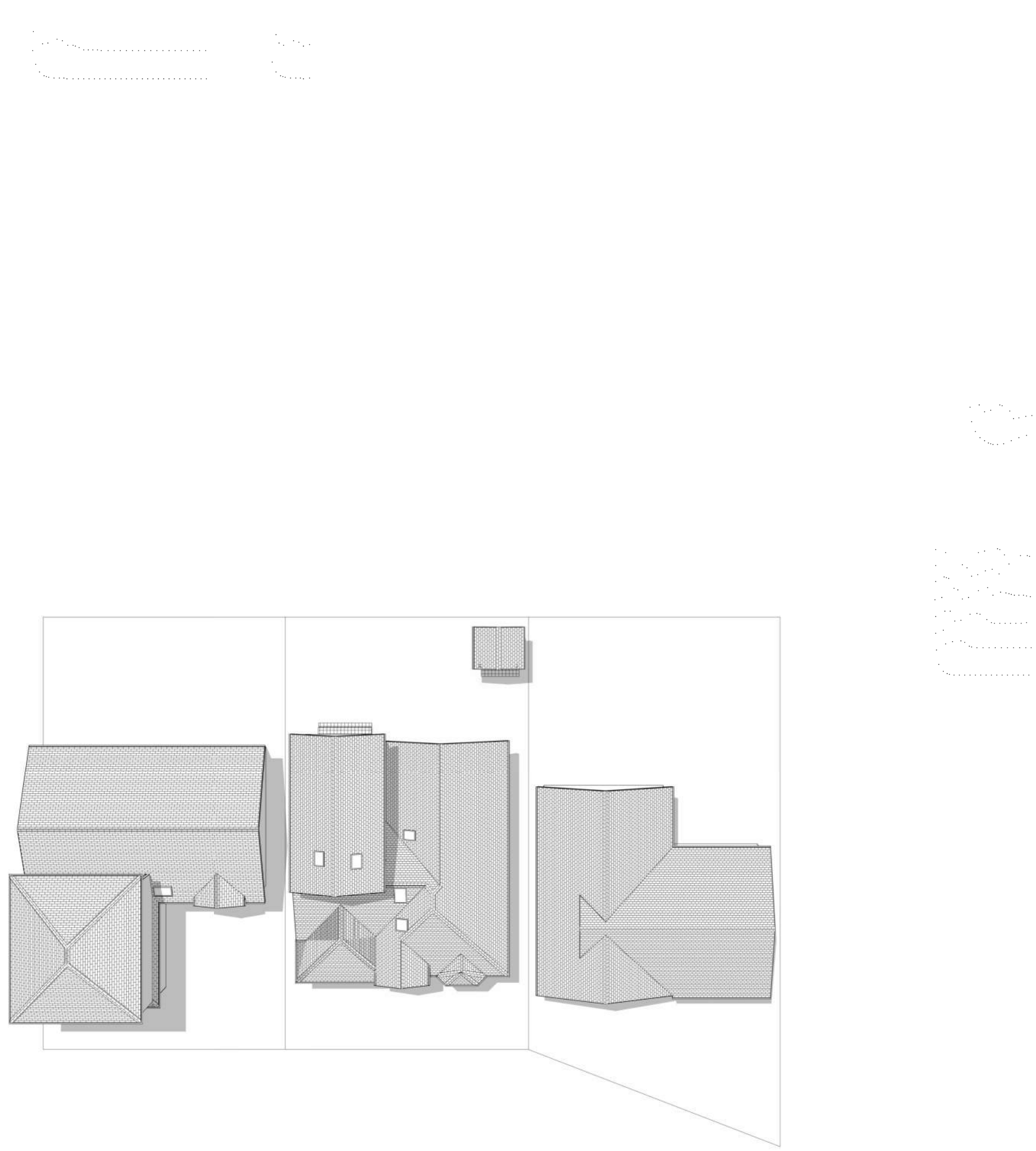
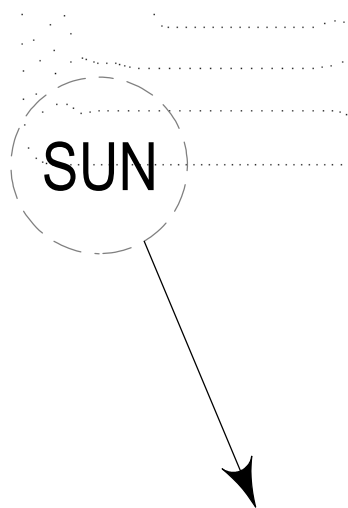
21-DECEMBER 9 AM



21-DECEMBER 3 PM



21-JUNE 9 AM



21-JUNE 3 PM



AMSDESIGN

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Azadeh Masrour

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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

△	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
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SHEET TITLE:

SHADOW STUDY

PROJECT ID: 2303-30

DATE: APRIL.2023

SCALE: N.T.S

DRAWN BY: S.A.

SHEET NUMBER:

A-00.02



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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

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SHEET TITLE:

SHADOW STUDY

PROJECT ID: 2303-30

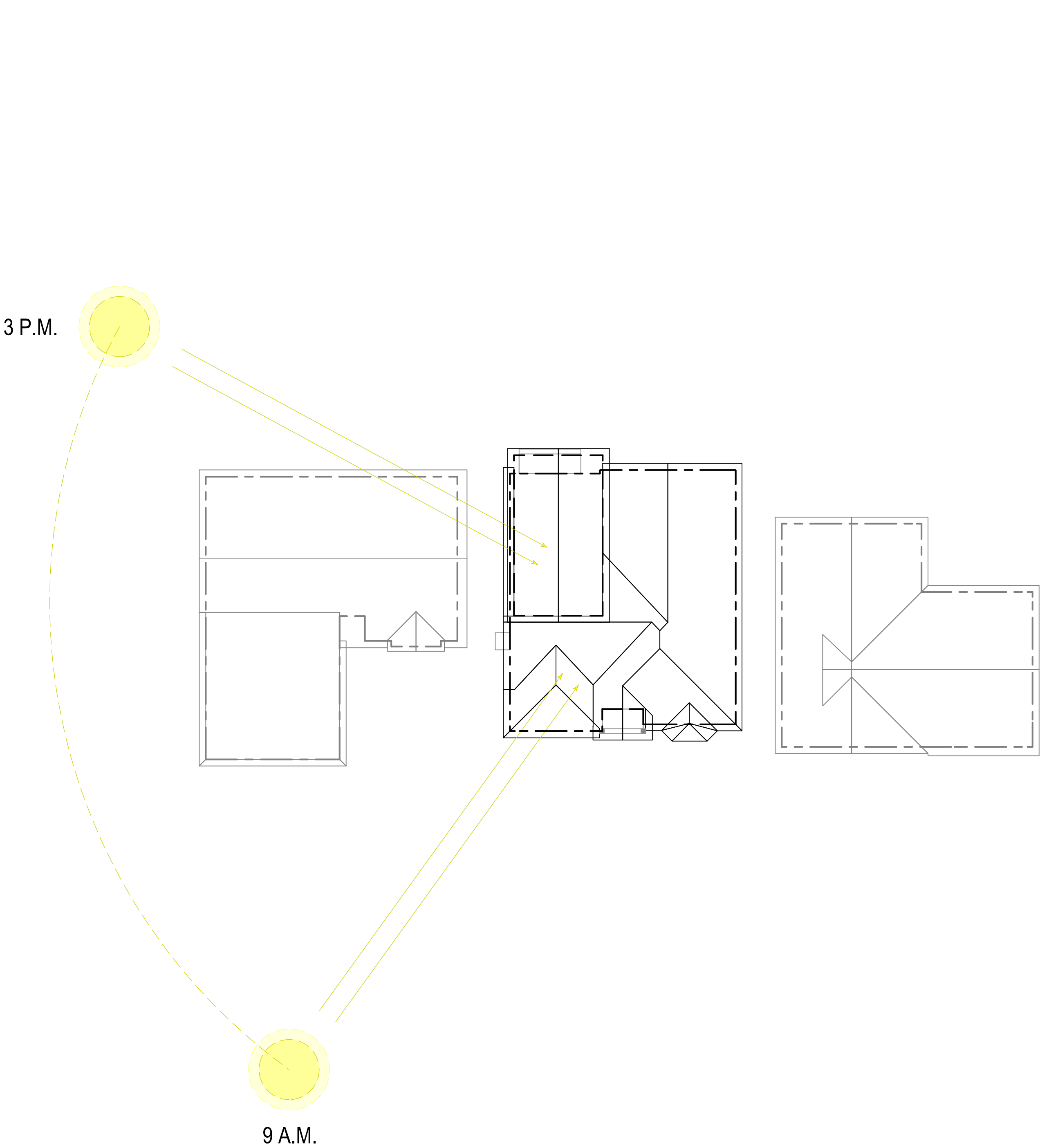
DATE: APRIL.2023

SCALE: N.T.S

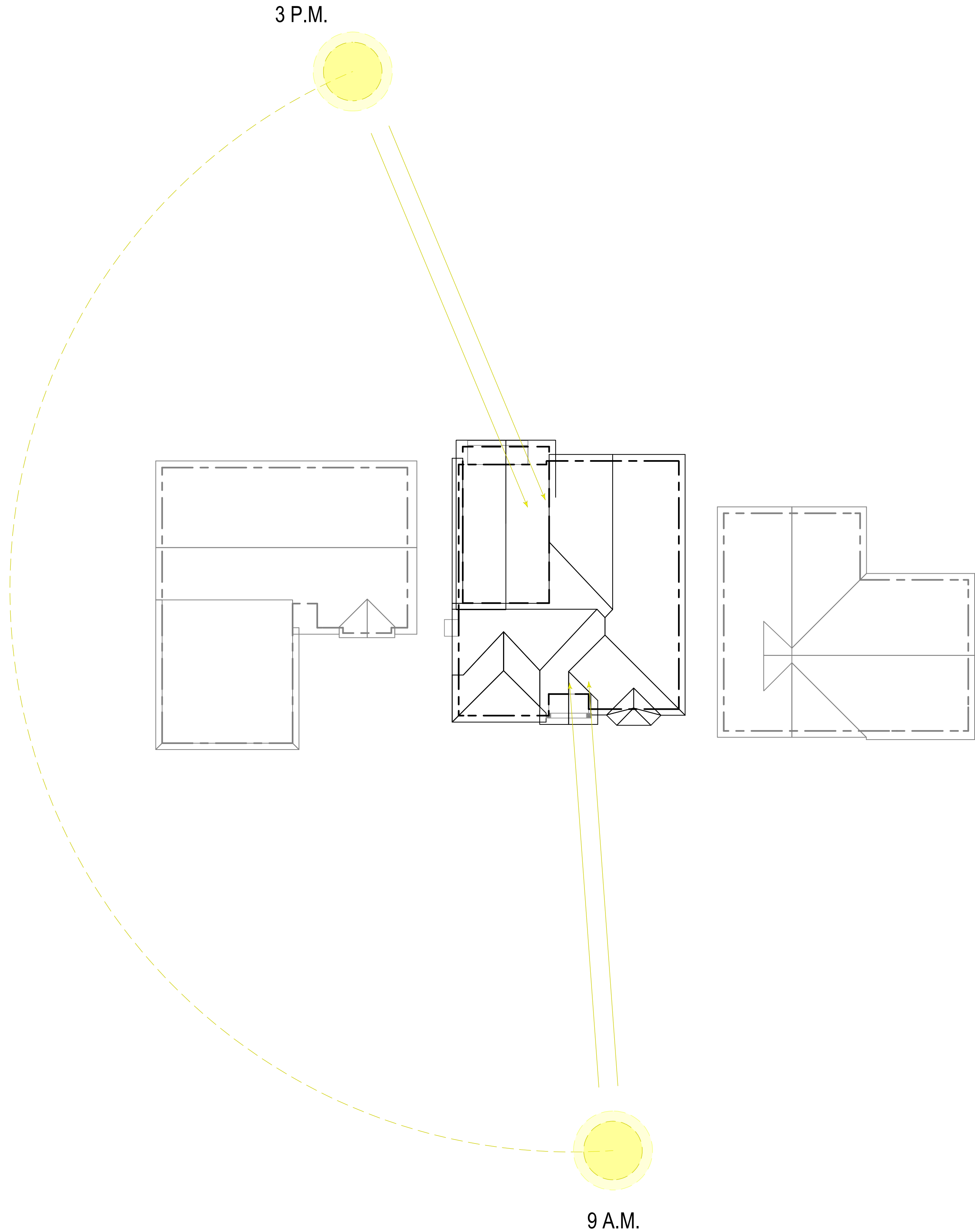
DRAWN BY: S.A.

SHEET NUMBER:

A-00.03



21-DECEMBER 9 AM - 3 PM



21-JUNE 9 AM - 3 PM



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PROJECT NAME:
**MALLARD WAY
RESIDENCE**
1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
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03	01/09/24	S.A.	PLN

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SHEET TITLE:

**EXISTING FLOOR PLAN /
EXISTING ELEVATIONS**

PROJECT ID: 2303-30

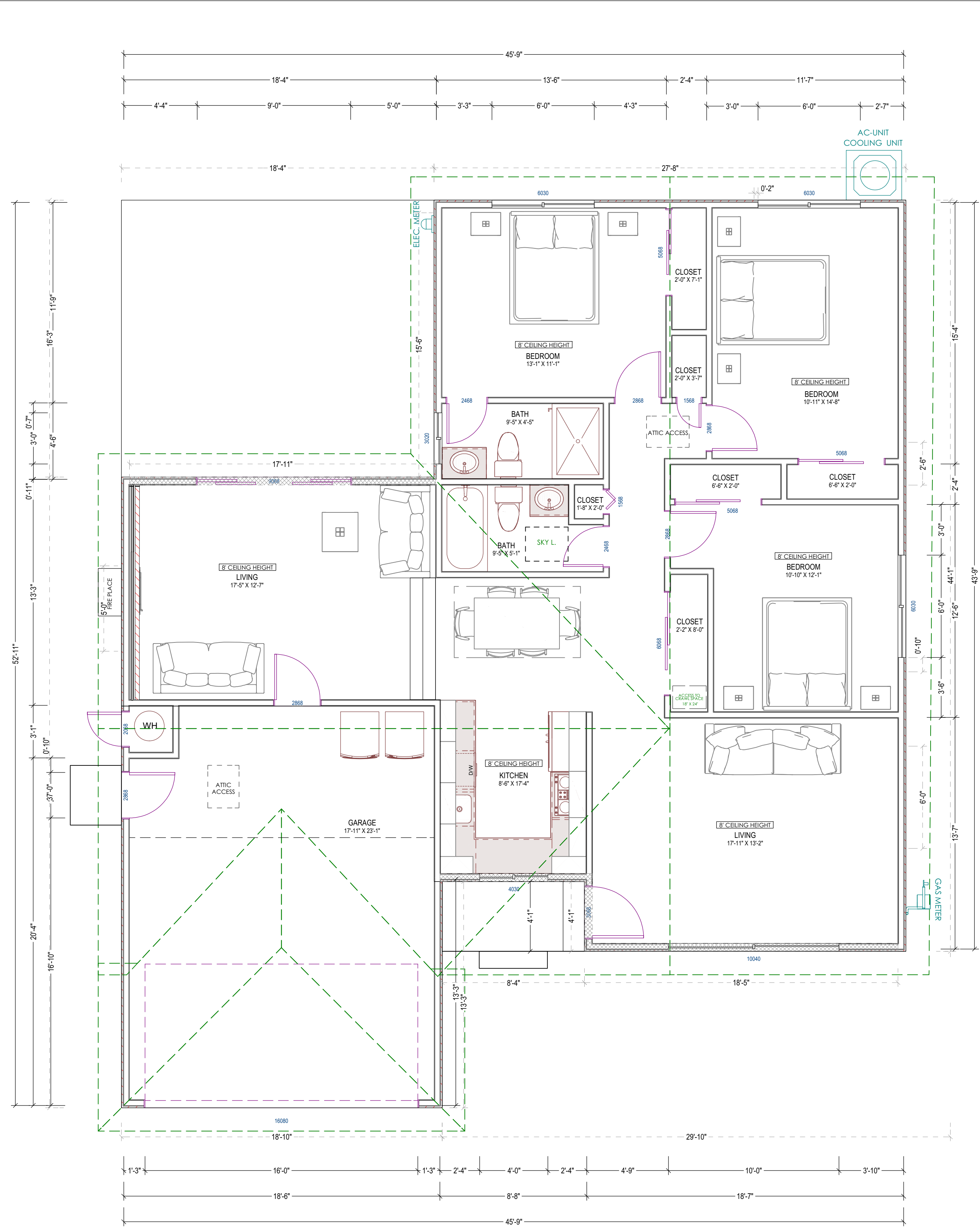
DATE: APRIL 2023

SCALE: 1/4" = 1'

DRAWN BY: S.A.

SHEET NUMBER:

RA-01.01

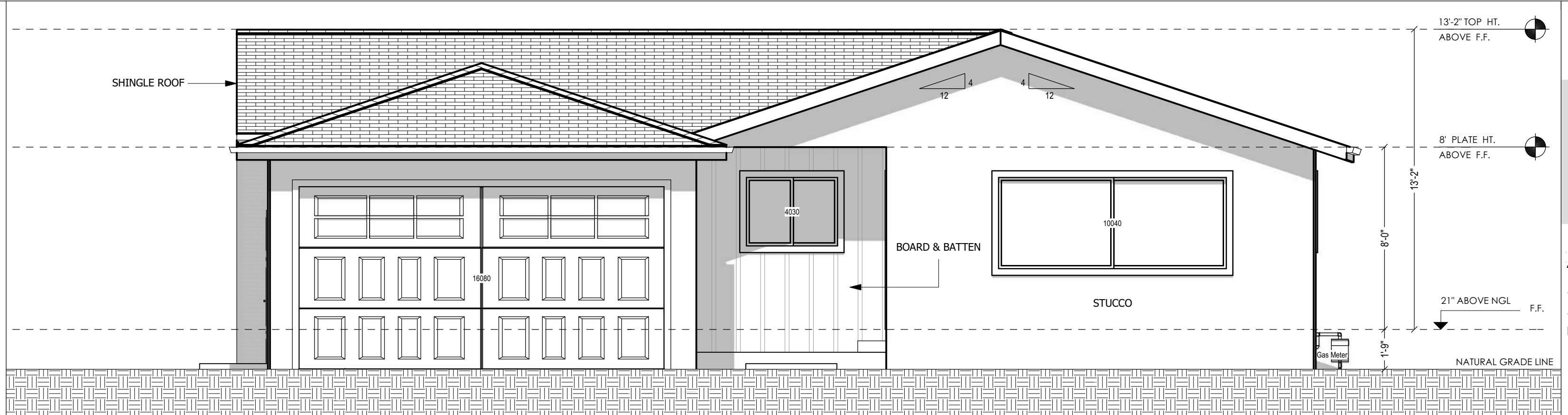
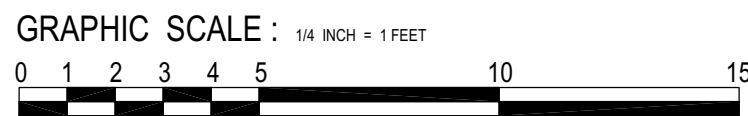


1 EXISTING FLOOR PLAN

SC : 1/4" = 1'-0"

