

May 18, 2014

Dear Neighbors:

For the past years, the Louis Mariani residents (20235 A East Homestead, 543 East Homestead, etc) all use the Homestead Road as entrance to their home. However, the new proposed seven houses by S&S Construction are planning to use Canary Drive as the sole entrance.

This will definitely add a lot of hassles to existing neighbors. To name a few:

- Traffic from none to 7 houses in and out from Canary Drive
- Noises by adding all houses on the same side of street
- Adding more street parking on overcrowded calm-measure street

If use homestead as the sole entrance is not possible, then at least do some diversion. So that some houses can use Homestead Road and some can use Canary Drive as entrance.

If you agree with me, please sign the sheet below or at the back. Thank you.

Your Neighbor,

Tsing-Ping Chang

- Yae Linuma*
DR. V. ... DVARADARATHAN
Bing Ping Chang Edward Teng, TAMY TENG
Swan-In Hsieh + Art Low
WILLIAM MEDEIROS William Medeiros
Anita Medeiros Anita Medeiros
Steve & Barbara Hays
San Lou, WANCY LOW
King Wong
- GIRISH NARAYAN*
STEVEN FARRELL
JEANNE WONG
Jordan DUVAL, GRACE, KYLE COREY
 SUNNYVALE, CA

Δ JAGODA JAI. E PESIC
Jagoda Jai. E. Pesic
 [REDACTED]

Δ SONA PATIL
 MANGESH MATAPURKAR
 [REDACTED]

Δ Orta Contor - [REDACTED]

Δ Shalini Batao
 Nifin Madan
 [REDACTED]

Katie Chapman
 [REDACTED]

Sunnyvale

Handwritten signature

Δ Scott Davidson
 [REDACTED]

Δ David Steel
David Steel
 [REDACTED]

Δ [REDACTED]
 [REDACTED]

Δ Kati Lyon
Kati Lyon
 [REDACTED]

Δ Karen Ooyeung
 [REDACTED]
 Sunnyvale

Δ Madhuri Keshubhatt
 [REDACTED]

Δ Mary Depew
 [REDACTED]
 Sunnyvale, CA 94087

Mary Depew

Δ Tiana Jones Bey
 [REDACTED]

Sunnyvale, CA 94087

Δ MED! MIRA FIDIS
 [REDACTED]

Δ Sandeep Sankranti
 [REDACTED]

Sunnyvale, CA - 94087.

Δ Marina & Michael Bendersky
 [REDACTED]

SN

Δ Janice Stroebe
 [REDACTED]

Noren Caliva-Lepe

From: Cygnella
Sent: Monday, May 19, 2014 2:06 PM
To: Noren Caliva-Lepe
Cc: Arthur Low; Swan Hsieh
Subject: Homestead Rd - Public Hearing

To Noren Caliva-Lepe

Associate Planner

Community Development Dept

City of Sunnyvale

Hi Noren,

We would strongly recommend widening the road within the Justine's Terrace on the Canary-Homestead project to accommodate waste collector trucks to pick up all 7 trash, 7 recycle and 7 yard waste containers from the homes in the complex. Otherwise, all 21 containers will need to be placed on Canary Drive within a small area and leave very little room for parking. We would also like to see some parking available inside the court so that guests of the residents can park there instead of only on Canary Road or Loch Lomond Ct.

We hope both the Developer and Sunnyvale City Planners will keep the welfare of current Sunnyvale citizens closely in mind. We want to maintain Canary Rd and Loch Lomond Ct. ambiance and quality of our living area.

Thank you,

Art Low and Swan Hsieh

I will be sending you a copy of this letter via USPS, with signatures of our neighbors who are in agreement with this letter as well.

May 20, 2014

Noren Caliva-Lepe, Associate Planner □ Community Development Department
City of Sunnyvale

Regarding: Canary Drive Development

Dear City of Sunnyvale Planners,

As an 18 year resident of Canary Drive, and one of the key neighbors who spearheaded the traffic calming on Canary Drive 15 years ago, I take a strong interest in what happens on the street where I chose to buy an expensive home and raise my three sons. Despite the traffic calming measures, I continue to see cars, trucks, semi-trucks, CUSD delivery trucks use Canary as a main thoroughfare into the Ortega Park neighborhood. The calming measures can be effective as we hear vehicles bottom out all the time on the speed hump. Yet, they continue to come, speeding along. We do not live on an expressway. Yet, it seems to appear that the City doesn't really care about Canary. It's a small street. There aren't that many residents affected. That's not true. This is a main transportation route for kids going to Stockmeir every school day. Many people use Canary to get access to Ortega Park. Plus, there are the people using Canary to get in and out of the neighborhood. With all this activity, I would actually ask the City to consider another traffic study. We've become too busy for what this street was designed for, once again.

