

Saeed Erfan (Owner)

OK Auto Body & Engine Repair

210 W Ahwanee Ave.

Sunnyvale, Ca 94085

Phone: 408.734.8299

Fax: 408.734.8299

RECEIVED

APR 30 2014

PLANNING DIVISION

City of Sunnyvale Council

456 W. Olive Ave.

Sunnyvale, CA 94088-3707

Phone: 408.730.7473

Fax: 408.730.7699

April 30, 2014

Re.: General Plan Amendment Initiation Request

Council:

It is with the highest respect and appreciation that I come before you with this most important issue regarding my property. My livelihood and life depend on this decision. Therefore I implore you to take all things into consideration in your decision to *consider* my zoning request.

I have included two pictures taken from the Environmental Report done by Rosewood Environmental Engineering for DRG Builders Inc. for your information. The study is complete and favorable for building and compliance, a copy can be provided in its entirety. This study cost the prospective buyer some \$20,000. It is my intention to sell this property as soon as possible. Being misinformed as to the requirements for rezoning, basically that this would be SPOT ZONING, the buyer backed off. Now after several phone conversations with the planning department and a final meeting on April 28 of this month we find out through AMBER, and of course the map she pulled up on the computer, that in fact to rezone here is not SPOT ZONING. All prospective buyers thought they had to convince neighboring properties to rezone and be responsible for the costs in the process. I am undertaking the preliminary stages of the process that is required for my property to preserve the date and shorten time. The prospective buyer agrees as they just heard of the better news last night.

In consulting the General Plan Text Chapter 3 I came across some beautiful concepts and Goals of the Council that of course represents the citizens and workforce of the city of Sunnyvale.

LT-1 Coordinated Regional Planning Project and *sustain a high quality of life in Sunnyvale*

LT-1.3b Promote *shorter commute trips and ease congestion* by advocating that *all communities* provide housing and employment opportunities

Our property is situated in a prime location to improve neighborhood and thus improve the city by providing a safe and convenient home for at least ten resident families. If our plan of purchasing the property to the right of us is successful, 20 families could enjoy a beautiful new home in Sunnyvale in one of the best areas according to your plan and its goals.

I petition the City of Sunnyvale located in the County of Santa Clara in the State of California for the rezoning of 210 W Ahwanee Avenue from the current Zone of MSPD INDUSTRIAL to R-3.

The size of the parcel in question is approximately 0.41 acres in size and now contains an auto body and engine repair shop. A change in the zoning will improve the environment as well as the landscape of the area and of course this will positively affect the entire city. According to DRE a lot this size can **support about 10 townhomes.**

If the property to the right of us is included in the ultimate project there will be 20 beautiful townhomes or condos for the improvement of the neighborhood and city of Sunnyvale.

This location at 210 W Ahwanee incorporates transportation services, shopping, schools, parks, lodging, storage, dining and entertainment. There is a grocery store at the corner, a laundry, Mexican bakery and eatery. Downtown Sunnyvale is a mile or so away, gas stations, churches and the Highway are at the front door! Does this not support LT-1.3b!

The building project supports Goals LT-3 for mix of housing, style and density. Policy LT-2.1 to recognize that the city is composed of residential, industrial and commercial neighborhoods each with its own individual character and this particular neighborhood includes many aspects such as these but is in fact residential in nature. Children walk by the shop constantly to and from school and to the bakery and parks nearby. What a lovely place to live and be a part of this beautiful city. Positive neighborhood, positive location, positively fitting idea.

Truly Yours,

Saeed Erfan,

Owner 210 W Ahwanee, Sunnyvale, CA