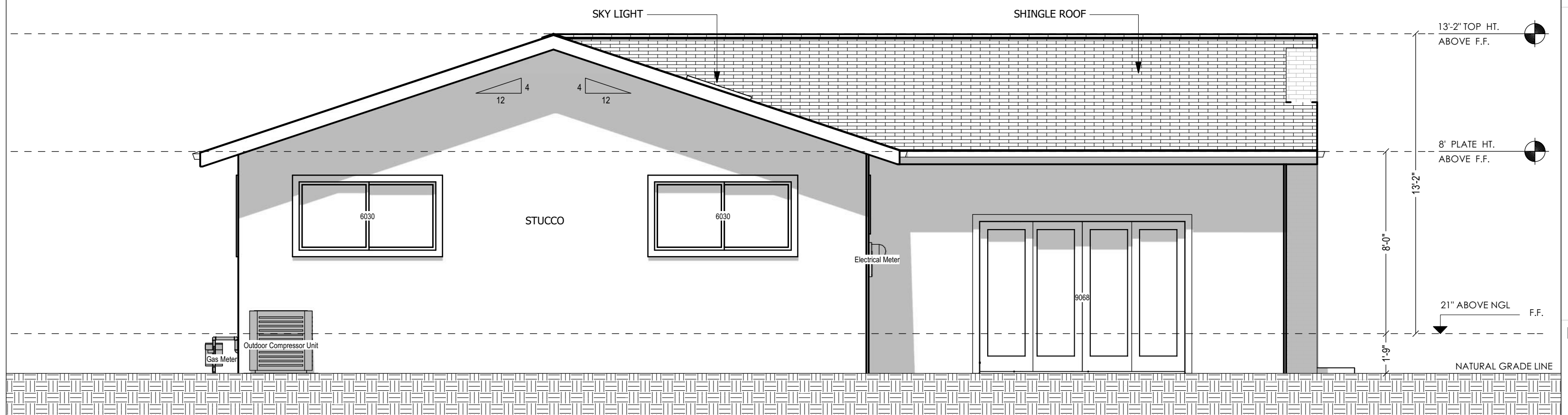
LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED



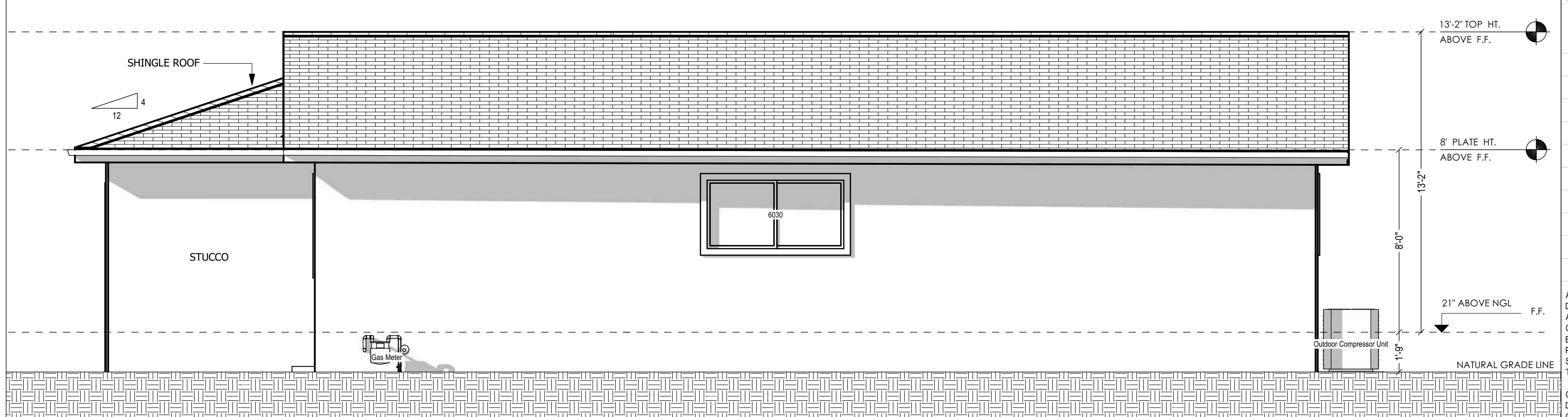
2 EXISTING FRONT (EAST) ELEVATION

SC : 1/4" = 1'-0"



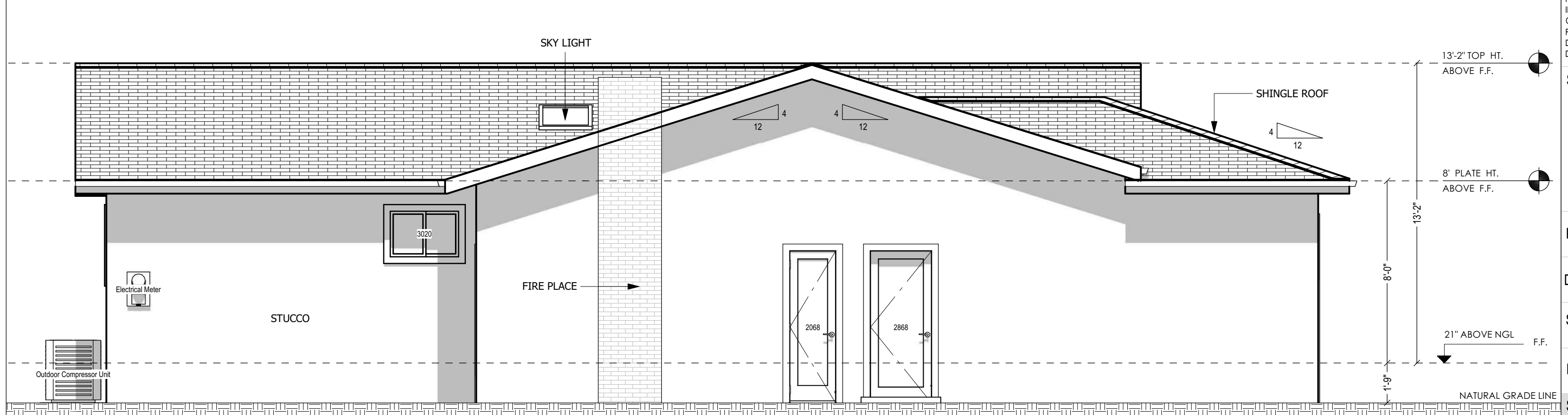
3 EXISTING REAR (WEST) ELEVATION

SC : 1/4" = 1'-0"



4 EXISTING RIGHT (NORTH) ELEVATION

SC : 1/4" = 1'-0"



5 EXISTING LEFT (SOUTH) ELEVATION

SC : 1/4" = 1'-0"



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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

△	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
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SHEET TITLE:

PROPOSED
FLOOR PLANS

PROJECT ID: 2303-30

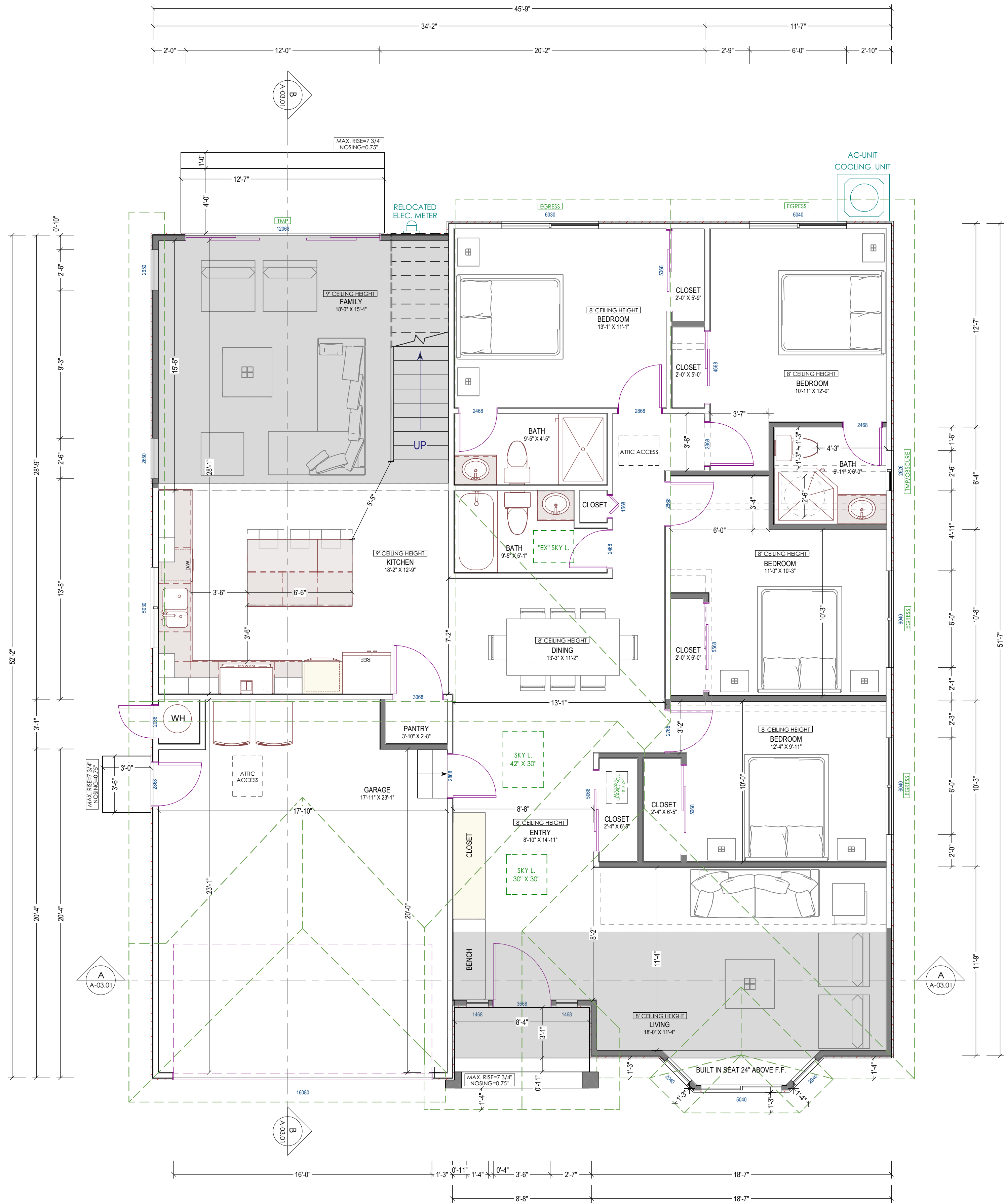
DATE: APRIL 2023

SCALE: 1/4" = 1'

DRAWN BY: S.A.

SHEET NUMBER:

A-01.01



1 PROPOSED 1ST FLOOR PLAN

SC : 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN

SC : 1/4" = 1'-0"

LEGEND:

- NEW ADDITION
- NEW CONSTRUCTION WALL
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED

GRAPHIC SCALE : 1/4" INCH = 1 FEET
0 1 2 3 4 5 10 15



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PROJECT NAME:

MALLARD WAY RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

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SHEET TITLE:

PROPOSED ROOF PLAN/ STREETSCAPE ELEVATION / EXTERIOR MATERIAL SCHEDULE

PROJECT ID: 2303-30

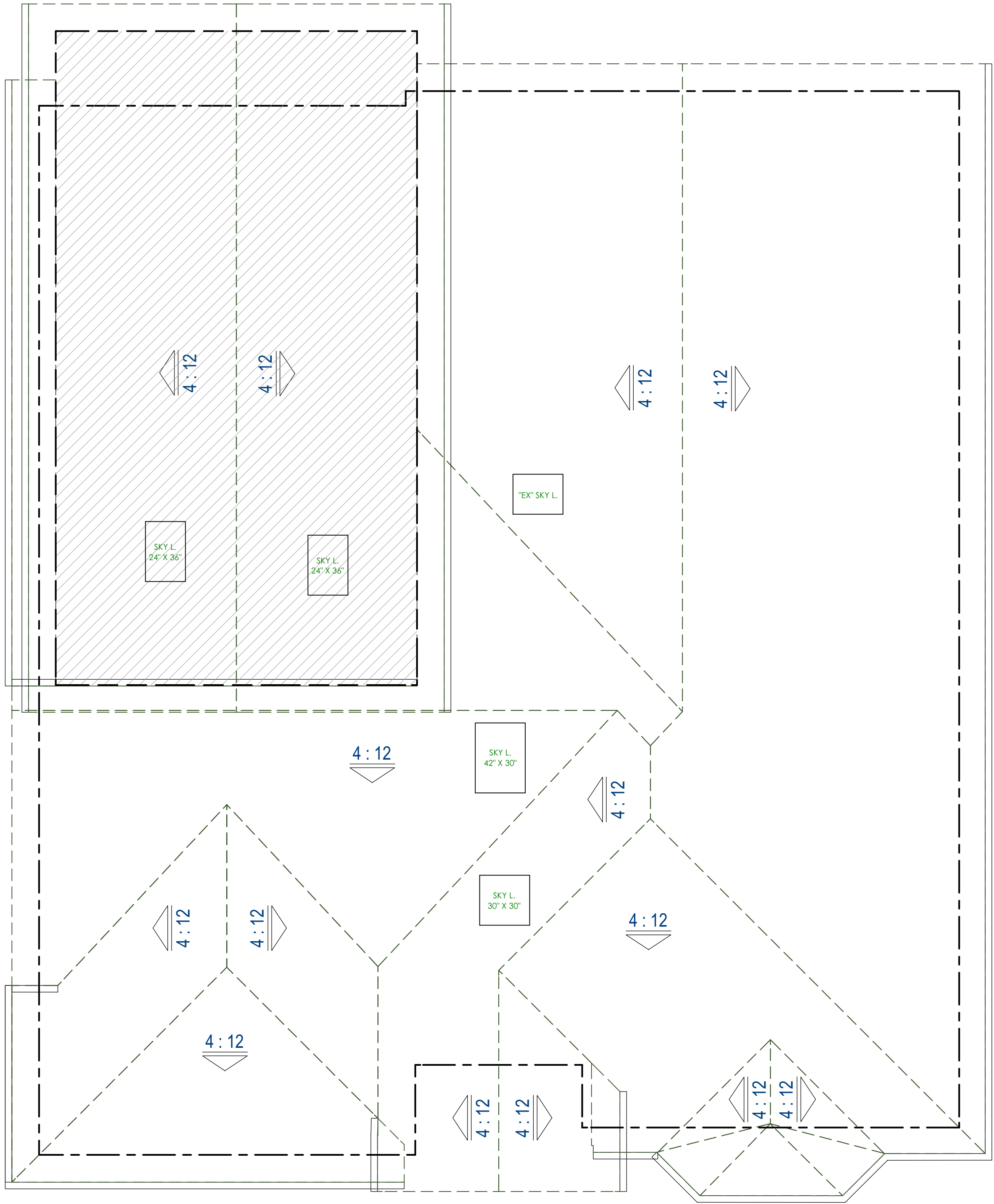
DATE: APRIL 2023

SCALE: 1/4" = 1' , 1/8" = 1'

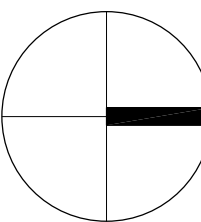
DRAWN BY: S.A.

SHEET NUMBER:

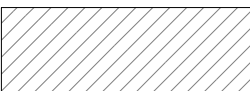
A-02.01



NORTH

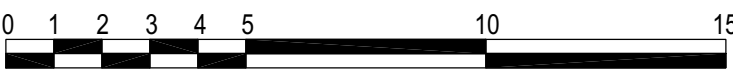


LEGEND:



NEW 2ND FLOOR

GRAPHIC SCALE : 1/4" INCH = 1 FEET



1 PROPOSED ROOF PLAN

SC : 1/4" = 1'-0"



1587 MALLARD WAY

1585 MALLARD WAY

1579 MALLARD WAY

2 STREETSCAPE ELEVATION

SC : 1/8" = 1'-0"



AMSDESIGN

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254.1606
E-MAIL: OFFICE@AMSDESIGNLLP.COM

Azadeh Masrour

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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

△	REVISION DATE	BY	DEP
01	10/25/23	S.B.	PLN
02	12/14/23	S.B.	PLN
03	01/09/24	S.A.	PLN

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SHEET TITLE:

PROPOSED
ELEVATIONS

PROJECT ID: 2303-30

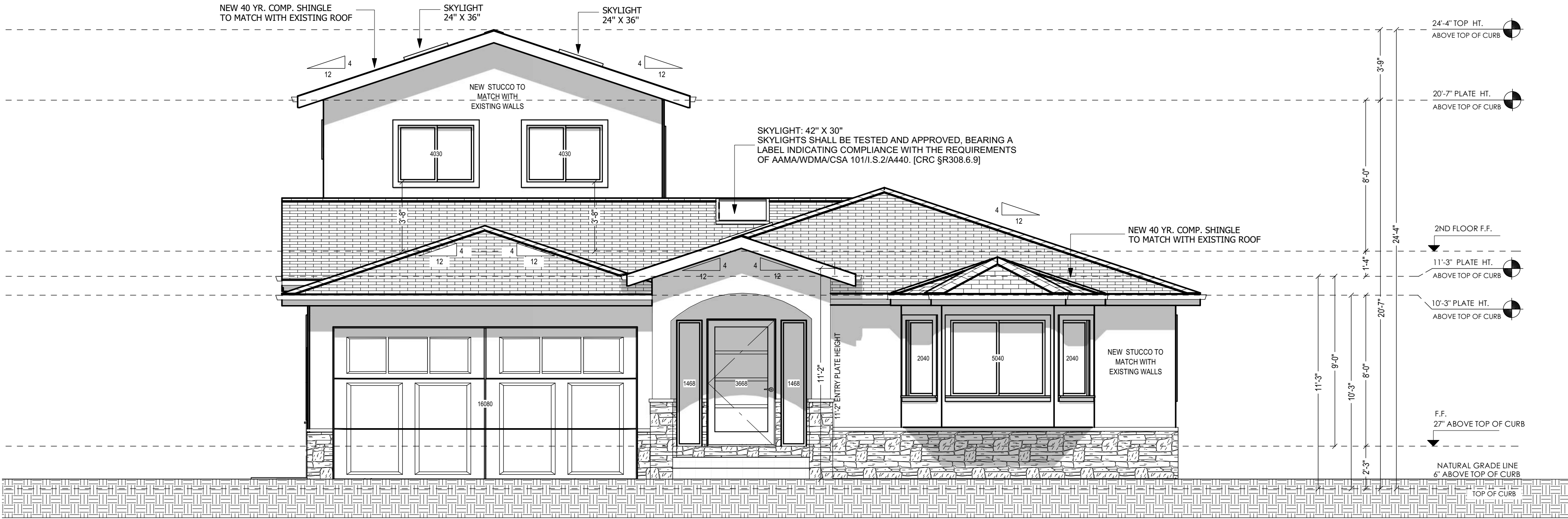
DATE: APRIL 2023

SCALE: 1/4" = 1'

DRAWN BY: S.A.