Now, the City is considering a family's decision to sell their property for development. It's reasonable to develop that property. That family has every right to develop it. But, what is reasonable? Not only for the family, who wants to maximize the value of their property – I get that – but for the residents who LIVE here? What more do we have to endure? What's reasonable to ask of us?

The current footprint of that property has 4 buildings. Four. Not nine, not seven, but four. When that property was rezoned nearly 40 years ago, life was different in the Valley. I do not believe that that zoning is still applicable to today's Valley. Just because the zoning in place now *says* it can be developed to a maximum amount, does that mean that it *should* be developed that fully? What is the City's responsibility, at this point?

My hope is that the developer and owner recognize that our little Canary Drive is already fully impacted. We're already full. We don't have room for 7 more units, and the traffic they'll add. If the current footprint has 4 units, one of which opens onto Homestead, I would request the City:

1. allow no more units than the current footprint: Four units
2. that the structures match the existing single family dwellings that are adjacent to the property

Again, to reiterate, just because the zoning says they can build more, does that mean they should be allowed to build more? I say, emphatically, no.

Sincerely,
Mary Depew

Noren Caliva-Lepe

From: Tsing-Ping Chang
Sent: Wednesday, May 21, 2014 2:28 AM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: Homestead/Canary Subdivision - Feedback
Attachments: Homestead Entrance-1.jpg; Homestead Entrance-2.jpg

May 21, 2014

Dear Noren Caliva-Lepe ,

As stated in my previous letter dated on March 2, our left neighbors (20235 A East Homestead, 543 East Homestead, etc) all use the Homestead as entrance to their home in the past 50 plus years. However, the new proposed 7-lot design is planning to use Canary as the **sole** entrance to our surprise.

This will definitely add a lot of hassles to the neighborhood. To name a few:

- Safety concern for small children crossing the Canary (Many duplex residence living right across has small children)
- Wider angle turns for driving from Homestead to Canary
- Adding traffic from none to 7 houses in and out from Canary
- Noises by adding many neighbors on the same side of street
- Adding more street parking on already overcrowded calm-measure street

Therefore, we strongly recommend the future neighbors to use Homestead Road as the entrance as the way it is now.

If use homestead as the sole entrance is not possible, then at least do some diversion. So that some houses can use Homestead Road and some can use Canary Drive as entrance.

In the last couple of days, I have visited 30 neighbors with a shorten version of this letter as petition for "against using Canary as the sole entrance". All of the neighbor I visited signed with their address. I can collect more signatures if I have time. But just from the quick result I have, it has already shown the same concern shared by the immediate neighborhood.

Please see the attached scanned files for the front and back pages of my petition letter as your reference.

Regards,

Tsing-Ping Chang

Noren Caliva-Lepe

From: Holly Lofgren
Sent: Wednesday, May 21, 2014 6:33 AM
To: Noren Caliva-Lepe; OPNA@yahooogroups.com
Subject: Re: Homestead/Canary Subdivision - Letters

Dear Planning Commission,

This is my input to the proposed development on Canary Way, corner of Homestead.

While the new plans are shown with 7 homes instead of 9 homes, some of the major objections of the residents in the area have not been addressed. The residents clearly stated that they did not wish to add to the traffic and parking congestion on Canary Way.

The number of homes that were to empty out onto Canary Way in the first iteration was 8 (and one would empty onto Homestead). The current plan is to have all 7 homes empty onto Canary Way, which is not much of an improvement.

The complaint that there was no street parking in this complex still exists. Unbelievably, the developer has still not attempted to plan his homes without pushing the effects of his real estate onto the existing neighbors.

It has been documented that the street already has a severe traffic problem and traffic calming measures are in place. Additionally, there was a death at the corner at Homestead not too long ago which should be an indication that this area is already over-planned.

The project should be sent back to the developer once again with specific attention to accommodating his own on-street parking for his new homes.

Holly Lofgren

Please include in the report packet.

