

TO: City of Sunnyvale Council

RE: Crescent Avenue Project- FILE#2021-7826

Dear Sunnyvale City Council,

The project proposed has gone through an extensive public review process. We coordinated a neighborhood outreach meeting on December 9, 2022 which was well attended by 9 members of the public. At that meeting the conceptual plans were shared with the community and we received positive feedback from all the attendees. On April 10, 2023 we presented our project to the Planning Commission for a study session on our proposed project. We were given feedback on various items and implemented some of those changes for our project. We then proceeded to have another public hearing and outreach with the Heritage Preservation Commission on May 3, 2023. The project was unanimously approved by the HPC on May 3rd, 2023. In late May, on May 22nd our final public meeting and outreach concluded with our project being approved unanimously by the Planning Commission members.

Crescent Ave LLC would like the opportunity to address some of the concerns raised by the letters submitted to the City of Sunnyvale.

1. Amount of Units (19)- The project is located in the R3-PD zoning district and is allowed in the density range of 18-24 Units/acre.
2. Parking- The project is proposing 2 covered parking spaces for every unit and also another 5 guest parking spaces.
3. Trash- The project is proposing a design so the homeowners will have individual trash pickup service, similar to single family home owners. The individual carts will be stored in their private garages.
4. Utilities- Our consultant team has studied the impact on the Stormwater system by adding these new units and have confirmed it'll be sized properly. The project will be all electric and will also have solar panels. The project will be adequately designed to not impact the existing infrastructure in a negative way.
5. Construction Noise- At the time of construction, there will be an approved Construction Management Plan that will be reviewed and approved by the City of Sunnyvale Building department. The project will follow all the guidelines in regards to construction hours and site security and traffic control plans when required.

To conclude, we feel we are proposing a project that fits in nicely with the existing multifamily units that surround us on all 4 sides of our development. We are providing new units to help the city reach its RHNA goals and also building 2 new Below Market Rate units to help increase the city's affordable housing inventory. A lot of time, energy, and money has been spent to get this project approved and we followed all the proper guidelines and rules set forth by the City of Sunnyvale. The project outreach was extensive and covered 4 different opportunities for our neighbors and city officials to provide feedback on our project. We feel we have done our part as the owners and developers of this project and request you uphold the decision made by the Planning Commission on May 22nd, 2023.

Thank you for your time.

Crescent Ave LLC