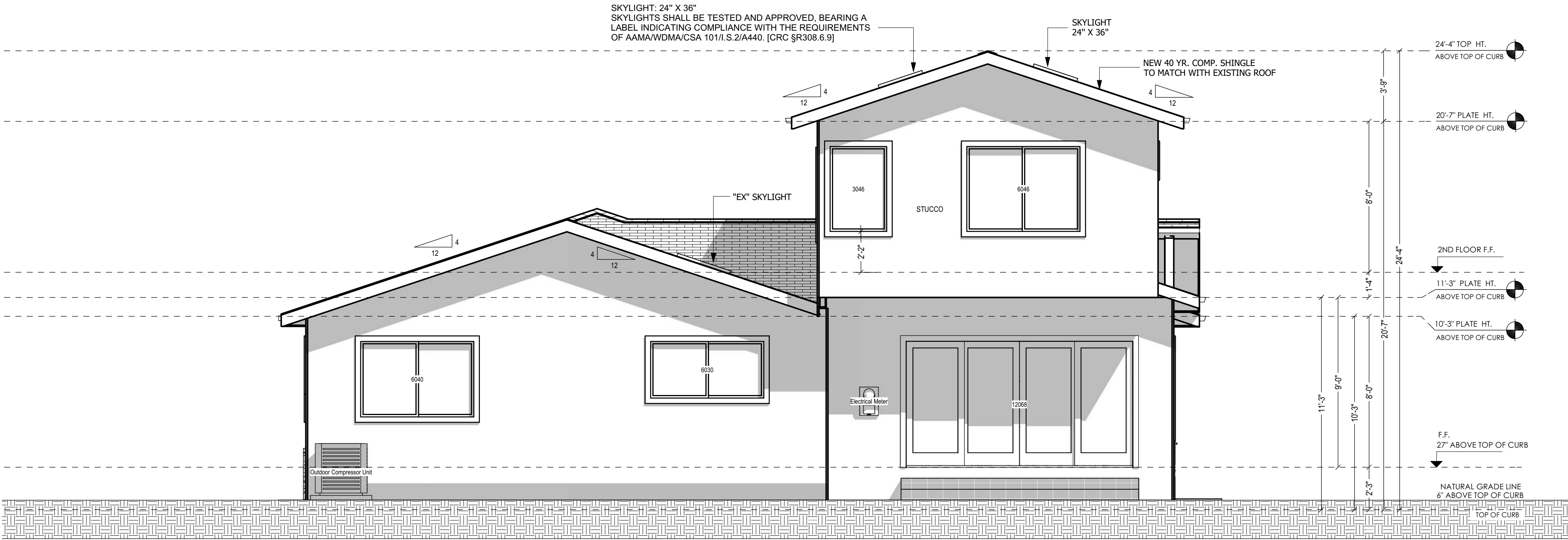
SHEET NUMBER:

A-03.01



1 PROPOSED FRONT (EAST) ELEVATION

SC : 1/4" = 1'-0"



2 PROPOSED REAR (WEST) ELEVATION

SC : 1/4" = 1'-0"



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TELL: (415)254.1606
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Azadeh Masrour

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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

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SHEET TITLE:

PROPOSED
ELEVATIONS

PROJECT ID: 2303-30

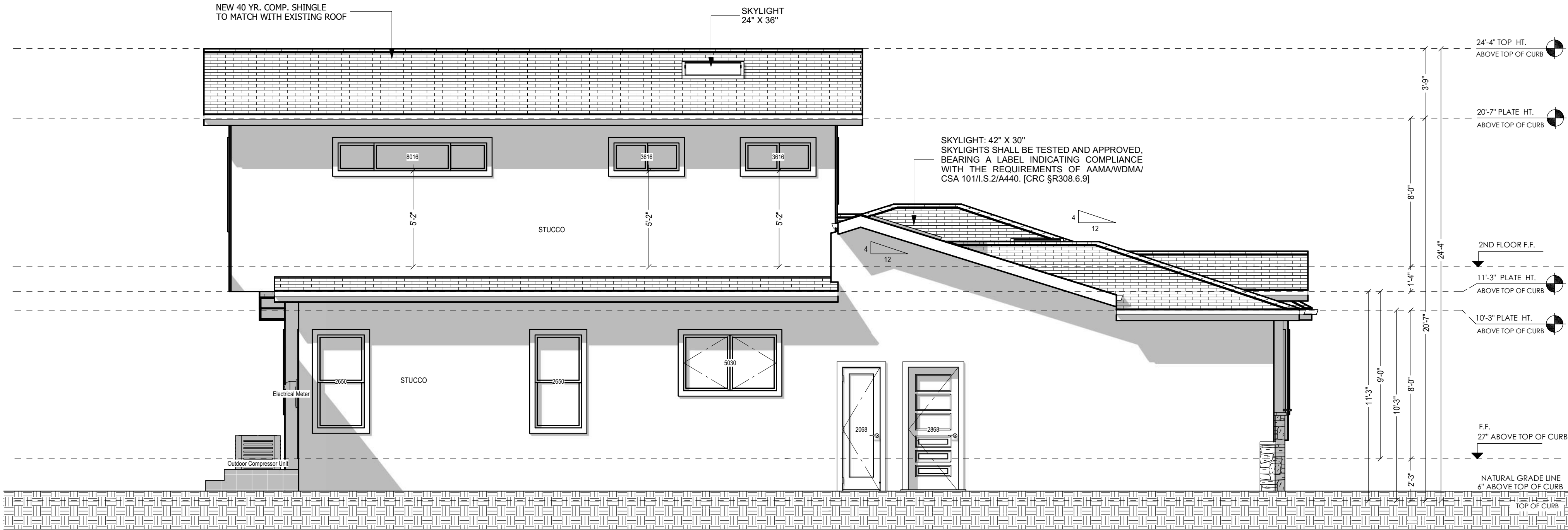
DATE: APRIL 2023

SCALE: 1/4" = 1'

DRAWN BY: S.A.

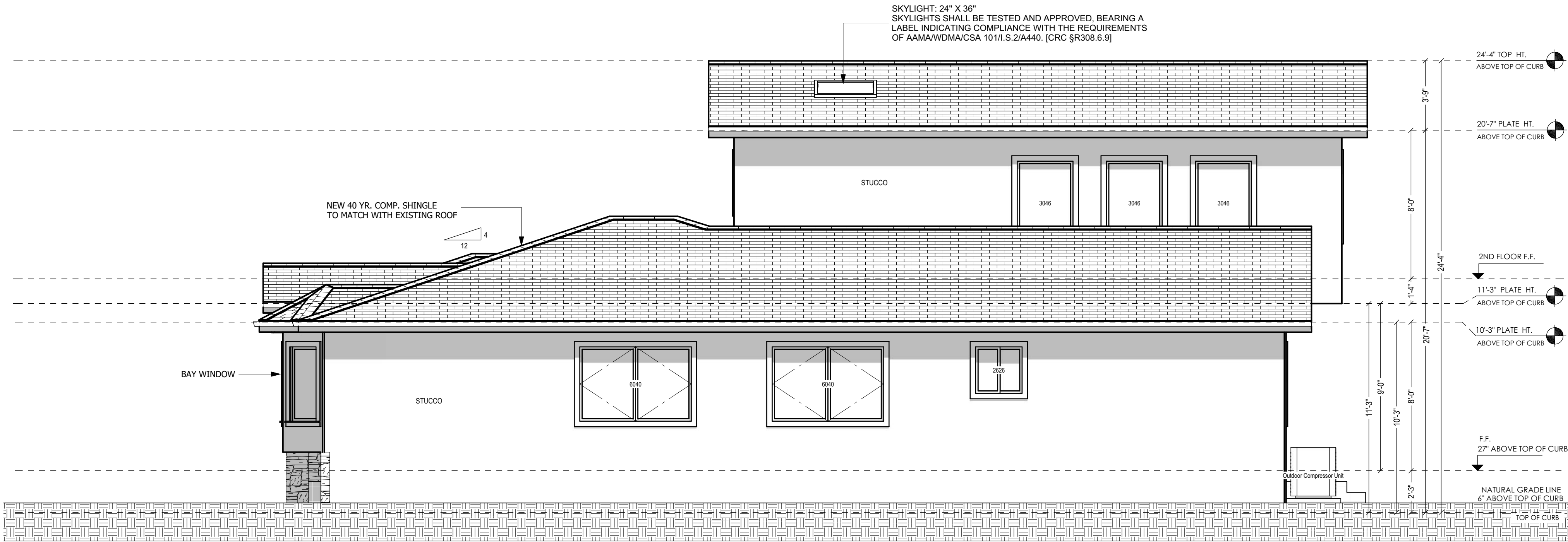
SHEET NUMBER:

A-03.02



1 PROPOSED LEFT (SOUTH) ELEVATION

SC : 1/4" = 1'-0"



2 PROPOSED RIGHT (NORTH) ELEVATION

SC : 1/4" = 1'-0"



AMSDESIGN

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PROJECT NAME:
MALLARD WAY RESIDENCE
1585 MALLARD WAY,
SUNNYVALE, CA 94087

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SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID: 2303-30

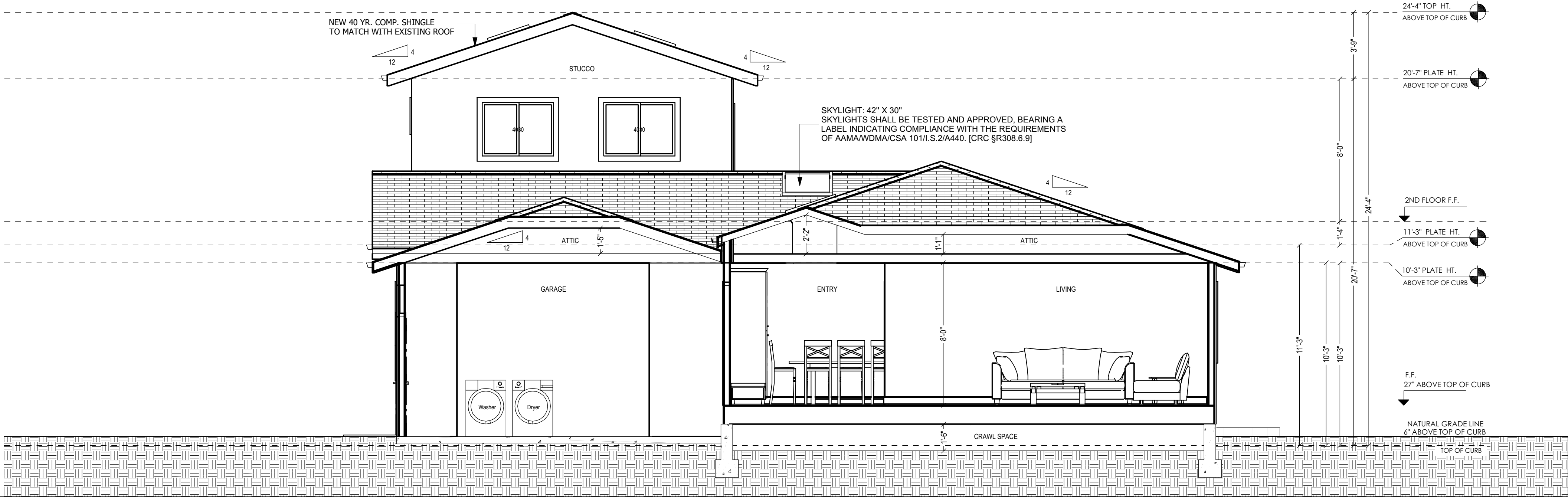
DATE: APRIL 2023

SCALE: 1/4" = 1'

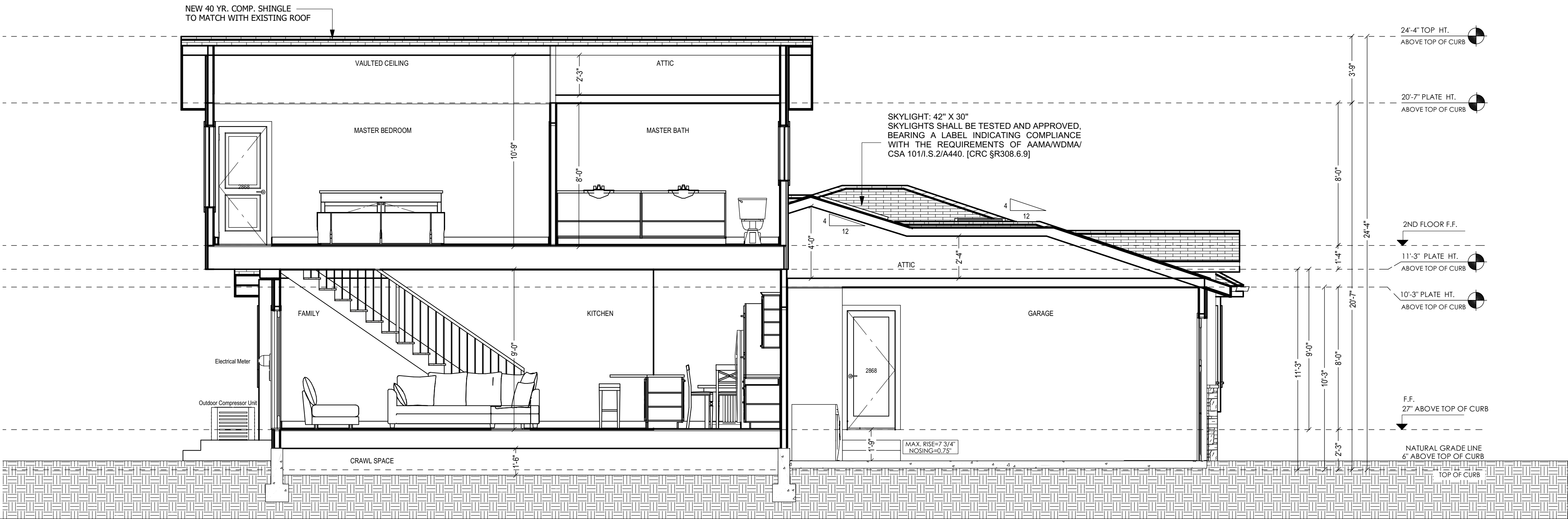
DRAWN BY: S.A.

SHEET NUMBER:

A-04.01



1 A-A CROSS SECTION
SC : 1/4" = 1'-0"



2 B-B CROSS SECTION
SC : 1/4" = 1'-0"



AMSDESIGN

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TELL: (415)254.1606
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PROJECT NAME:

MALLARD WAY
RESIDENCE

1585 MALLARD WAY,
SUNNYVALE, CA 94087

REVISION TABLE:

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SHEET TITLE:

FLOOR AREA
DIAGRAM

PROJECT ID: 2303-30

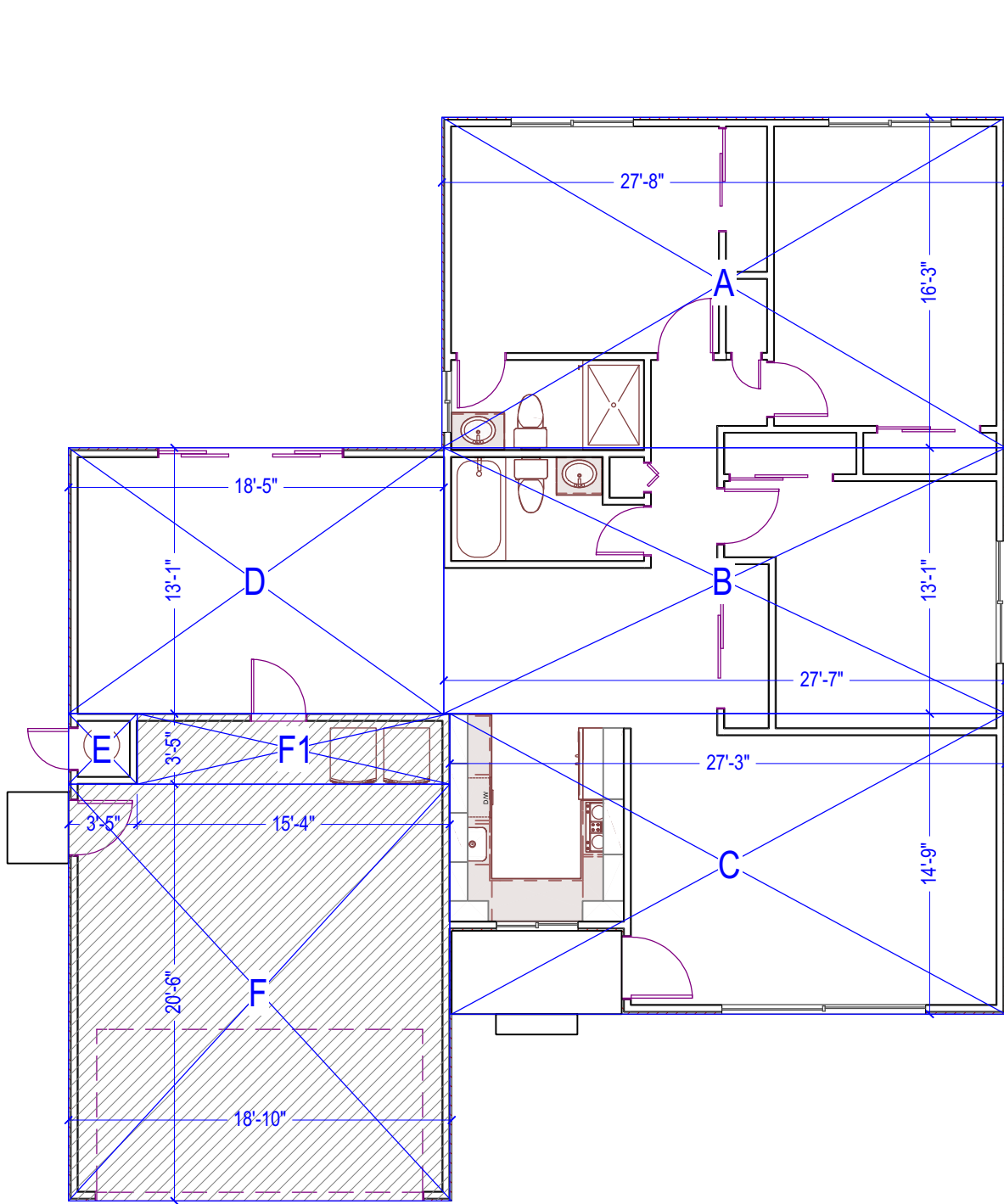
DATE: APRIL 2023

SCALE: 1/8" = 1'

DRAWN BY: S.A.