Hi Holly,

Noren Caliva-Lepe

From: Girish Narayan
Sent: Wednesday, May 21, 2014 6:47 AM
To: ncaliva-lepe@sunnyvale.ca.gov

Noren,

I am writing with regards to the proposed project at the corner of Homestead road and Canary drive in Sunnyvale. I understand that there is a plan to build 7 independent homes with a single entry to the development from Canary drive.

i would like to bring the following points to to the attention of the planing committee:

- 1) Currently Canary drive is the only thoroughfare through which a large area of the ortega park community has direct access to homestead. Adding another outlet to this road would serve to further congest this residential street.
- 2) Residents and guest of the new development would need to use canary for parking if adequate space is not provided on the narrow access road to the development. This greatly increases congestion on this calm measure road.
- 3) Most importantly, the road is used by many children in the AM hours to walk yo Stocklmeir elementary school. A high traffic access road, used by 7 houses, presents a great danger to these children who walk independently to school.
- 4) The majority of traffic from the development will likely access homestead to reach 280, etc. This would require left turns in a location very close tothe homestead intersection on the left and also with a obstructed view on the right from the traffic circle.

I would kindly request that the planning committee consider a sole outlet on the homestead side, as has been the case with the current properties for many decades.

concerned neighbor,

Girish narayan

[REDACTED]
Sunnyvale

To Noren Caliva-Lepe
Associate Planner
Community Development Dept
City of Sunnyvale

May 19, 2014

RECEIVED

MAY 21 2014

PLANNING DIVISION

We would strongly recommend widening the road within the Justine's Terrace on the Canary-Homestead project to accommodate waste collector trucks to pick up all 7 trash, 7 recycle and 7 yard waste containers from the homes in the complex. Otherwise, all 21 containers will need to be placed on Canary Road within a small area and leave very little room for parking. We would also like to see some parking available inside the court so that guests of the residents can park there instead of only on Canary Road or Loch Lomond Ct.

Thank you for your attention. I hope both the Developer and Sunnyvale City Planners will keep the welfare of current Sunnyvale citizens closely in mind. We want to keep Canary Rd and Loch Lomond Ct. ambiance and quality of our living area the same as we liked it from day one.

Sincerely,
Swan In Hsieh and other Sunnyvale citizens.

Swan In Hsieh

Michelle Hsieh

DR. V. V. V.

J. V. V.

A. V. V.

Y. V. V.

G. V. V.

S. V. V.

Swan In Hsieh

Michelle Hsieh

DR. V. V. V.

J. V. V.

A. V. V.

Y. V. V.

G. V. V.

GIRISH NARAYAN

SAMYUKTA NARAYAN

Janice Stroebe

Teng (Tsing-Ping & Edward TENG)

D. R. VARADARAJAN

JAYASHREE VARADARAJAN

Steven Farrell

Hui-Bi Chang

Dick C. Chang

THUI-BI CHANG
DICK C CHANG

German Bekerman

Joanne Wong JEANNE WONG

Wyl Wong KYLE WONG

Kinzen Wong Kinzen Wong

Saman Nancy Law
NANCY LAW

Andrew Law

Glydwin Floyd McWilliams

Esther H's ESTHER HSIEN

Kristina Hsieh

Peter H. Hsieh PETER H. HSIEN

Don Hof DOUG HODGES

Madhuri Kuchibhotla Madhuri Kuchibhotla

Lillian

K. Littman

D. Littman

Sandeep Sankrant

Pallavi

Pallavi

Pallavi

Pallavi

Janet Jones

Janet Jones

Tiana Jones
Jane Halverson

CHUN PONG NG

Christopher Ng

Margaret Ng Margaret Ng

Grace DuVal Jordan DuVal

Tina Lam / Lam

Yao Hsin Yao

Dmitry Kovniagin

Anta Medeiros
WILLIAM MEDEIROS

Stuart Gantz

Barbara P. Gantz

Arthur Lou Arthur Lou

Noren Caliva-Lepe

From: Samyuktha Narayan
Sent: Thursday, May 22, 2014 3:02 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: Regarding home son Canary drive, sunnyvale

Noren --

I am writing regarding the proposed project at the corner of Homestead road and Canary drive in Sunnyvale. I understand that there is a plan to build 7 independent homes with the main entrance being on Canary drive. I have a few concerns with that as follows and would like to address it to the planning committee...

- 1) Currently Canary drive is the main street connecting families in and around Ortega park/Inverness to Homestead road. With this new development, I am concerned about traffic congestion in the area both during and after construction.
- 2) The road is also used by many children to go to and from Stockmeir elementary school. A high traffic access road, used by 7 houses, presents a great danger to these children who walk or bike independently to school.
- 4) The majority of traffic from the development will likely use Homestead to reach 280, etc. With the entrance as currently planned on Canary, this presents a danger to both vehicles turning into Canary from Homestead and for vehicles turning from Canary to Homestead because of limited visibility issues.