SHEET NUMBER:

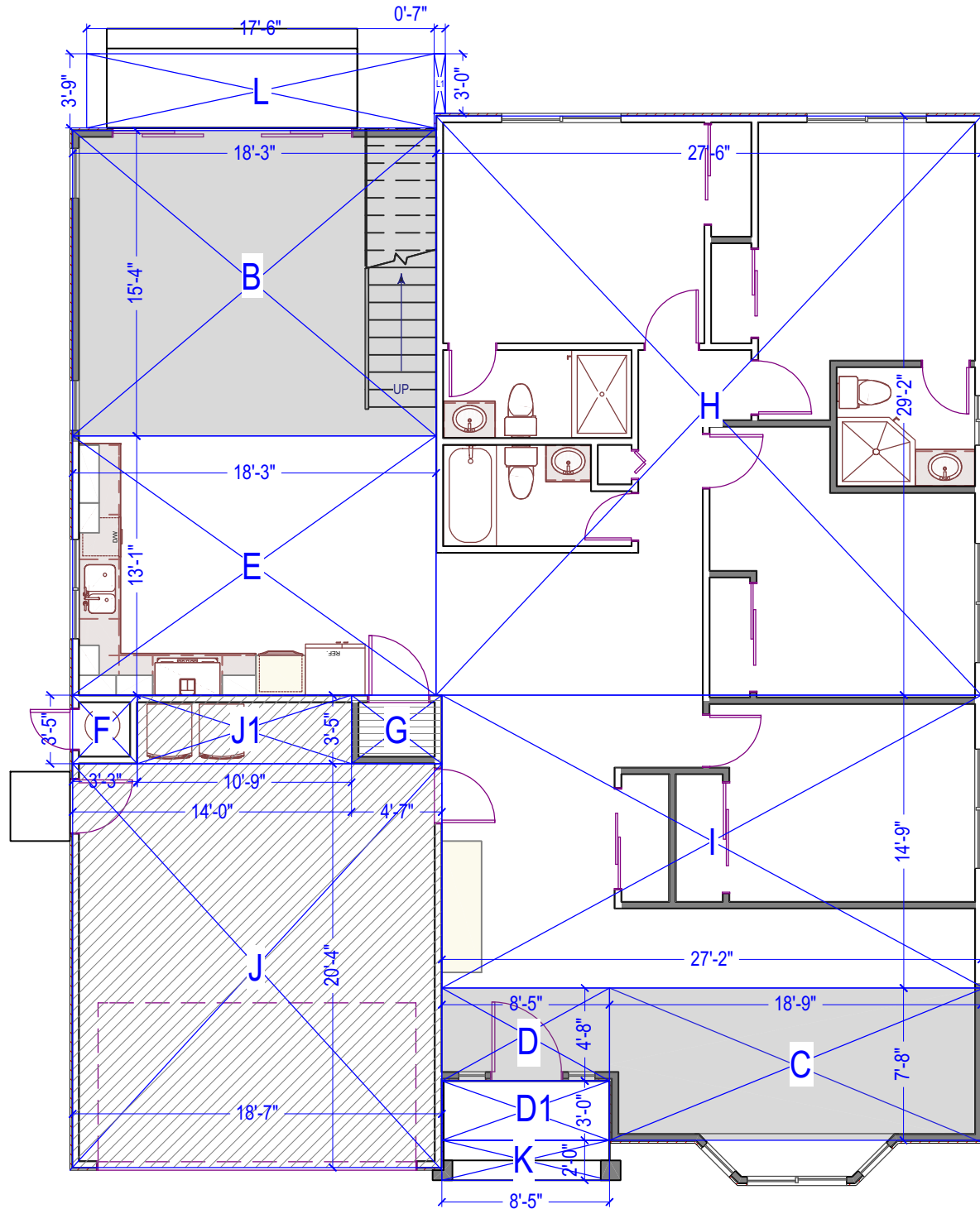
A-05.01



FLOOR AREA DIAGRAM (EXISTING PLAN):

SCALE: 1/8" : 1'

FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
1ST FLOOR	A	27'-8" X 16'-3"	450	1462
	B	27'-7" X 13'-1"	360	
	C	27'-3" X 14'-9"	401	
	D	18'-5" X 13'-1"	240	
	E	3'-5" X 3'-5"	11	
GARAGE	F	20'-6" X 18'-10"	386	437
	F1	15'-4" X 3'-5"	51	
TOTAL BUILDING AREA				1899



FLOOR AREA DIAGRAM (PROPOSED PLAN):





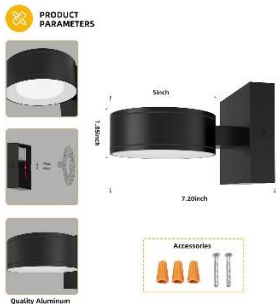

SCALE: 1/8" : 1'

		FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL			
2ND FLOOR	NEW ADDITION	2ND FLOOR	A1	20'-10" X 14'-1"	293	522	984	2452	
			A2	11'-11" X 18'-1"	215				
			A3	3'-10" X 3'-9"	14				
1ST FLOOR		B	18'-3" X 15'-4"	279	462				
		C	18'-9" X7'-8"	144					
		D	8'-5" X 4'-8"	39					
		EXISTING	E	18'-3" X 13'-1"	239	1468			
			F	3'-5" X 3'-3"	11				
			CONVERTED EXISTING GARAGE TO NEW LIVING	G	4'-7" X 3'-5"				16
			H	29'-2" X 27'-6"	802				
	I		27'-2" X14'-9"	400					
GARAGE		J	20'-4" X 18'-7"	378	414				
		J1	10'-9" X 3'-5"	36					
TOTAL BUILDING AREA						2866			
COVERED PORCH			K	8'-5" X 2'-0"	16	41			
			D1	8'-5" X 3'-0"	25				

THE FRONT PORCH IS NOT INCLUDED IN THE FLOOR AREA, BUT IS INCLUDED IN THE LOT COVERAGE.

Color, materials and other details for single family home at (address) **1585
Mallard way., Sunnyvale, CA., 94087**

Fill in information in highlighted text and update photos for your project.

Item	Product Brand and Item Name	Colored picture example	Comments
Exterior color of the House			
House Finish	Stucco & Siding: Smooth Stucco		White stucco
Roof	Shingle Roofing – Dark Charcoal		Dark Charcoal
Stone Veneer	ELDORADO STONE STACKED STONE NANTUCKET		Height of stone should scale with size of building. Size should be provided
Outdoor lighting	DOUBLE CENTURY OUTDOOR lighting. Color black		Used in both sides of garage door and front door.
Front Door	BIGHORN DARK GREY STEEL FRENCH SINGEL DOOR		

Item	Product Brand and Item Name	Colored picture example	Comments
Garage Door	<i>Clopey</i>		<i>Dark grey/glass</i>
Windows	<i>Marvin</i>		<i>Tuscany/Dark grey</i>
Driveway pavers	<i>concrete</i>		
Walkway pavers	<i>large concrete patio stone</i>		
House Number design –	<i>white metal plate with house # and street name with black colored lettering. Black light above</i>		<i>This is most important for projects greater than 1 home.</i>

Shila Bagley

From: Shila Bagley
Sent: Tuesday, February 20, 2024 9:27 AM
To: Sophia Wang
Cc: [REDACTED]
Subject: RE: Request to review project plan of 1585 Mallard Way

Hi Sophia,

Thank you for expressing your concerns regarding the potential impact of the new construction on the natural lighting of your house at 1579 Mallard Way. Upon thorough examination, we can assure you that the shadow study included in the plan provides sufficient information required by this type of application. Based on the provided data and our assessment, we can confirm that the proposed addition will not cast a shadow on your house beyond what is permitted by the code.

19.56.020 Solar energy systems—Impairment of solar access by structures.

***(b)** Applications for new construction above the first level of any structure shall include the following solar shading analysis by a qualified professional:*

(1)** The solar shading analysis shall show the extent to which the proposed construction will shade adjacent rooftops and solar collectors **at nine a.m. and three p.m. Pacific Time on December 21st.

***(2)** If the above solar shading analysis shows a conflict with solar access greater than **ten percent**, the applicant shall provide an additional analysis which calculates the extent to which the proposed construction will shade adjacent rooftops and solar collectors between nine a.m. to three p.m. Pacific Time throughout the entire three hundred sixty-five-day solar cycle. If the analysis shows a cumulative shadowing effect of less than ten percent total over the course of the three hundred sixty-five-day solar cycle, the application shall be deemed to be in compliance with this section.*

Here is the [Solar Access and Shadow Analysis](#) brochure. Should you have any additional questions or concerns, please do not hesitate to reach out.

Sincerely,



Shila Bagley, AICP
Senior Planner
Community Development Department
Phone: 408-730-7418
Email: sbagley@sunnyvale.ca.gov
Pronouns: she, her, hers
"من فارسی صحبت میکنم!"
Sunnyvale.ca.gov

Follow us on:



* The Sunnyvale Planning Division continues to provide virtual services, such as [electronic permit submittals](#) and virtual meetings. In-person services are also available at the [One Stop Permit Center](#), located on the second floor of the new City Hall building at 456 W. Olive Avenue. Underground parking is available and can be accessed on W. Olive Avenue. Masks and appointments (pcappointment@sunnyvale.ca.gov) are strongly encouraged.

General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sophia Wang <[REDACTED]>
Sent: Sunday, February 18, 2024 9:35 PM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Cc: [REDACTED]
Subject: Re: Request to review project plan of 1585 Mallard Way

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

Dear Shila,

We are very concerned about the new construction's effect on our house's (1579 Mallard Way) natural lightning. The shadow study (Page 3 and Page 4) of the plan didn't clearly show the new shadow casted by the new construction. It showed the position of the sun on December 21st but not the height of the sun. It doesn't illustrate the shadow casted to our house either. Could you please share the full shadow study (not just 9am and 3pm, but also 10am, 11am, 12pm, 1pm, 2pm and 4pm) to confirm that the new construction does not cause any new shadow to our house's sun lighting during the full day of December 21st? Before we see the full study and the confirmation that the new construction has no effect on our natural lighting, we object to the proposal of the new construction.

Yours sincerely,
Zhongwan (Sophia) Wang and Haohan (Marvin) Li

On Tue, Feb 13, 2024 at 1:11 PM Shila Bagley <SBagley@sunnyvale.ca.gov> wrote:

Hi,

Thank you for emailing me. I attached the plans here. Please review and let me know if you have any questions.

Sincerely,



Shila Bagley, AICP

Associate Planner

Community Development Department

Phone: 408-730-7418

Follow us on:

Fax: 408-328-0710



Email: sbagley@sunnyvale.ca.gov

Sunnyvale.ca.gov

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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sophia Wang <[REDACTED]>
Sent: Tuesday, February 13, 2024 11:50 AM
To: Shila Bagley <[SBagley@sunnyvale.ca.gov](mailto:sbagley@sunnyvale.ca.gov)>
Cc: [REDACTED]
Subject: Re: Request to review project plan of 1585 Mallard Way

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Dear Shila,

Just sending out a bump on the previous email. Please let us know if you could share with us the design plan of 1585 Mallard Way. Thank you!

Best Regards,

Zhongwan

On Sat, Feb 10, 2024 at 8:06 PM Sophia Wang <[REDACTED]> wrote:

Dear Shila,

This is Zhongwan Wang and Haohan Li, owner and resident of 1579 Mallard Way, Sunnyvale. We saw the public notice of design review for our nextdoor neighbor, 1585 Mallard Way. We are writing to request the project plan so we will be able to evaluate whether we have any comments/concerns to provide.

Thank you very much for your work.

Yours sincerely,

Zhongwan (Sophia) Wang and Haohan (Marvin) Li

Guia Sharma

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Monday, March 4, 2024 10:30 AM
To: Sona and Advait
Cc: OCM AP; 'Murali Srinivasan'
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Yes. Any time before 5 pm on March 6th would be okay.

Sincerely,



Shila Bagley, AICP
Senior Planner
Community Development Department
Phone: 408-730-7418
Email: sbagley@sunnyvale.ca.gov
Pronouns: she, her, hers
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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sona and Advait <[REDACTED]>
Sent: Monday, March 4, 2024 10:09 AM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Cc: OCM AP <citymgr@sunnyvale.ca.gov>; 'Murali Srinivasan' <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hello Shila,

Thank you for your response. If the email of appeal letter reaches to you before 5 pm on March 6th, will it be accepted?

Thanks,
Sona and Advait

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Monday, March 4, 2024 9:24 AM
To: Sona and Advait <[REDACTED]>
Cc: OCM AP <citymgr@sunnyvale.ca.gov>; Murali Srinivasan <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hi All,

You must submit your appeal by March 6th. Send it either to me or to Planning@sunnyvale.ca.gov. The appeal period cannot be extended. If you wish to appeal, ensure your request reaches us by March 6th. Staff will then arrange a hearing approximately 4 weeks after receiving your appeal request. Although we can adjust the hearing date to accommodate your need for additional supporting documents, the appeal request deadline remains March 6th.

Sincerely,



Shila Bagley, AICP
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Community Development Department
Phone: 408-730-7418
Email: sbagley@sunnyvale.ca.gov
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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sona and Advait <[REDACTED]>
Sent: Friday, March 1, 2024 5:06 PM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Cc: OCM AP <citymgr@sunnyvale.ca.gov>; Murali Srinivasan <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hello Shila,

We are resending the previous email because due to our oversight we missed Cc-ing Murali Srinivasan in the earlier email.

Thanks,
Sona Varty and Advait Mogre

From: Sona and Advait <[REDACTED]>
Sent: Friday, March 1, 2024 4:05 PM
To: 'Shila Bagley' <SBagley@sunnyvale.ca.gov>
Cc: 'OCM AP' <citymgr@sunnyvale.ca.gov>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hello Shila,

Thank you for your response. We have a few queries: Is there any limit on the length of the Appeal letter? Is March 6th included in the time frame for the appeal?

We are hoping to ensure that no hearing date is scheduled until our meeting with Mr. Kent Steffens takes place. Once again please do note that we have no issue with the final dwelling on 1585 Mallard Way; our concern is only on the adverse health impact due to dust during the construction process since this is a large scale construction that involves significant demolition.

We are also expecting more supporting material to arrive after the appeal time frame is over. We request the Planning Commission to consider all the supporting material that is submitted with the appeal letter and soon after the appeal deadline of March 6th. The 14 day time frame for appeal was not enough in this inclement weather for collecting all the supporting material, compounded by our illness in this time frame during the Pandemic era. After receiving the appeal, please do let us know if you seek more information on our part.

As stated in our previous email, you came up with a creative idea of resolving this issue by requesting the applicant from 1585 Mallard way to voluntarily retract from this project for seeking other options. It seems they have incurred the permit fees and design fees of \$10,000 until now. We certainly do not want them to bear any loss in that process. Therefore, we have expressed our willingness to reimburse that amount to avoid an adverse health impact on our family.

Thank you for your understanding.

Sincerely,

Sona Varty and Advait Mogre (parents of a son with multiple, documented disabilities who is a client of San Andreas Regional Center)

[REDACTED]

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Tuesday, February 27, 2024 11:13 AM
To: Sona and Advait <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hi Sona,

I acknowledge your concerns, and so does the upper management. The next step in the process involves submitting an appeal, which will bring the project before the Planning Commission for their final decision. From your email, it is not clear if you are appealing the project or you are still hesitant to do so. If you wish to proceed with the appeal, please draft a letter similar to the emails you've previously sent, addressing the Planning Commission. It would be beneficial to include any supporting materials such as additional letters, pictures, or documents that can aid in presenting your case. Once I receive your letter within the specified appeal window (by March 6th), I will handle the appeal intake process and notify you regarding payment. Subsequently, I will schedule a hearing with the Planning Commission.

Sincerely,



Shila Bagley, AICP
Senior Planner
Community Development Department
Phone: 408-730-7418
Email: sbagley@sunnyvale.ca.gov
Pronouns: she, her, hers
"من فارسی صحبت میکنم!"
Sunnyvale.ca.gov

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From: Sona and Advait <[REDACTED]>
Sent: Monday, February 26, 2024 6:29 PM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hello Shila,

Thank you for your thoughtful response; we truly appreciate it! Sorry for the delay in our reply, but unfortunately it is due to our current illness. Thank you also for reaching out to the applicant to explore any voluntary action they might consider. That was extremely thoughtful and creative of you under the given circumstances.

We also tried to reach out to them to inform of the details of our health issues and possible consequences of the construction process. It seems until now they have spent \$10,000 on the permit process and design fees. We have expressed our willingness to reimburse that amount so that they do not have to bear any loss in case they decide to retract from this project. Is it possible to get other City Officials involved in this matter to persuade the applicant to find a common ground? Because after all, we are talking about very serious health conditions which can significantly affect my son's and my health and could be life threatening. As mentioned earlier, my son badly needs my care to address his ongoing medical needs. It is our understanding that the seriousness of health issues in this regard may be hard to comprehend at this stage, but going forward they might understand when more people try to explain. Afterall, we all are humans and do have a heart.

We definitely want to appeal to avoid adverse impact on our life and minimize our health problems. Our doctors from Stanford have given letters in this regard. (Please see the attachments). It is very hard for my body to sustain repeated onset of pneumonias, and bronchitis as my pulmonologist's letter suggests that as a consequence to my exposure to dust. Moreover, I may not be able to carry out my recommended workout routine when I am sick, which further can affect my lung health. My son's breathing issues due to his nose and sinus problems can also aggravate as per his ENT surgeon's letter, leading to more serious situations.

However, we are concerned that this appeal might go to the Planning Department and the impact on health from this construction may not be fully understood or appreciated, (the way you finally did). Would you happen to know who handles the health related matter at the City level? Secondly, a 14 day time period is also tight for the appeal to attach all the supporting material, especially considering our current illness. We are still in a process of gathering more supporting material. Can additional supporting material be considered if they keep coming after the appeal is made before the deadline?

From what we have seen thus far, we believe this whole Permit Process appears to be rather questionable, in the sense the neighbors' input is taken after the project has basically been approved as per Zoning rules. Moreover, the Permit cannot be changed once it is approved after the 14 day of input process, even if it is possible that severe health impacts are discovered later. One would imagine that the impact on health needs be considered before the Zoning approval of the Permit Process, because surely, health issues are also a priority.

Is it right on the part of City to not consider health impact from proposed construction and only focus on Zoning rules? Is it right for the residents to make their neighbors go through severe inconvenience and health impact from dust and noise, just so that they can expand their current dwelling? Are there not other options? We believe the City and residents cannot visualize the health consequences, maybe because people who have health issues are often in a vulnerable state to raise health concerns, thinking they have no say in the matter anyway.

From the plans publicly made available, we note that this is not a construction that at the most involves just adding an extra room in front or a back yard. This construction involves significant demolition and reconstruction and that's likely the reason we received a notice regarding it to voice our concern or to raise an objection. Being a California licensed architect, it is possible for me to comprehend the scale of demolition and reconstruction in this project, and therefore, how much dust it can possibly create. Could you please let us know what kind of mitigation measures might be taken during the construction to minimize dust, because it seems as per the current rules, that is the only thing we can request at this stage?

Anyway, we would appreciate if you could guide us through the Appeal Process and get the right authority involved in the Appeal Process who can make decisions regarding the impact on health due to the proposed construction. Please feel free to call us any time if you need more information and want to save time, since now the time is tight for the final deadline for the appeal, especially considering our current illness due to which we have limited energy.

Thank you once again for your time, empathy, and understanding! Attached please find our doctors' letters.

Sincerely,
Sona Varty and Advait Mogre
1572 Mallard Way
[REDACTED]

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Friday, February 16, 2024 2:37 PM
To: Sona and Advait <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hi Sona,

Thank you for taking the time to express your concerns regarding the upcoming construction project at 1585 Mallard Avenue. I fully grasp the seriousness of your situation, and I want to emphasize that I do not intend to minimize or overlook it in any way. I want to assure you that your well-being and the well-being of your family are of utmost importance to us.

For a project of this scale, the city cannot deny approval unless the proposal violates any development standard or any adopted city policy. The proposed project has undergone review by all relevant departments (including Public Works, and Building), confirming compliance with all policies, and is expected to proceed for approval.

Once the 14-day comment period ends on 2/19, Staff will make a decision. You will indeed have the right to appeal the decision to the Planning Commission within 15 calendar days. If you wish to appeal the staff decision, please email me directly and provide your reasons for appealing the project with supported documents (if any). The appeal fee is \$249.90.

Per federal laws, I am obligated to protect sensitive patient health information from being disclosed without the patient's consent or knowledge. However, I can share any documentation or letters from your medical professionals that may further support your case if you decide to appeal the project.

Additionally, I will reach out to the applicant to explore any further voluntary actions they may undertake to address concerns.

Sincerely,



Shila Bagley, AICP
Associate Planner
Community Development Department
Phone: 408-730-7418
Fax: 408-328-0710
Email: sbagley@sunnyvale.ca.gov
Sunnyvale.ca.gov

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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sona and Advait <[REDACTED]>
Sent: Friday, February 16, 2024 8:02 AM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hi Shila,

In continuation to our previous email sent on 2/15/24, we want to bring to your attention that our [REDACTED] son has documented disabilities in multiple areas, and my husband Advait and I are his primary caregivers. For this reason, when the Covid-19 vaccines came out for the first time [REDACTED], Advait and I were listed

in the very first, highest priority category of “Healthcare Workers” for receiving the vaccine. It is because being primary caregiver for a disabled son is considered “Essential Work” equivalent to “Healthcare Workers”, and therefore saving our lives was the highest priority.

Therefore, it makes sense that in this case, City of Sunnyvale Planning Department works in collaboration with Health and Human Services or a similar department if any to make decisions in this regard. During the pandemic era, we all are working together to save as many lives as possible when the options are limited.

Thank you for your understanding.

Sincerely,
Sona Varty and Advait Mogre

From: Sona and Advait <[REDACTED]>
Sent: Thursday, February 15, 2024 10:00 PM
To: 'Shila Bagley' <SBagley@sunnyvale.ca.gov>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hello Shila,

Thank you for your prompt response and empathy! Thanks also for acknowledging that “complete elimination of dust during such significant construction projects is challenging.” While this is the reality of the urban environment, we try to avoid this reality as much as we can because our son’s and my medical issues are also unfortunately a day-to-day reality for us.