I would kindly request that the planning committee consider a sole outlet on the Homestead side, as has been the case with the current properties for many decades.

Concerned neighbor,

Samyuktha Narayan

May 27, 2014

Noren Caliva-Lepe, Associate Planner Community Development Department
City of Sunnyvale

Regarding: Canary Drive Development

Dear City of Sunnyvale Planners,

Our family has lived on Canary Drive since 1998, and actively encouraged the implementation of traffic calming on Canary Drive. The neighbors collectively worked for years, for the addition of a speed hump and traffic round-about. There have been numerous serious reported traffic accidents at the intersection of Canary and Homestead Lane, and it is nearly impossible for residents returning to the neighborhood after work in the evening, to safely make a left hand turn onto Canary from Homestead. The addition of seven houses at that intersection will worsen traffic and likely result in the city incurring the cost of providing a traffic signal light at this intersection, hopefully before anyone is seriously hurt.

A second issue which has negatively impacted the residents of Canary Drive is the precarious state of the city sewer line, sized and built in the sixties when the first houses were built. The City has already paid to remediate one Canary Drive house, after the City sewer line poured gallons of raw sewage into their basement. We installed (at our own expense) an additional backflow valve and cleanout traps, to avoid the same disaster, and during this process the licensed plumbing contractor informed us that the existing city sewer infrastructure was in poor condition and "a disaster waiting to happen". Not sure what the sewer scheme is for the additional load of the new development, but if the plan is to flow it down Canary without a serious investment to improving the existing infrastructure, another lawsuit is certainly in the making.

We understand that the City is considering allowing the development of the property which currently has 4 very partially occupied structures to 7 brand new homes.

We request that the City to fully recognize the existing limitations of the current infrastructure and the potential cost that it will incur if it allows the development of 7 new living units. Canary Drive, a neighborhood originally built during the sixties, and has not been appreciably upgraded since, despite the addition of houses. Adding 7 more living units will cost the city money, and exacerbate the aging infrastructure issues for the existing residents.

We request the City:

1. allow no more units than the current footprint: Four units
2. that the structures match the existing single family dwellings that are adjacent to the property

Respectfully,
Lisa Bonetti and Stephen Gospe

Noren Caliva-Lepe

From: Tsing-Ping Chang
Sent: Monday, June 02, 2014 10:45 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Cc: Council@sunnyvale.ca.gov
Subject: More for Homestead/Canary Project

Dear Noren Caliva-Lepe,

The public hearing on May 28 suggests using Canary as the sole entrance for “safety” reasons.

As elaboration on our petition, we disagree with that suggestion based on the following reasons:

1. There are five residential units on the existing site using Homestead as the sole outlet for the past 40 years. Has there been any safety issues for the record? There is also another project built in 2007 a few blocks east called Fala Terrace with 4 single family houses using Homestead as the sole outlet. That development also has 4 reserved parking spaces .
2. Making just one turn out of a driveway to Homestead would seem to be more convenient and safer than making a turn onto Canary and then onto Homestead.
3. Using Canary will place more cars on an already congested street which has had traffic calming measures issues in the recent past, since it is a thoroughfare for Ortega Park, Stocklmeir Elementary School, Homestead Road, and Highway 280.

In short, we welcome the new development but wish to preserve the quality of our residential neighborhood.

Sincerely,

Tsing-Ping Chang and neighbors

Noren Caliva-Lepe

From: doug steed
Sent: Wednesday, June 04, 2014 4:42 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Subject: June 9, 2014 Planning Commission Meeting

City of Sunnyvale Planning Commission

cc Russell Melton, Chair

File #: 2013-8029 Location: 523 E. Homestead Road (APNs: 309-44-003, 309-44-049, 309-44-050) Proposed Project: Related applications on a 0.9-acre site: SPECIAL DEVELOPMENT PERMIT: to allow 7 single-family homes, and VESTING TENTATIVE MAP: to create 7 ownership lots. Applicant / Owner: S&S Construction, LLC/Louis Mariani Trustee Environmental Review: Mitigated Negative Declaration Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

At the Planning Commission meeting May 28th the board was deadlocked regarding approval of the above project. As deeply concerned and affected residents of Canary Drive adjacent to the planned development we would respectfully propose alternative modifications to said project to make it more palatable to both the board and the residents of Canary Drive:

Proposal #1. As a condition of project approval require the developer to incorporate into his plans the addition of as many street

parking spaces near the entrance to the project as are lost by the placement of the new entrance off Canary. It has already been noted by at least one of the board's members that up to 6 current parking spaces on Canary will be lost as a result of the new street entrance. Inasmuch

as there are Twelve (12) duplexes on the west side of Canary and already a shortage of street parking adjacent to the proposed project (24

3BR/2Ba 2 car garage units, 6 Canary driveway entrances) this is only fair and an obligation the developer should bear even if it means

reducing the the number of homes from 7 to 6 in order to accommodate this neighborhood mitigation effort.