Due to our severe medical issues, it is imperative that we live in an urban environment that is close to Stanford hospital, where our son was transferred upon birth and has since been treated there. It is easier for us to go to Stanford from where we live currently because of the easy freeway access. We face quite a few medical emergencies, and it is easier to save our lives from this location, the way we have done several times. We would love to live even closer to Stanford, but this is what we could afford. That’s the reason we moved here from Fremont by giving up a much bigger home because saving our life is our highest priority. Moving is extremely difficult for us due to our daily medical routine for me and our son, which we can’t halt for a single day. Especially for me, my whole day is consumed in taking care of my medical needs, and my husband Advait is working more than fulltime.

Thank you for understanding my need for a workout routine and good ventilation as well as understanding our “difficult situation” for our son’s and my respiratory issues especially considering his upcoming surgery. He and my husband Advait also workout in the garage, but avoiding dust is more critical for me and our son. However, we are confused when you mention in your 2/15/24 email that “halting the project solely due to dust control is not within our authority”. Considering your letter that we received on Saturday February 3, soliciting our concerns regarding the project, could you please guide us who can address our dust concerns?

We note the project has not yet begun and that is the reason neighbors' input is currently solicited. We do wish however that the neighbors' input was taken much beforehand to truly understand their issues and work accordingly to resolve them. Unfortunately, your kind words expressing empathy and understanding do not help us in terms of managing our health moving forward. We are looking for appropriate actions to save our lives. Our doctors from Stanford Hospital and Clinics will be sending letters by next week regarding our medical issues to help you understand the seriousness of the situation.

All that I am asking for is an opportunity to continue my workout so that I can continue maintaining proper lung and heart health to increase my life expectancy. I want to be there as long as possible to take care of our son during his medical need. Our son [REDACTED] [REDACTED] has undergone 16 major surgeries since his birth including Open Heart surgery. Dozens of doctors, surgeons, nurses and therapists from Stanford Children's Health and Stanford Hospital have worked hard with him and continue to work hard to save his life during each of his surgeries. We do not wish his upcoming 17th surgery to fail due to the dust from this construction project. Currently he has severe breathing issues due to his nasal and sinus problems and the dust from this project can severely impact his breathing. His ENT surgeon will also soon send a letter in this regard.

Regarding my medical issues, I am working out very hard to maintain my lung and heart health. My pulmonologist and cardiologists will send letters regarding my medical condition by next week. I climb 1500 feet daily on an inclined treadmill at 4mph for 50 minutes. It helps open my airways after 45 minutes of workout. This is in addition to my continuous daily brisk walks in my neighborhood and doing nebulizing treatment twice a day and taking many respiratory medicines. [REDACTED]

[REDACTED] It requires tremendous dedication to pursue a sincere goal: i.e. To be there as long as possible for our son to take care of his medical needs, since I am his primary caregiver when he has surgery, and otherwise. [REDACTED]

I humbly request you to not take away my opportunity to workout in my garage with proper ventilation by creating a dusty environment right in front of my home. As I explained in my earlier email, my options for workout are restricted due to my susceptibility of catching infections. The owners of 1585 Mallard have plenty of options to follow their goal of living in a bigger home.

You are describing the upcoming construction as a typical "development and renovation project of urban area." Whereas as I explained earlier this is a major demolition and reconstruction project. If we take the environment and public health seriously, dust creation

needs to be minimized whenever it is possible, especially to save human life (or lives).

many other neighbors came to live on Mallard and then left for bigger homes without creating dusty environment for other neighbors.

I also have other severe medical challenges

I am a brain tumor survivor from Acoustic Neuroma which has created tremendous sound sensitivity for me. Noise from this construction will definitely adversely impact me my neuro-surgeon can send a letter for that as well.

There is simply too much on our plate, and we are dealing with it diligently by following our doctors' advice from Stanford.

We have been living in this home for almost 25 years and in the Bay Area for almost 40 years. Our experience here is that human life is valued, which we truly appreciate! You mention "Your well-being and concerns are important to us, and we'll do our best to address them within the scope of our capabilities." We believe for such special medical circumstances, the scope of your capabilities can certainly be expanded. After all, it is for saving human life!

We are looking forward to getting connected to the right authority in the City of Sunnyvale to resolve our genuine concerns. We would appreciate it if you can please direct us appropriately and forward our messages to the right authority.

Thank you for your time in reading this message and thank you in advance for guiding us to the right department.

Sincerely,
Sona Varty and Advait Mogre

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Thursday, February 15, 2024 10:08 AM
To: Sona and Advait <>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hi Sona,

Thank you for reaching out and sharing your genuine concerns regarding the construction project at 1585 Mallard. I understand the gravity of the situation, particularly regarding your health condition and the challenges it presents during such activities.

First and foremost, I want to express empathy for the difficulties you are facing due to the potential impact of the construction on your health and well-being. It's clear that you've taken proactive measures to maintain your health, and I commend your diligence in following your doctor's advice.

Regarding the construction phase and the potential volume of dust in the neighborhood, I want to assure you that best management practices for dust control will be implemented to mitigate any adverse effects as much as possible. However, it's important to acknowledge that while measures can be taken, complete elimination of dust during such significant construction projects is challenging. This is unfortunately a reality of the environment we live in, especially in urban areas where development and renovation are ongoing.

I understand your concerns about the limitations this project poses on your ability to follow your workout routine and maintain good ventilation in your home. It's indeed a difficult situation, especially considering your susceptibility to respiratory issues and the upcoming surgery for your son.

While the City can enforce best practices for dust control during construction, including measures to minimize its spread, I must convey that halting the project solely due to the potential dust impact is not within our authority. However, please rest assured that we will monitor the situation closely and work with the contractors to ensure compliance with regulations and standards.

I genuinely appreciate your understanding and patience in this matter. Should you have any further questions or require additional information, please don't hesitate to reach out. Your well-being and concerns are important to us, and we'll do our best to address them within the scope of our capabilities.

Thank you once again for bringing your concerns to our attention.

Sincerely,



Shila Bagley, AICP
Associate Planner
Community Development Department
Phone: 408-730-7418
Fax: 408-328-0710
Email: sbagley@sunnyvale.ca.gov
Sunnyvale.ca.gov

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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sona and Advait <[REDACTED]>
Sent: Wednesday, February 14, 2024 8:33 PM

To: Shila Bagley <SBagley@sunnyvale.ca.gov>

Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hi Shila,

Thanks for your response and for considering our input. We also have other major concerns regarding the construction phase which we would like to share with you.

Construction at 1585 Mallard is not like other construction projects in the neighborhood where residents just add an extra room at the most. This is a major construction where only the garage, the existing master bedroom, and a bathroom will be preserved. All other bedrooms, bathrooms, living room, family room, kitchen, closets, entrance foyer, and a staircase will either be newly constructed, reconstructed, or extended. It involves a significant amount of demolition and construction. We are concerned about the potential volume of dust in the neighborhood due to this huge project. We (1572 Mallard), as well as 1576 and 1580 Mallard are at the receiving end of this dust due to the wind direction from the West.

Just want to let you know that I (Sona) have severe lung issues, and according to my pulmonologist (lung doctor) at Stanford, I am not supposed to be in the dusty environment. Therefore, I am particularly advised to avoid being near any construction site. I am also advised to workout as much as possible to help my lungs, which I am diligently doing daily and my neighbors are fully aware of it. Every day I workout for a long time on an inclined treadmill in my garage by keeping the garage door open for fresh air (as advised by the doctors). This workout routine tremendously helps me maintain my lung health and heart health. I am afraid I will be breathing all the dust during this huge demolition/ construction phase, which can adversely impact my health. I am also advised to keep our home ventilated on a regular basis for good lung health, which is now not advisable during this dusty construction phase.

I am unable to go to the gym for workout because I am supposed to strictly socially distance myself from others to avoid getting Covid and other respiratory illnesses. As per my doctor's information, I am susceptible to catching infections easily. The proposed construction project at 1585 Mallard severely limits my options to follow my doctors' instructions for working out and staying healthy. Moreover, our only son who has severe congenital medical conditions, also has respiratory issues. His major surgery for nose and sinuses is coming up this year, and we are very concerned the dust from this construction may cause hindrance to his recovery.

The current owners of 1585 Mallard are nice people, and we would certainly be happy to have them as our neighbors. However, I am concerned about the impact of this proposed construction on my fragile health, which I am currently maintaining with robust workout

routine and good ventilation. Please feel free to contact us if you have any questions or need more information.

Thank you for your kind attention to our genuine concern.

Sincerely,
Sona Varty and Advait Mogre
[REDACTED] (Cell)
[REDACTED] (Home)

From: Shila Bagley <SBagley@sunnyvale.ca.gov>
Sent: Tuesday, February 6, 2024 4:48 PM
To: Sona and Advait <[REDACTED]>
Subject: RE: Permit for 1585 Mallard Way (APN: 309-31-071)

Hi Sona and Advait,

Thank you for your feedback. I will save your email it to the project file. We'll consider your input when we make decisions or redesign the project.

Below information is provided as FYI,

Any construction must follow the best management practices and apply dust control measures. The construction hours would also need to comply with the Sunnyvale municipal code. Title 16: Buildings and Construction
§ 16.08.030: Hours of construction—Time and noise limitations.
<https://ecode360.com/42720748>

It is the standard practice to position larger windows facing either the street or the rear due to the greater setbacks in those areas. In this instance, the second-floor front windows are situated more than 44 feet away from the front property line. Consequently, the staff cannot identify any privacy concerns regarding these windows. Moreover, the left-side windows, although having smaller setbacks (over 6 feet), are all equipped with high sills, further mitigating privacy issues. Similarly, the windows on the right-hand side, positioned 32 feet away from the property line and elevated above the staircase, also feature high sills, thus avoiding privacy impacts.

Sincerely,



Shila Bagley, AICP
Associate Planner
Community Development Department
Phone: 408-730-7418
Fax: 408-328-0710
Email: sbagley@sunnyvale.ca.gov
Sunnyvale.ca.gov

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General zoning information is also available on the [Planning Division webpage](#). Due to high call/email volumes, a Planner will respond to you within 4 business days, please be patient with us during this time.

From: Sona and Advait <[REDACTED]>
Sent: Monday, February 5, 2024 3:25 PM
To: Shila Bagley <SBagley@sunnyvale.ca.gov>
Subject: Permit for 1585 Mallard Way (APN: 309-31-071)

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

Hello Ms. Bagley,

This is from 1572 Mallard Way, Sunnyvale, neighbor of the property holder at 1585 Mallard Way. We are right across the street from 1585 Mallard, for which we received the notice from you regarding proposed addition to the property (APN 309-31-071). The delay in sending these written comments is due to the fact that we received the notification regarding this proposed construction on Saturday February 3, 2024.

Our concerns are two-fold. Of course, just like other neighbors, we are concerned about the noise and the dust in the area due to the upcoming construction. Since I have severe respiratory issues and lung disease, I am naturally worried about my well-being during this construction phase.

In addition, our specific concern is about privacy. We have reviewed all the proposed plans, elevations, sections etc. There are two windows facing the street (Mallard), on East side from the proposed second story construction, which can affect our privacy as well as the privacy of 1576 and 1580 Mallard Way properties.

As per the proposed plan, these two windows are for the second story bathroom and walk-in closets. As shown in the Front (East) Elevation, both these windows are full-scale windows and not high-level windows, the way most bathrooms and walk-in closets usually have. High-level windows can maintain owner's privacy as well as the privacy of the neighbors across the street.

In our opinion, the privacy of 1585 Mallard Way owners can also get affected with the provision of such full-scale windows because a bathroom privacy can be better achieved with a provision of high-level window and not a full-scale window as proposed in the East Elevations.

Similarly, for the Walk-in closet, the owners of 1585 can use more wall area of the Walk-in closet if the windows are kept at high level.

Secondly, both these rooms (second story bathroom as well as walk-in closet) are already provided with skylights for each room as per the proposed plan. Moreover, there are two additional windows provided for the bathroom: one for the shower, and one for the tub area. In that case, there is more the reason such full scale windows seem to be unnecessary.

We kindly request to bring both these window to high level and NOT keep them to the full scale as currently shown in the proposed Front East Elevation.

If you have any questions, we can make ourselves available for further discussions in this matter.

Thank you.

Sona Vary and Advait Mogre
1572 Mallard Way





Sunnyvale

Date: 02/21/2024

Azadeh Masrour
4010 Moorpark AVE 101
San Jose, CA 95117

Project: PLNG-2023-0668

Submittal: 4

Address: 1585 MALLARD WY

Description: Construct a first-story addition of 462 square feet and a new 522 square feet second-story addition to an existing one-story single-family home, resulting in 2,920 square feet (2,452 square foot living area, 414 square foot garage) and 47.9% floor area ratio (FAR).

The Department of Community Development, Planning Division has reviewed your application for a Miscellaneous Plan Permit (MPP) at the above referenced address. Please refer any questions to Shila Bagley at sbagley@sunnyvale.ca.gov or (408) 730-7418.

The Planning Division has APPROVED your application subject to the following conditions:

1. Exterior Materials and Colors: Exterior materials and colors shall be consistent throughout the entire home.
2. Building Permits: Obtain Building Permits. The Building Permit plan set shall substantially conform to the Planning Permit set approved on 2/20/2024, including all the mark-ups. Any substantial modifications shall require approval from the Director of Community Development.
3. Trees: No protected tree removals are part of this permit. Provide tree protection plan for all preserved protected trees on the site (per SMC 19.94.120.)
4. Green Building: New buildings and building upgrades shall comply with the Green Building Program of the City of Sunnyvale, if applicable. Building plans must clearly show the voluntary Green Building incentives for staff level design review with a FAR up to 50% with all ☐ electric appliances for the entire home (e.g. no gas line connection)
5. Conditions of Approval: Building Permit plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans.
6. Expiration: This approved Design Review shall be null and void if not exercised within two years from the approval date.
7. Revision: If the project is deemed a major residential remodel or new construction due to 50% of more of the existing exterior walls being impacted during the building permit plan check process, a revision to the approved Design Review shall be required before issuance of the building permit. Requirements associated with a major residential remodel or new construction must be included in the Design Review plan revision.
8. General Condition: The shed in the rear yard must be removed.



Sunnyvale

If you are in disagreement with this decision, you may appeal the decision to the Planning Commission within fifteen (15) calendar days of the date of the date of this notice. Appeals must be submitted in writing along with an appeal fee. Planning Fees are subject to change every fiscal year, please verify fees with Planning Division staff.

Planning

Reviewer: Shila Bagley, sbagley@sunnyvale.ca.gov, (408) 730-7418

General Comments: pending noticing

Zhongwan Wang and Haohan Li
1579 Mallard Way, Sunnyvale, CA 94087

April 2nd, 2024

Sunnyvale Planning Commission,
456 W. Olive Ave, Sunnyvale, CA 94086

Dear Planning Commission Officers,

We, Zhongwan Wang and Haohan Li, the residents and owners of 1579 Mallard Way, which is directly adjacent to 1585 Mallard Way, hereby submit our final formal appeal against the approval of the construction project at the aforementioned address. We would like to present the following reasons for our objection, with evidences attached:

1. The newly constructed second floor significantly obscures the natural light reaching our living area's rooftop by more than 10% in the afternoon on December 21st, which is in violation of City Code 19.56.020(a). The existing analysis report (provided by 1585 Mallard) addressed only 9AM and 3PM, where the shadow does not fall on our roof at all. However, by our assessment, the shade between 9AM and 3PM is significant and can not be omitted. Moreover, the existing report showed wrong measurement of our property, which caused inaccuracy of the analysis.

Analysis of shade in existing report vs. our assessment December 21st, 9AM

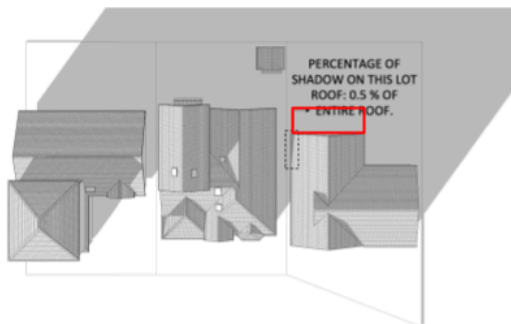


Figure 1. December 21st 9AM comparison. Please note the inaccurate property silhouette

Analysis of shade in existing report vs. our assessment December 21st, 3PM

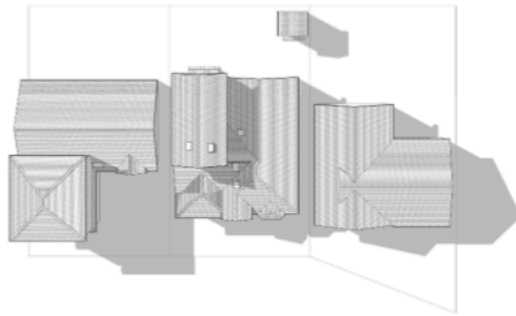


Figure 2. December 21st 3PM comparison

Analysis of shade in our assessment December 21st, 10AM, 1PM, 2PM



Figure 3. December 21st other times (10AM, 1PM, 2PM) shadow

2. Currently, none of our adjacent neighbors have a second floor. Also, 1585 Mallard has only one small window facing our property. The new construction features several new windows on

both the first and second floor, facing our backyard and bedrooms. This new addition severely compromises our privacy.

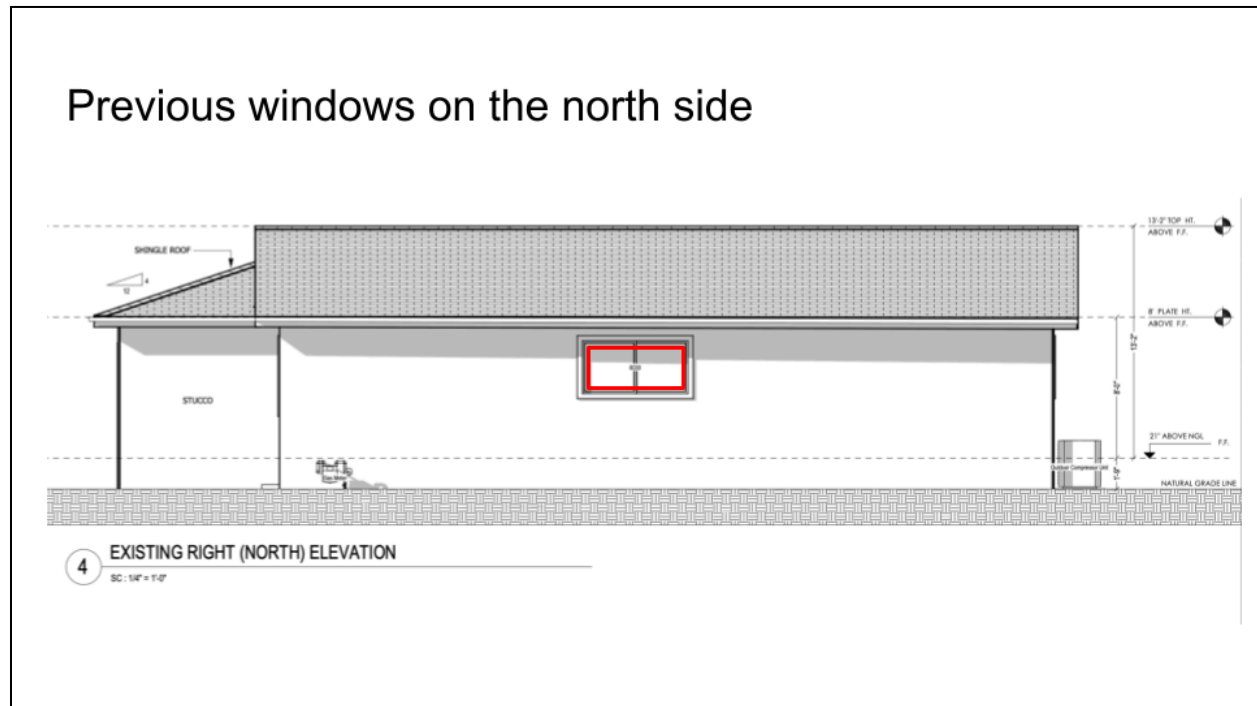


Figure 4. Previous window (only 1) of 1585 Mallard Way facing our property

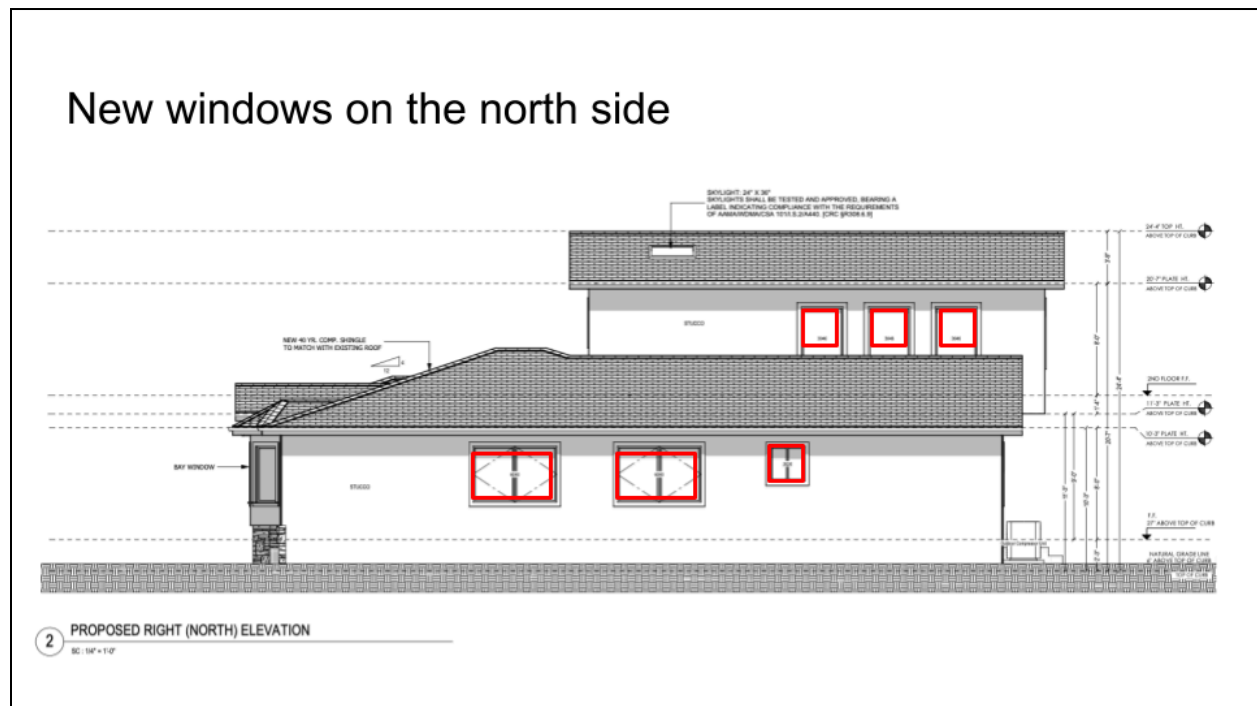


Figure 5. Planned 6 windows of 1585 Mallard Way facing our property

3. Haohan Li has severe diseases that come with the risk of losing the ability to work. In that case, Haohan must stay at home resting, while the new construction of an adjacent property would be disturbing and harmful to his health.

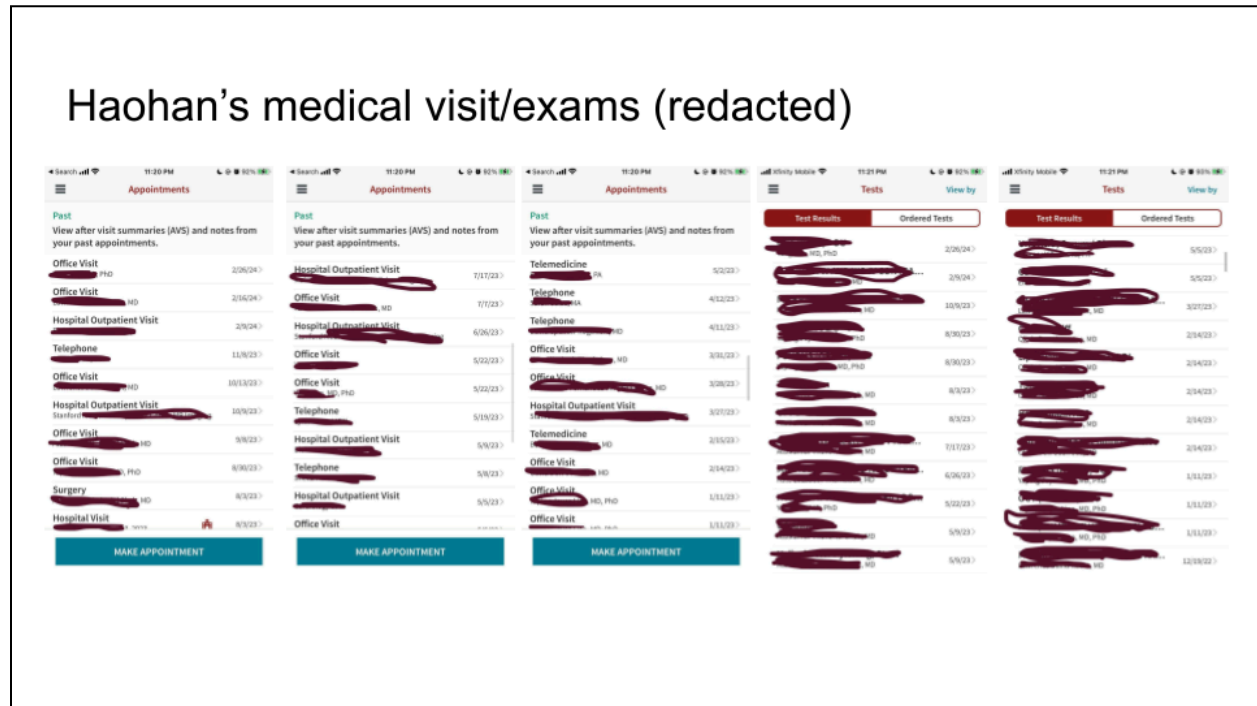


Figure 6. Haohan's medical visit and exam history in the year of 2023

Consequently, the new construction negatively impacts our property's natural lighting and privacy. Also, the construction work may impact one of the owner (Haohan Li)'s health, under possible circumstances. Hereby we formally object to the following sections of the new construction plan:

1. The second floor
2. The new windows facing our property

We had a conversation with the owners of 1585 Mallard Way after the original appeal. In accordance with the conversation, we retract the request to change the floor plan of the first floor.

Thank you for your attention to this matter.

Yours faithfully,
Zhongwan Wang and Haohan Li
1579 Mallard Way, Sunnyvale, CA 94087

From: Bernita Lee at 1576 Mallard Way
To: City of Sunnyvale Planning Commission

Date: March 4, 2024

Re: Appeal Letter for Construction at 1585 Mallard Way (APN: 309-31-071)

I am writing to submit a formal appeal against the approval of the construction at 1585 Mallard Way (APN: 309-31-071) with the following concerns:

1. A large project like this will take a significant amount of time to complete (my estimate is minimum one year). This will result in lots of dust and noise from the construction for the duration of the project. This will have a big impact on our household as we are often at home.
2. With the addition of the second story at 1585 Mallard Way, privacy will be lost for the rooms in the front side of our house. Our kitchen and living room windows face 1585 Mallard Way. Currently, there is a tree in the front of our house which may help with some privacy, however, once the tree is pruned or ever removed in the future, the front of our house will be exposed.
3. This construction may start a bad trend of more 2-story homes built on Mallard Way and surrounding areas resulting in additional people, traffic and parked cars. Currently, Mallard Way is a relatively quiet and safe street which is beneficial to all the residents.

Thank you for reconsidering the approval of the construction project at 1585 Mallard Way and the impact it will have on the neighbors and our neighborhood.

Sincerely,

Bernita Lee
1576 Mallard Way

To:

The Planning Commission, City of Sunnyvale

Thank you for giving us this opportunity to express our genuine concerns regarding the proposed construction project at 1585 Mallard Way APN 309-31-071, the design review permit. To begin with, please note that we have no issue with the final dwelling, but our concerns are solely regarding the environmental issues arising out of the construction phase.

Due to severe medical conditions in our family, we are extremely concerned about the dust created by this huge demolition / construction project that can adversely impact our health. Our only son has been documented with multiple disabilities and is a client of San Andreas Regional Center. His chief disability is his severe congenital anatomical anomalies for which he had to undergo 16 major surgeries thus far, including open heart surgery. His 17th major surgery for nose and sinuses is coming up this year, and we are afraid the dust from the project can create hindrance in his recovery.

Moreover, I have severe lung issues, and as per my Stanford pulmonologist's advice ('Dr_Kao_letter.pdf' attached), I am supposed to have a daily robust workout routine with good ventilation and stay away from any construction site to avoid dust. I am diligently following this advice and working out in our garage by (effectively) climbing 1500 feet daily at 4 mph on my treadmill with the garage door open. Currently I am unable to go to the gym because I am very susceptible to catching respiratory infections.

We are very concerned that I will be inhaling dust during the construction phase, which can adversely impact my lungs. I wish to live as long and as healthy as I can to care for our son's ongoing medical needs and future surgeries. Our doctors at Stanford have provided (attached) letters explaining our medical needs. It is difficult for us to relocate because my son and I have significant and time consuming daily medical routines which cannot be halted even for a single day.

Could you please suggest any mitigation measures that might be appropriate in this kind of situation, (even if we are told complete elimination of dust is not possible)? We are told this is the only thing we can request at this stage after the permit is approved. We want to make it clear that we are willing to bear the cost for the best possible mitigation measures for dust control because after all, it could be life-threatening for us.

It is very hard for my body to sustain repeated onset of pneumonias and bronchitis. As per my pulmonologist's letter ('Dr_Kao_letter.pdf'), a consequence of repeated pneumonias and bronchitis from my exposure to dust could be a possibility that needs to be avoided. Moreover, I may not be able to carry out my recommended workout routine when I am sick, which further can affect my lung health. Our son's breathing issues due to his nose and sinus problems can also aggravate as per his ENT surgeon's letter ('Dr_Hwang_letter.pdf'), leading to more serious situations.

My husband Advait and I are his primary caregivers. For this reason, when the Covid-19 vaccines came out for the first time at the end of 2020, Advait and I were listed by Santa Clara County in the very first, highest priority category of "Healthcare Workers" for receiving the vaccine. It is because being primary caregiver for a disabled son is considered "Essential Work" equivalent to "Healthcare Workers", and therefore saving our lives was the highest priority even if we are not Healthcare Workers by profession. Our lives were considered valuable then.

Therefore, it makes sense that in this case, the City of Sunnyvale Planning Commission works in collaboration with Health and Human Services or a similar department if any to make decisions in this regard. In the absence of such a department at the city level, the City of Sunnyvale may take it to the County level to address our health concerns.

To us, this whole permit process seems to raise some questions and concerns. Is it right on the part of the City to not consider any health impact from the proposed construction and only focus on the Zoning rules? In our case it is a far more serious consequence of possible life-threatening medical conditions. Are there not any other viable options?

People who have health issues are often in a vulnerable state to raise health concerns, and senior citizens sometimes find back and forth email communication grueling. Please see the attached document of our email communication with Shila ('RE: Permit for 1585 Mallard Way (APN: 309-31-071) Outlook item') ever since we received the notification regarding this construction on February 3rd.

Please note that as per our understanding, none of the neighbors were informed regarding this proposed construction before the permit process began. We believe that at least 8 neighbors surrounding the proposed construction site (2 adjacent – left / right, 2 across (front / back) and 4 diagonally across), should be informed because they are potentially the ones that could be significantly affected by noise and dust. Moreover, these days several people work from home and also in many cases exercise in their garage in this pandemic / post-pandemic era. They too are vulnerable to the resulting dust and noise from the construction.

Also due to our severe medical issues, it is imperative that we live in an urban environment that is close to Stanford hospital, where our son was transferred upon birth and has since been treated there by dozens of doctors, surgeons from Stanford Children's Health, and now Stanford Hospital. It is easier for us to go to Stanford from where we live currently because of the easy freeway access. We face quite a few medical emergencies, and it is easier to save our lives from this location, and that's the reason 24 years ago we moved here from a much larger two-story home in Fremont to be closer to Stanford.

All that I am asking for is an opportunity to continue my workout so that I can continue maintaining proper lung and heart health to increase my life expectancy. I humbly request you to not take away my opportunity to work out in my garage with proper ventilation by creating a dusty environment right in the vicinity of my home where we are located at the receiving end of the wind direction from the proposed construction. My options for workout locations are restricted due to my susceptibility of catching infections if I go to the Gym. We are simply requesting from the City our basic "needs and rights" to breathe fresh air to remain healthy.

I am also a brain tumor survivor from Acoustic Neuroma, the side effect of which has created tremendous sound sensitivity for me. Noise from this construction will most certainly adversely impact the quality of my life as well. Attached please find the letter from my Neurosurgeon Dr. Chang at Stanford.

In addition, our son works from home, and due to his attention issues [REDACTED], it is extremely hard for him to focus when there is loud noise in the background as stated in the letter by his PCP.

We have been living in this home for almost 25 years and in the Bay Area for almost 40 years. Our experience here is that human life is valued, which we truly appreciate! Shila mentioned, "Your well-

being and concerns are important to us, and we'll do our best to address them within the scope of our capabilities." We believe in the case of such special medical circumstances, the scope of your capabilities can certainly be expanded.

Attached please find our communication with Ms. Shila Bagley ('email_exchange.docx'), just for your reference. Also attached is a petition from us and our neighbors for using dust control measures ('1585_Mallard_Way_Construction_Dust_Mitigation_petition.pdf'), something that several of our neighbors are concerned about, in addition to loud noise from the construction. Our doctors' letters are attached with this appeal, and we will soon be sending our PCP's letters as well.

Thanking you for your kind attention.

Sincerely,

Sona Varty and Advait Mogre (parents of a son with multiple documented disabilities who is a client of San Andreas Regional Center)

1572 Mallard Way Sunnyvale

([REDACTED])

We support the above appeal.

- Bernita Lee and Stella Lee
1576 Mallard Way Sunnyvale
- Zhongwan Wang and Haohan Li
1579 Mallard Way Sunnyvale
- Linda Harvey
886 Humewick Way Sunnyvale,
- Lorraine and Harlan Crowder
897 Humewick Way Sunnyvale
- Rui Huang
1568 Mallard Way Sunnyvale
- Robert Desmet
1580 Mallard Way
- Wei Cao
1588 Mallard Way
- Josehp Ehin
862 Humwick Way



Name: Sona A Varty | [REDACTED] | [REDACTED] PCP: Kevin Peter Scott Wallace, MD

Letter Details



Stanford
HEALTH CARE

Department of Neurology and Neurological Sciences
300 Pasteur Drive
Stanford, CA 94305
[Http://neurology.stanford.edu](http://neurology.stanford.edu)

Neurological Subspecialties

3/5/2024

General Neurology
Phone: (650) 723-5184
Fax: (650) 725-7459

Epilepsy
Phone: (650) 725-6648
Fax: (650) 498-6326

Memory Disorders
Phone: (650) 723-5184
Fax: (650) 725-7459

Movement Disorders
Phone: (650) 723-5184
Fax: (650) 725-7459

Multiple Sclerosis
Phone: (650) 723-6469
Fax: (650) 725-0390

Neuromuscular Diseases
Phone: (650) 723-5184
Fax: (650) 725-7459

Neuro-Oncology
Phone: (650) 725-8630
Fax: (650) 498-4686

Stroke
Phone: (650) 723-4448
Fax: (650) 723-4451

Patient Consultations

New Patients
Phone: (650) 725-5792
Fax: (650) 723-6002

Return Appointments
Phone: (650) 498-7551
Fax: (650) 725-0390

Prescription Refills
Phone: (650) 723-4720
Fax: (650) 725-0390

RE: Suvarna A Varty
1572 Mallard Way
Sunnyvale CA 94087-3541

To Whom It May Concern:

This is to verify that Suvarna A Varty (also known as "Sona") has been under my care from February 10, 2009 to present.

Mrs. Varty has a history of Right Vestibular Schwannoma/Acoustic Neuroma, which has resulted in the development of tremendous sound sensitivity.

Strong, loud noises such as active construction sounds close to her home may lead to severe symptoms, disrupting her quality of life and ability to do activities of daily living.

Your help in this matter will be very much appreciated.

Sincerely,

Steven D Chang, MD
Department of Neurosurgery and Cyberknife Services
Robert C. And Jeanette Powell Professor of Neurosurgery

[REDACTED] Suvarna A Varty
300 Pasteur Drive Stanford, CA 94305
(650) 723-4000
www.stanfordhospital.com
Med.stanford.edu/



Menlo Medical Clinic

Cardiology
1300 Crane Street
Menlo Park, CA 94025
Phone: 650-498-6649
www.menloclinic.com

2/21/2024

RE: Sona A Varty
1572 Mallard Way
Sunnyvale CA 94087-3541

To Whom It May Concern:

I am writing on behalf of my patient Suvarna A Varty, who is presently in my care.

Ms. Suvarna A Varty has chronic medical conditions to which I have recommended a regular rigorous workout routine.

Sincerely,

Jeffrey Mark Guardino MD



Name: Aseem V Mogre | [REDACTED] | [REDACTED] | PCP: Kevin Peter Scott Wallace, MD

Letter Details (Aseem)



Stanford
HEALTH CARE

STANFORD UNIVERSITY SCHOOL OF MEDICINE
DEPARTMENT OF OTOLARYNGOLOGY - HEAD & NECK SURGERY

KONSTANTINA M. STANKOVIC, MD, Ph.D.
CHAIR

801 Welch Road
8502
Stanford, CA 94305-5739
6685

Academic Office (650) 725-6500 Fax (650) 725-

Adult Clinic (650) 723-5281 Fax (650) 725-

Children's Clinic (650) 497-8841 Fax (650) 497-

Cancer Center (650) 498-6000 Fax (650) 723-

CLINICAL DIVISIONS

Facial Plastic Surgery

SAM P. MOST, MD
JON-PAUL PEPPER, MD
SETH J. DAVIS, MD

8839
2452 Watson Court
6956
Palo Alto, CA 94303
<http://med.stanford.edu/ohns/>

Head & Neck Surgery

JOHN B. SUNWOO, MD
FRED M. BAIK, MD
VASU DIVI, MD
CHRIS HOLSINGER, MD
JULIA E. NOEL, MD
LISAA. ORLOFF, MD
DAVUD B. SIRJANI, MD
HEATHER M. STARMER, MA
ANDREY FINEGERSH, MD, Ph.D
DALJIT S. MANN, MD
KATHERINE C. WAI, MD

900 Blake Wilbur Drive - 3rd floor
Palo Alto, CA 94304

450 Broadway Avenue - Pavilion B, 2nd floor
Redwood City, CA 94063

2585 Samaritan Drive
San Jose, CA 95124

2/23/2024

Laryngology/Speech Pathology

EDWARD J. DAMROSE, MD
ELIZABETH E. DIRENZO, Ph.D
ANN KEARNEY, CScD, CCC-SLP, BCS-S
C. KWANG SUNG, MD, MS
ALDEN F. SMITH, MD

RE: Aseem V Mogre
1572 Mallard Way
Sunnyvale CA 94087-3541

Otology & Neurotology

NIKOLAS H. BLEVINS, MD
JENNIFER C. ALYONO, MD, MS
ROBERT K. JACKLER, MD
LLOYD B. MINOR, MD
PETER SANTA MARIA, MBBS, Ph.D
GEORGE W. SHORAGO, MD
KONSTANTINA M. STANKOVIC, MD, Ph.D
KRISTEN K. STEENERSON, MD
PETER J. KULLAR, MBBChir, MA, Ph.D
LINDSAY S. MOORE, MD

To Whom It May Concern:

This is to verify that Aseem V Mogre has been under my care since 2/1/2023 for his chronic nasal and sinus issues. He underwent sinus surgery on 8/15/2023. Currently, patient still has significant nasal and sinus symptoms, particularly nasal obstruction. His next appointment in our clinic is on 2/26/2024, and another nasal surgery is planned for April 2024.