Proposal # 2. In order not to diminish the already in place street calming efforts on Canary and safety considerations for additional vehicle traffic and heavy small school children sidewalk traffic we propose that Canary Drive be closed at its intersection with Homestead, i.e. no entrance off Homestead. Instead the entrance to the new project will be off Homestead with traffic routing through the project and thence onto Canary. This will leave still only one entrance to Homestead and slow down through traffic. This will probably also encourage non-local residents to explore other routes to Ortega Park and Stockmeir Elementary School. An additional 2-4 parking spaces should then be available at the closed off end of Canary.

We respectfully request the Commission give careful consideration to this and other concerned Canary Drive residents' concerns before their next vote on this matter.

Thank you,

Doug Steed

Sunnyvale, CA 94087

;

Noren Caliva-Lepe

From:
Sent: Wednesday, June 04, 2014 10:57 PM
To: ncaliva-lepe@sunnyvale.ca.gov
Cc: council@sunnyvale.ca.gov;
Subject: 7 homes

Dear Noren,

After reading the latest staff report on the project, we are mostly pleased with the changes from the initial proposal. Specifically, having 7 homes and allowing trash pick up inside the project is a very important change.

The one issue that we still feel strongly about is having some parking spaces inside the project. Here's why, all the 5 bedroom (maybe some of the 4 bedroom ones too) in the neighborhood have 3 car garages and there still some cars parked in front of the homes. Having some spaces near the east end of the driveway would be a desirable thing, especially for the three homes at the end. There may be space to park cars in front of each garage, but people don't want to block cars inside the garage. Also, on most nights, there are 2-3 cars parked on the east side of Canary Drive from residents living on Bluejay Drive and on the west side of Canary, there are usually 7+ cars parked between Homestead and Loch Lomond Ct.

Thank you for your consideration,
Arthur Low and Swan-In Hsieh

JUL 21 2014

To whom it may concern:

PLANNING DIVISION

As a 15 year homeowner on Canary Drive, I would like to express my concerns about the proposed development at the corner of Canary Drive and Homestead Rd. I feel that the proposed plan to build 8 to 11 townhome units will be putting undue strain on Canary Drive for the following reasons:

1. It changes the current aesthetic of the neighborhood from single family homes to high density. The zoning of this plot should be changed to single family homes to match the current look and feel of the neighborhood.
2. The street parking at that end of Canary is already impacted with cars from the duplexes on the other side of Canary. Building so many units in such a small space, and not providing enough parking within their development, is going to compound street parking issue at the end of Canary.
3. Ingress and egress from this new development should be on Homestead Road. The intersection of Canary and Homestead is extremely busy already and adding that many more cars entering and exiting from Canary will only exacerbate this problem.
4. As stated before, the end of Canary Drive between the traffic circle and Homestead Road is already impacted with parked cars on nights and weekends due to the duplexes across the street from the proposed development. There is no room for trash totes to be put by the curb. They should be collected from within the new development.
5. The sewer system on Canary Drive is aging and there is a concern that adding so many new units will cause sewer backup issues, particularly in the houses that have basements on Canary Drive. Back in 2008, I was a victim of one of these unfortunate sewer backups in my basement. The main line had a blockage on Inverness causing gallons of raw sewage to flow into my house for 45 minutes. The potential is there for this to happen again which is not only a public health hazard but will cost the city thousands and thousands of dollars in damages if the entire sewer line on Canary Drive is not properly retrofitted beforehand.

For these reasons I would like to propose that the city rezone the corner of Canary and Homestead to single family units. This will allow for plenty of on street parking as well as garbage toter collection space within their development. They can have ingress and egress on Homestead which will alleviate more traffic congestion at the Canary and Homestead intersection. And finally it will preserve the look and feel of the neighborhood that I have enjoyed for the past 15 years.

Thank you,

Katie Chapman