Pediatric Otolaryngology

ALAN G. CHENG, MD
IRAM N. AHMAD, MD, MME
KARTHIK BALAKRISHNAN, MD, MPH
KAY W. CHANG, MD
KARA D. MEISTER, MD
DOUGLAS R. SIDELL, MD
MAI THY TRUONG, MD
TULIO A. VALDEZ, MD, MSc
TASEER F. DIN, MBChB
GRACE S. KIM, MD

We were informed by Aseem's family of a construction project in his neighborhood. Considering Aseem's upper respiratory health, any efforts to mitigate construction dust formation will be greatly appreciated.

Rhinology/Sinus Surgery

PETER H. HWANG, MD
JAYAKAR V. NAYAK, MD, Ph.D
ZARA M. PATEL, MD
MICHAEL T. CHANG, MD
MICHAEL J. YONG, MD, MPH, MBA

Please feel free to contact our clinic if you have questions regarding this letter.

Comprehensive Otolaryngology
UCHECHUKWU C. MEGWALU, MD, MPH
JENNIFER Y. LEE, MD

Sincerely,

Sleep Surgery

ROBSON CAPASSO, MD
STANLEY Y. LIU, MD, DD.S
AHMED A. ALSAYED, MBBS
VIKRAM PADHYE, MBBS, Ph.D
THOMAZ FLEURY CURADO, MD, Ph.D

Peter Hwang, MD

Audiology/Hearing Devices

MATTHEW B. FITZGERALD, Ph.D

RESEARCH DIVISION

ANTHONY J. RICCI, Ph.D
NICOLAS GRILLET, Ph.D
STEFAN HELLER, Ph.D
TERESA NICOLSON, Ph.D
DAIBHID O MAOILEIDIGH, Ph.D, MS

AFFILIATED INSTITUTIONS

PALO ALTO VA HEALTH CARE SYSTEM
SANTA CLARA VALLEY MEDICAL
CENTER

Aseem V Mogre

Stanford Health Care



February 20, 2024

Re: Sona A. Varty

To Whom It May Concern:

Ms. Sona A. Varty has been under my medical care at Stanford Health Care Chest Clinic since 2013.

Ms. Varty has a genetic susceptibility to respiratory infections that causes her to easily develop bronchitis and pneumonias after inhaling air contaminated with dusts and germs including bacteria, viruses and fungi.

Ms. Varty is diligent in performing daily airway clearance therapies to clear the mucus with trapped germs from her lungs. To increase her respiratory capacity, she also engages in vigorous aerobic exercises using the treadmill located outdoors in her garage.

We are concerned about the increased exposure to airborne germs from dust that will certainly occur with digging and construction that is planned to occur across the street from Ms. Varty's home.

We request efforts to mitigate construction dust formation in order to protect Ms. Varty's respiratory health as well as the health of her adult son in the household, who is also vulnerable to respiratory infections.

Thank you for your consideration,

Peter N. Kao, MD, PhD
Associate Professor of Medicine (Pulmonary)

Chest clinic
Tel (650) 725-7061
FAX (650) 498-6288



Stanford
HEALTH CARE

Menlo Medical Clinic

Internal Medicine
1300 Crane Street
Menlo Park, CA 94025
Phone: 650-498-6649
www.menloclinic.com

3/6/2024

RE: Suvarna A Varty
1572 Mallard Way
Sunnyvale CA 94087-3541

To Whom It May Concern:

I am writing on behalf of my patient Suvarna A Varty, who is under my care.

Ms. Suvarna A Varty has a chronic pulmonary condition. I am concerned she may inhale dust from the proposed construction project near her home, which may worsen her breathing issues further.

If you need any further information, please feel free to phone our office and speak with my nurses at (650) 498-6500.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Peter Scott Wallace".

Kevin Peter Scott Wallace, MD



Stanford
HEALTH CARE

Menlo Medical Clinic

Internal Medicine
1300 Crane st
Menlo Park CA 94025
Dept Phone: 650-498-6500
Dept Fax: 650-324-6279
www.menloclinic.com

03/02/2024

RE: Aseem V Mogre
[REDACTED]

To Whom It May Concern:

I am writing on behalf of my patient Aseem V Mogre, who is under my care.

Mr. Aseem V Mogre has a chronic pulmonary condition. I am concerned he may inhale dust from the proposed construction project near his home, which may worsen his breathing issues further. In addition, Mr. Mogre has attention issues and has difficulties with maintaining focus with the loud noise in the background

If you need further information, please feel free to phone our office and speak with my nurses at (650) 498-6500.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Peter Scott Wallace".

Kevin Peter Scott Wallace, MD

Shila Bagley

From: FoamLinx <[REDACTED]>
Sent: Monday, March 4, 2024 10:39 PM
To: PlanningCommission AP
Cc: OCM AP; Shila Bagley; Murali Srinivasan
Subject: Appeal Letter to the Planning Commission for 1585 Mallard Way

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Planning Commission,

My name is Sigal Barnea, I live at 880 Humewick way, Sunnyvale 94087, in close proximity to 1585 Mallard Way, APN 309-31-071, the design review permit.

This permit will allow the construction of 462SF on the 1st floor and an addition of 522SF of a 2nd floor.

My understanding is that this comprehensive construction can take up to 2 years.

I want to raise my concern to the fact that the construction will result in lots of dust and excessive noise all throughout the day.

I own a business in Sunnyvale and I work from home while conducting phone calls, answering customers and performing meetings.

This noise will impact my business as it will be hard to carry on with meetings and calls and therefore is a big concern for me.

It might also result in decrease of productivity as well as might have a financial impact.

On top of that, my daughter is a college student who needs to be able to concentrate on her studies. It will be extremely hard having all that noise.

I know of other neighbors with a medical issue of having asthma for example, the dust will definitely affect their health as well.

Lastly, I want to raise my concern to the fact that all of Malard street homes are 1 story houses. Having this house as a 2 story will change the scenery and does not seem to fit in.

I would ask that you try and discuss with the home owners the possibility of moving to another location, maybe a house that is already larger/renovated or if you can put their permit on hold until we can have a hearing and appeal that decision to grant them the permit.

I want to emphasize that I am a friendly person who gets along with all my neighbors. I always seek peace and understanding. I wanted to mention that to convey the fact that this is not personal in any way.

THE purpose of the appeal is to protect my family, myself and my business and to be able to maintain the peaceful life I enjoy here in Birdland neighborhood which was the main reason I decided to purchase a home here in Sunnyvale, moving from Cupertino in 2006.

Thank you in advance for your consideration,

Sigal Barnea
880 Humewick way,
Sunnyvale, CA 94087

C [REDACTED]

To:

The City of Sunnyvale,

We are concerned about the adverse health impact of the proposed construction project in our neighborhood at 1585 Mallard Way. This large-scale construction project involves significant demolition, reconstruction, and new construction that can create substantial amounts of dust and noise during the construction process.

We are especially concerned about the impact of dust on our respiratory health considering the recent increase of windy conditions in the South Bay throughout the year. Considering the huge scale of this project, this construction might take about two years to complete and during that period we neighbors might have to bear the consequence of facing the dust daily.

We wish to request to the City for taking effective mitigation measures to minimize the dust because that is the only thing we can request at this stage. We were not informed about the scale of this project before the City started the permit process to approve it.

825 Inverness Way Terence Brauneis T. Brauneis

Co-signatories of Mallard Way, Sunnyvale, CA 94087

[illegible]

Co-signatories of Humewick Way, Sunnyvale, CA 94087

[illegible]

Co-signatories of Inverness Way, Sunnyvale, CA 94087

[illegible]

Co-signatories of S. Wolfe Road, Sunnyvale, CA 94087

[illegible]

Co-signatories of Flin Way, Sunnyvale, CA 94087

[illegible]

Date: Mar 9, 2024

To,

The City of Sunnyvale,

Planning Commission

Sub: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Dear Sir / Madam

We Sonal and Sanjay Kale residents of 868 Humewick Way, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly, restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,

Sonal and Sanjay Kale

Shila Bagley

From: Krishnan Chatapuram [REDACTED]
Sent: Sunday, March 17, 2024 5:53 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]
Subject: Homeowner's renovation - 1585 Mallard Way

Follow Up Flag: Follow up
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To: The City of Sunnyvale Planning Commission, Sunnyvale CA

Sub: Homeowner's planned renovation

Ref: 1585 Mallard Way (APN: 309-31-071)

To Whomsoever it may concern

Dear Sir / Madam

We, Jyothi and Krishnan, residents of 1531 Mallard way, live in the vicinity of the address mentioned above and would like to express our **strong and fullest support** for the homeowners proposed renovation plan. We believe that the residents should have the right to remodel their home per their needs as long it adheres to the city's zoning laws, code and guidelines.

In general homes in our neighborhood are old and outdated. Upgrades not only ensure the safety of the occupants but also the neighboring units as well. Many homes in the area have and are undergoing renovations and have enhanced the aesthetics of the neighborhood in addition to the safety aspect.

The current residents of 1585 Mallard Way are quiet and cordial neighbors. We appreciate having them in our street and as part of our block. Impeding their efforts and desire to modify their dwelling would be counterproductive for the area in general and would set an unsavory precedent for everyone.

As long as the homeowners meet the regulatory standards, we should welcome such changes. We believe that fostering an open and inclusive environment encourages responsible homeownership and positive community development. We are sure that whatever health or other concerns one may have about the development can be addressed through discussion, dialog, and appropriate remedial steps per construction guidelines.

In summary, we wholeheartedly support the development and request the city to do the same.

Thanks,

Jyothi and Krishnan

Shila Bagley

From: Sinduja Ramaraj <[REDACTED]>
Sent: Friday, March 8, 2024 3:36 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]
Subject: Letter of support for home renovation of 1585 Mallard Way

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sir / Madam

We Sinduja Ramaraj and Anoosh Mahalingam residents of 1534 Mallard Way, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it conforms to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks and Regards,

Sinduja Ramaraj

Shila Bagley

From: Sriram Venkateswaran <[REDACTED]>
Sent: Friday, March 8, 2024 10:20 AM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]; Rupa Natarajan
Subject: Our Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

For the kind attention of:

The City of Sunnyvale,
Planning Commission

Sub: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Dear Sir / Madam

We Sriramachandran Venkateswaran and Rupa Natarajan residents of 1561 Mallard Way, Sunnyvale CA, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly, restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

We feel it is denying a fundamental right if there is any opposition to this which has no truthful merit when all rules and regulations are followed.

We again, strongly support this neighbor's project and wish them, and the city planners well for the project's success.

Thanks,

Sriramachandran Venkateswaran

&

Rupa Natarajan.

Shila Bagley

From: Sourabh Shrivastav <[REDACTED]>
Sent: Tuesday, March 12, 2024 11:43 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,
The City of Sunnyvale,
Planning Commission

Sub: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Dear Sir / Madam

We Sourabh Shrivastav and Aparna Shrivastav, residents of 808 Humewick Way, situated within 0.2 miles of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,
Sourabh Shrivastav
Aparna Shrivastav

Shila Bagley

From: Shikha Khanna <[REDACTED]>
Sent: Saturday, March 9, 2024 10:40 AM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]; Kapil Gulati
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To the Planning commission of City of Sunnyvale,

We Kapil Gulati and Shikha Khanna residents of 850 Flin way, Sunnyvale, situated within a few hundred feet of 1585 Mallard Way, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development. Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,
Shikha Khanna & Kapil Gulati
850 Flin way, Sunnyvale, CA - 94087

Shila Bagley

From: Pallav Bose <[REDACTED]>
Sent: Friday, March 8, 2024 2:46 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: Shreyasi Banerjee
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sir / Madam,

We, Pallav Bose and Shreyasi Banerjee, residents of 1561 Magpie Ln, Sunnyvale, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly, restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,
Pallav & Shreyasi

Shila Bagley

From: Chetan Ramesh <[REDACTED]>
Sent: Friday, March 8, 2024 11:23 AM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: Suyash Jain; Pooja Swamy
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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To:
The City of Sunnyvale,
Planning Commission

Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Dear City Planning Commission,

We, the undersigned residents of 1555 Magpie Ln, Sunnyvale, CA 94087, located within 300 feet of 1585 Mallard Way, Sunnyvale, CA 94087 strongly support the proposed renovation plans for this address. We believe that property owners have the right to improve their homes within city codes and zoning guidelines, and their proposed plans responsibly adhere to those standards.

Our neighborhood is characterized by aging homes, many over 60 years old. Renovations like this are essential to modernize our infrastructure and ensure the safety of our community. The recent fire incident at 879 Durshire Way (December 2022) highlights the potential dangers of outdated housing.

Successful renovations throughout our neighborhood have improved aesthetics and increased property values, benefiting all residents. Denying the homeowners at 1585 Mallard Way the same opportunity would be unfair, especially considering their plans meet all required standards.

The current residents of 1585 Mallard Way are valued members of our community with a young family who will be calling this neighborhood home for many years. Restricting their right to improve their home sets a negative precedent and discourages responsible ownership. We support neighbors who take pride in their homes and strive to enhance our neighborhood. We believe in fostering an environment that encourages responsible homeownership and community development.

We urge you to please approve this renovation project. Your attention to this matter is highly appreciated. Should you have any inquiries or require additional information, please do not hesitate to contact us.

Sincerely,

Chetan Ramesh and Pooja Swamy
Cell: [REDACTED] / [REDACTED]
Address: 1555 Magpie Ln, Sunnyvale, CA 94087

Shila Bagley

From: Yuval Fox <[REDACTED]>
Sent: Thursday, March 7, 2024 9:17 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,
The City of Sunnyvale,
Planning Commission

Dear Sir / Madam

We Yarden and Yuval Fox residents of 1555 Mallard Way, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,

--
Yuval Fox

Mobile [REDACTED]
Email [REDACTED]

Shila Bagley

From: Praveen Jaini <[REDACTED]>
Sent: Thursday, March 7, 2024 8:48 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: Soumya Narnur; Praveen Jaini; [REDACTED]
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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To,
Planning Commission, The City of Sunnyvale,

Dear Sir / Madam

We, Praveen Jaini and Soumya Narnur residents of 1556 Mallard Way, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our full support for the proposed renovation plan at the mentioned address. We firmly believe that residents should have the freedom and right to remodel/upgrade their residences as long as are within city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. We personally have seen cases where some outdated electrical can cause severe damage. This happened at 879 Durshire Way about an year and half ago. Upgrade process helps reduce such risks.

Numerous neighboring homes have undergone successful renovations, resulting in an overall improvement in desirability of the neighborhood and the city at large.

We have known Ramya & Suyash, current residents of 1585 Mallard Way (family with young kids) since the week they moved into this neighborhood. They have been friendly neighbors and pleasant family that we almost encounter daily during their walks or when kids are playing outside. They are hardworking family who have decided to make this wonderful city of Sunnyvale their home.

Denying or restricting law abiding and harmonious families to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the neighborhood community. We believe in fostering an environment that encourages responsible homeownership and community development.

We humbly request their plan to improve their home be approved so the family can make this long term permanent place of residence - especially when their plans align with all city codes and zoning requirements.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thank you

-Praveen & Soumya

Phone: [REDACTED]

Email: [REDACTED]

Shila Bagley

From: Astha Sharma <[REDACTED]>
Sent: Saturday, March 9, 2024 4:31 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Subject: Strong support for Renovation / Remodel of 1585 Mallard

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sir / Madam,

We, Astha and Amit Sharma, residents of 1522 Mallard Way, Sunnyvale, situated in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent fire incident at 879 Durshire Way serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly, restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Sincerely,

Astha Sharma & Amit Sharma

Shila Bagley

From: Sukesh Patel <[REDACTED]>
Sent: Friday, March 8, 2024 1:41 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: 'Rupam Patel'; [REDACTED]
Subject: Strong Support for Renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,

The City of Sunnyvale,

Planning Commission

Sub: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Dear Sir / Madam

We Rupam Patel and Sukesh Patel residents of 1556 Magpie Ln, Sunnyvale, CA 94087, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,

Rupam and Sukesh Patel

Shila Bagley

From: Sripathi V Canchi <[REDACTED]>
Sent: Sunday, March 10, 2024 10:29 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: [REDACTED]
Subject: Sub: No objection to the home renovation/remodeling at 1585 Mallard Way.

Follow Up Flag: Follow up
Flag Status: Flagged

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

From:
Sripathi Canchi
850 Humewick Way,
Sunnyvale, CA 94087

Date: 3/10/2024

Sub: No objection to the home renovation/remodeling at 1585 Mallard Way.

To whom it may concern:

I am the owner of 850 Humewick way, and understand that the owners of 1585 Mallard way wish to undertake a home renovation/remodeling project to improve their property.

As per my direct discussion with the owners of 1585 Mallard Way, I understand that they intend to perform this work responsibly, with the appropriate permits, and following the city codes and regulations.

On behalf of the residents at 850 Humewick Way, I am writing to inform you that we have no objection to this home renovation/remodeling project.

Sincerely,
Sripathi Canchi

From: [Meghana Shrotri](#)
To: [PlanningCommission AP](#)
Subject: home renovation of 1585 Mallard Way (APN: 309-31-071)
Date: Monday, March 18, 2024 8:54:51 PM

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

Hello,

We are owner of 1567 Mallard Way. We do not have any objection to the extension at 1585 Mallard way as long as project done with full permits and current county and city code of conduct/ regulations.

The owners are great neighbors.

Thanks,

Meghana Shrotri.

Sent from my iPhone

Shila Bagley

From: Yuval Twig [REDACTED]
Sent: Wednesday, March 27, 2024 8:37 PM
To: Shila Bagley; CDD-Admin AP; OCM AP; PlanningCommission AP
Cc: suyashbarjatiya@gmail.com
Subject: Strong support for home renovation of 1585 Mallard Way (APN: 309-31-071)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,
The City of Sunnyvale,
Planning Commission
Dear Sir / Madam.

I, Yuval Twig, resident of 889 Humewick way, situated within 300 feet of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units. A recent incident at 879 Durshire Way (December 2022) serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly restricting law abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

Thanks,
Yuval

From: [Ronak Shah](#)
To: [Shila Bagley](#); [CDD-Admin AP](#); [OCM AP](#); [PlanningCommission AP](#)
Cc: [REDACTED]
Subject: Strong Support for home renovation of 1585 Mallard Way
Date: Monday, April 1, 2024 11:37:27 PM

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

To,
The City of Sunnyvale,
Planning Commission

Hello,

We Kunjal and Ronak Shah residents of 1445 Kingfisher Way, Sunnyvale, situated within a quarter mile of 1585 Mallard Way and in its immediate vicinity, are writing to express our wholehearted support for the proposed renovation plan at the mentioned address. We firmly believe that residents within the city should have the right to remodel their homes according to their needs, provided it adheres to the city's codes and zoning guidelines.

Our neighborhood comprises homes that are predominantly over 60 years old, and a majority of them require essential upgrades to ensure the safety of occupants and the surrounding units.

Numerous neighboring homes have undergone successful renovations, resulting in an overall enhancement of the neighborhood and the city at large. Residents of 1585 Mallard Way should have the right to improve their property, especially when their plans align with all city codes and zoning requirements.

The current residents of 1585 Mallard Way have been harmonious neighbors, and we would appreciate having them as long-term neighbors and a part of the community. More importantly, restricting law-abiding and harmonious neighbors to renovate their house, even when meeting all regulatory standards, would set an undesirable precedent for the community. We believe in fostering an environment that encourages responsible homeownership and community development.

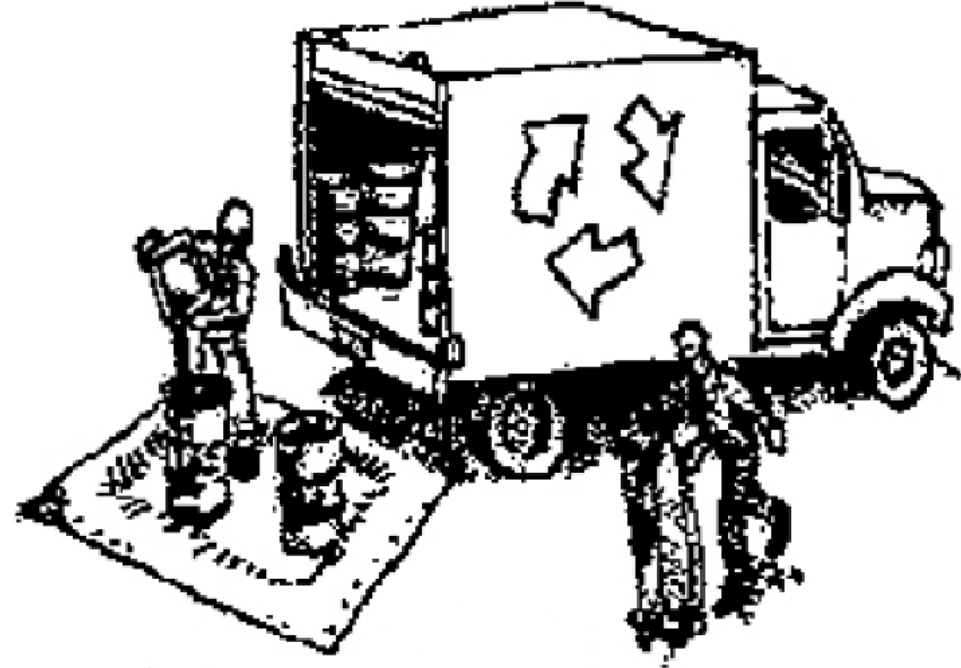
Should you have any inquiries or require additional information, please do not hesitate to contact us. Your attention to this matter is highly appreciated.

Thanks,
Ronak and Kunjal Shah

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



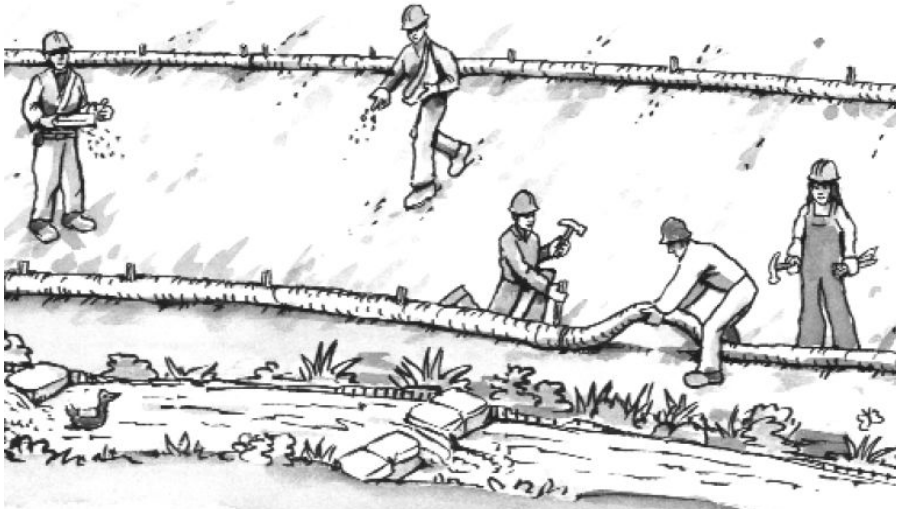
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

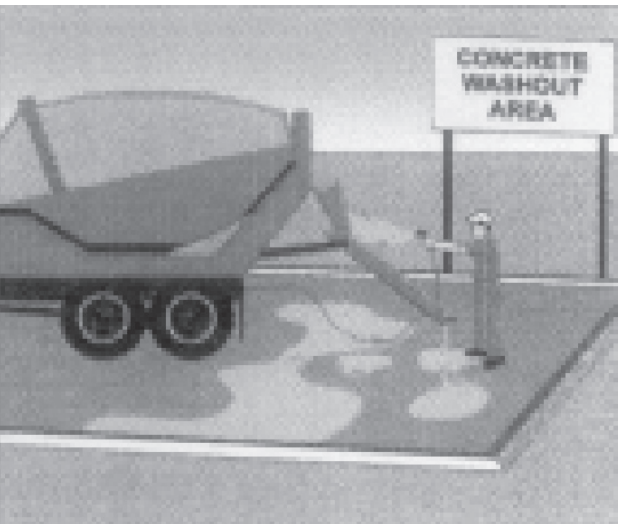
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



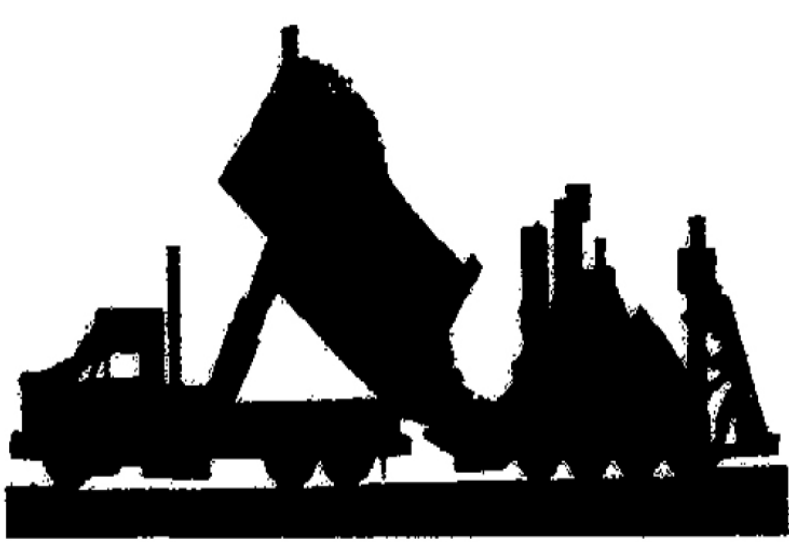
Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



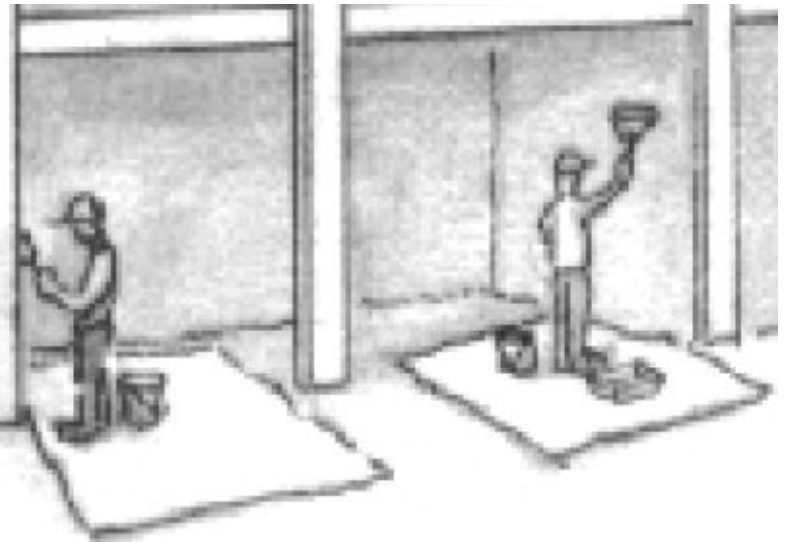
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.



Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or bays. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.



Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs)" for stormwater pollution prevention.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service
Warning Center (24 hours)
.....1-800-852-7550

Santa Clara County Environmental
Health Services
.....(408) 299-6930

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara
Pollution Prevention Program
.....(408) 441-1195

County of Santa Clara Integrated Waste
Management Program
.....(408) 441-1198

Santa Clara County Hazardous
Waste Program
.....(408) 299-7300
For information on the disposal of hazardous waste

County of Santa Clara District Attorney
Environmental Crimes Hotline
.....(408) 299-TIPS

Santa Clara Valley Water District
.....(408) 265-2600

Santa Clara Valley Water
District Pollution Hotline
.....1-888-510-5151

Santa Clara County Recycling Hotline
.....1-800-533-8414

Regional Water Quality Control Board
Serving San Francisco Bay Region
.....(510) 622-2300

Sunnyvale Water Pollution
Control Plant
.....(408) 730-7270

Sunnyvale Recycling Program
.....(408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station®
(GreenTeam/Zanker of Sunnyvale)
Recycling Drop-Off Center,
Garbage Disposal
.....(408) 752-8530

Painting and Application of Solvents and Adhesives



Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See "Yellow Pages" for a state-certified laboratory.

- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary

sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.

- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

General Construction and Site Supervision



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- Control the amount of runoff crossing your site (especially during excavation!) by using terms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best

management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

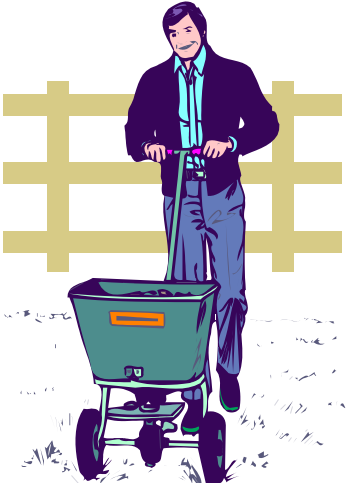
Materials/Waste Handling

- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Landscaping, Gardening, And Pool Maintenance



Who should use this information?

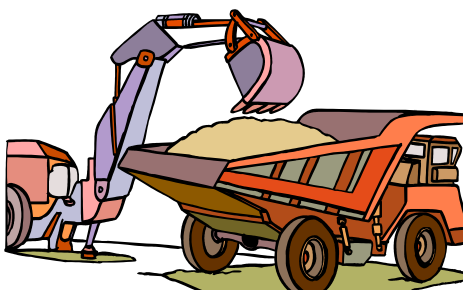
- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algacides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Earth-Moving and Dewatering Activities

Who should use this information?



- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control*

Field Manual for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforate pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

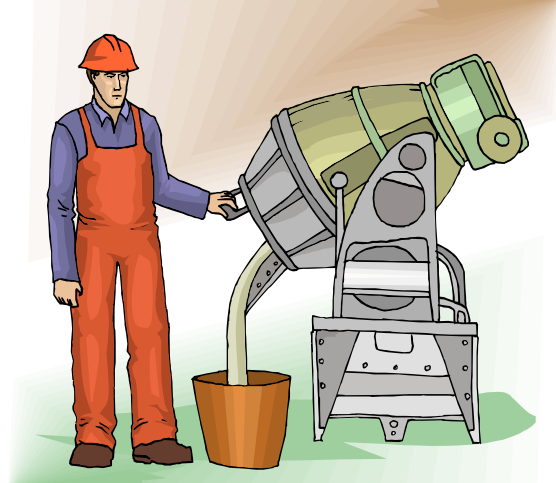
Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

- Unusual soil conditions, discoloration or odor.
- Abandoned underground tanks.
- Abandoned wells.
- Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Fresh Concrete and Mortar Application



Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

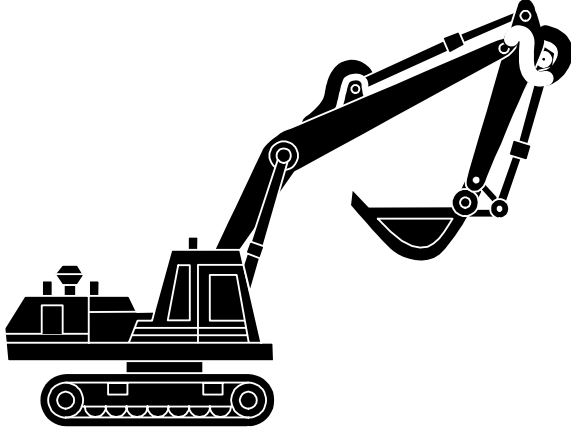
Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers



Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

To,

The City of Sunnyvale,

Planning Commission

Sub: Response to appeals for home renovation of 1585 Mallard Way (APN: 309-31-071)

We appreciate the commission granting us an opportunity to present our case for the renovation of our beloved home 1585 Mallard Way (APN: 309-31-071).

We, Suyash Jain and Ramya Sarangarajan, owners of 1585 Mallard Way, have been residents of Sunnyvale since 2016 when we moved from another part of the country. We fell in love with the vibrant Sunnyvale community on our very first visit and decided to make it our home.

Suyash works in Sunnyvale and Ramya works in Santa Clara. Our kids go to the neighborhood public school. As such, we appreciate everything that the city has to offer in terms of proximity, facilities and most importantly the community. Hence, back in 2019, we made the important decision to invest our life's savings in purchasing our current home in Sunnyvale. Our home was built in 1961 and was strictly used as rental property by the previous owners for many years. Even though our home showed a great degree of wear and tear at the time, we decided to purchase it with the hope that at some point in the future we could upgrade it to ensure that it remains safe, functional and accommodates our growing family's needs. A recent fire incident at 879 Durshire Way serves as a stark reminder of the urgency in modernizing our residences for the well-being of our community. (see **Appendix A**)

Now our home is in dire needs of upgrades which are essential to maintain safety and functionality. In addition, our daughter and son, both young growing school-going children, have their respective needs for space. Given this we worked with the City Planning Division to attain a design review permit and worked for over 5 months with the very diligent City Planning Staff to redesign our home in a manner that meets our needs while abiding strictly with the city's codes and zoning laws. For this specific reason, we were able to obtain a staff level approval for our proposed plan which is typically the only necessary and sufficient condition that home renovation projects need to meet. However, given that we were adding a second floor we put up a notice outside our home to notify our neighbors about the proposed construction. Please note that per our understanding, residents are not required to notify neighbors of proposed renovations, in cases where there is no plan to add second floor, per Sunnyvale's rules as long it meets the city's code and zoning requirements. To preempt any concerns, we tried to connect with our neighbors who could potentially have an impact of us adding our second floor. These neighbors include the three adjacent houses (**1587 Mallard Way, 1586 Magpie Ln, and 1580 Magpie Ln**) on our back and south-west side of the house (location of our proposed second floor). While none of the forementioned neighbors raised any concerns, we now understand that our other neighbors on our right (1579 Mallard Way) and from across the street (1576 and 1572 Mallard Way) have expressed concerns which we are willing to address within reason as below.

Specifically, our neighbors from 1579 Mallard Way, Sunnyvale have raised the following concerns.

They state that the proposed second floor significantly obscures the natural light reaching their living area's rooftop by more than 10% between 9AM to 3PM on December 21st. In accordance with the City Code 19.56.020, we have conducted an extensive Solar Study (previously shared with our concerned

neighbor) that indicates that only 0.5% of their roof is shaded between 9am and 3pm on December 21st. The study has been reviewed by the city design and planning officials.

Secondly, they state that none of their adjacent neighbors have a second floor. While this is true specifically for them, our neighbor on the left, 1587 Mallard Way, already has a second floor. Also, there are 6 homes within ~300 ft of our home that have a second floor (see **Appendix B**). In addition, in the Birdland neighborhood, where we are located, there are several homes with existing second floors. They also state a potential compromise in privacy due to planned addition of new windows. On the first floor, we currently have one window facing two of their windows and they have three windows facing our house. The proposed plan has one additional normal-size window and one smaller size window closer to the ceiling. We have designed these windows to meet the city's code of requiring an egress. While we believe the windows on the first floor need not be subject to neighbors' commentary or preference when following city's code, to mitigate privacy concerns for both us and them, we have designed the proposed windows such that neither of the two new windows directly face our neighbor's existing windows. Now, the planned second floor is on our south-west side, away from 1579 Mallard Way, and thus the north-facing windows by our proposed staircase have a very limited line of sight into their backyard.

Thirdly, they state that the newly added living area on the east side shades their south-facing windows from September to April. Per the city's codes, the solar impact study is only required for the second floor. Even with this addition, we are within the lot coverage ratio mandated by the city. Moreover, our proposed boundary is still further behind the three immediate neighbors on the right, including 1579 Mallard (see **Appendix C**).

Our neighbors from across the street, 1576 Mallard Way, have raised concerns about the dust and noise from the construction. We plan to engage a licensed contractor who will follow all the city guidelines to mitigate excess dust and noise. They also state that second floor will compromise privacy for the kitchen and living area windows which currently face our living and kitchen areas. Since our planned second floor is towards the back of our house and further away from them across the street, the distance between the second-floor proposed windows is much greater than the current existing windows. Given that we live in a dense urban environment it is impossible to have no windows facing neighbors' properties especially if you must abide by fire and safety codes. They are also wary of our second floor starting a trend of two-story homes in the neighborhood which may result in increased traffic, people, and parked cars. As stated previously, there are already 6 homes within 300 ft (and many more in Birdland neighborhood) that already have a second floor. We fail to see how our home will start a trend that the others may or may not have. Additionally, while our proposed plan is only to accommodate our family and children, the city's laws today permit multiple ADUs that can accommodate multiple families that has a higher risk of increased traffic and people.

Our neighbors from across the street, 1572 Mallard Way, have cited dust and noise pollution as a concern for their health and wellbeing. As such, we are highly empathetic to the health condition(s) specially given that we have dealt with serious health issues in our family as well. However, their dwelling is closer aerially to S. Wolfe Rd (a very busy street connecting Apple campus and Fwy 280 to downtown Sunnyvale) which has also been under maintenance and construction for the last couple of years causing significant dust and noise pollution. In addition, several homes on our street have undergone recent renovations including house #s 1573, 1567 and 1588 Mallard. Having said that, we

acknowledge their concern and will follow city's code to minimize dust and noise that apply to a construction of this scope. Our licensed contractor will employ measures to minimize dust including maintaining the soil moisture to lower the effect of the dust where possible, and covering haul trucks transporting soil, sand or other loose materials off site. In addition, all construction equipment will be maintained, properly tuned and determined to be running in proper condition prior to operation.

We have faith that Sunnyvale will uphold our right to remodel our homes in compliance with the city's codes and zoning guidelines.

Sincerely,

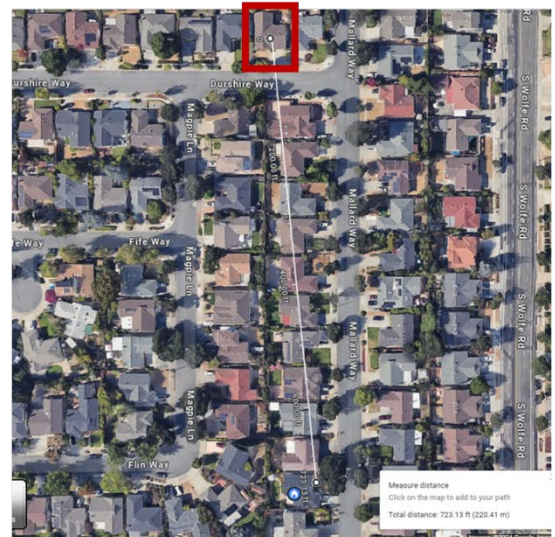
Ramya Sarangarajan and Suyash Jain

1585 Mallard Way, Sunnyvale

Appendix A

Recent (Dec '22) Fire at 879 Durshire Way, Sunnyvale

Homes in our neighborhood were built more than 60 years ago (c. 1961) and it is imperative that they are updated to latest city codes, when possible, to mitigate risks for all neighbors



Appendix B

● Homes with Second Floor in the immediate vicinity

- 1587 Mallard
- 1514 Mallard
- 1509 Mallard
- 1506 Mallard
- 886 Humewick
- 880 Humewick
- 867 Humewick
- 1561 Magpie
- 1562 Magpie
- 1532 Magpie



Appendix C

1585 planned
boundary
compared to
immediate
neighbors

