

April 4, 2014

Mr. Hanson Hom
Community Development Director
City of Sunnyvale
456 West Olive Street
P.O. Box 3707
Sunnyvale, CA 94088-3707

RECEIVED

APR 14 2014

PLANNING DIVISION

Re: Initiation of a General Plan Land Use Study for 1024, 1026, 1028-30, 1034-36-38, 1042, 1058, & 1052-60-78 West Evelyn Avenue APNs: 161-35-008; 161-35-007; 161-35-006; 161-35-005; 161-35-004; 161-35-003 161-35-002

Mr. Hom,

The purpose of this letter is to request that the above properties, all located on the south side of W. Evelyn Avenue, be studied for a zoning change to allow for non-industrial uses. We respectfully request the initiation of a land use analysis. The reasons for this are located below:

- 1.) The City's General Plan land use designation and zoning designations for these properties is MS, while bordered by R3, RMH, and having R1.7 close by, indicating the City is not adverse to Residential zoning in the area.
- 2.) These West Evelyn property owners have had limited success attracting tenants to these older, generally one story buildings. And when owners are able to locate a tenant to lease the building, it is regularly at a lower rental rate than the prevailing market. Owners indicate that along with decreased rates, the age of the buildings (~50 years), and adjacency to residential M3 zoned neighborhoods are also detrimental to the current uses on the sites. Because of these issues, the properties are not entirely successful as their designated use and are appropriate for review.
- 3.) Tenant lease expirations for these buildings on West Evelyn make this the optimal time to initiate a separate land use study and land use change. Many of these tenants have short-term leases that are year-to-year. Others have owners that have held off on locking into longer term leases to see the outcome of a requested land use review.
- 4.) Tenants in these buildings have seen sharp drop offs in business primarily due to the changing face of the automobile repair industry. While some people still bring their cars to small auto-repair shops, many, due to the increased technical specifications of cars, bring them

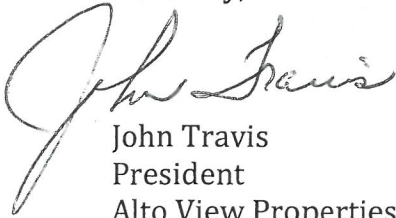
to the dealers for repairs and maintenance. This has created drop in customer base adding to a very tough market for independent companies to operate in.

- 5.) Alto View Properties believes that an appropriate transitional land use would be medium-density residential, similar to the properties Southern neighbors that have an R3 zoning. Whichever zoning the City sees fit for these properties, it would be able to assist with the new workers expected from Apple, up the street on Mary Avenue. Permitting a Land Use change now on West Evelyn Avenue would help to alleviate and hurdles to development when demand begins to rise.

I understand the Land Use study of these properties will require City Council approval, and I respectfully request that this process be initiated immediately.

Thank you for your consideration and assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Travis".

John Travis
President
Alto View Properties

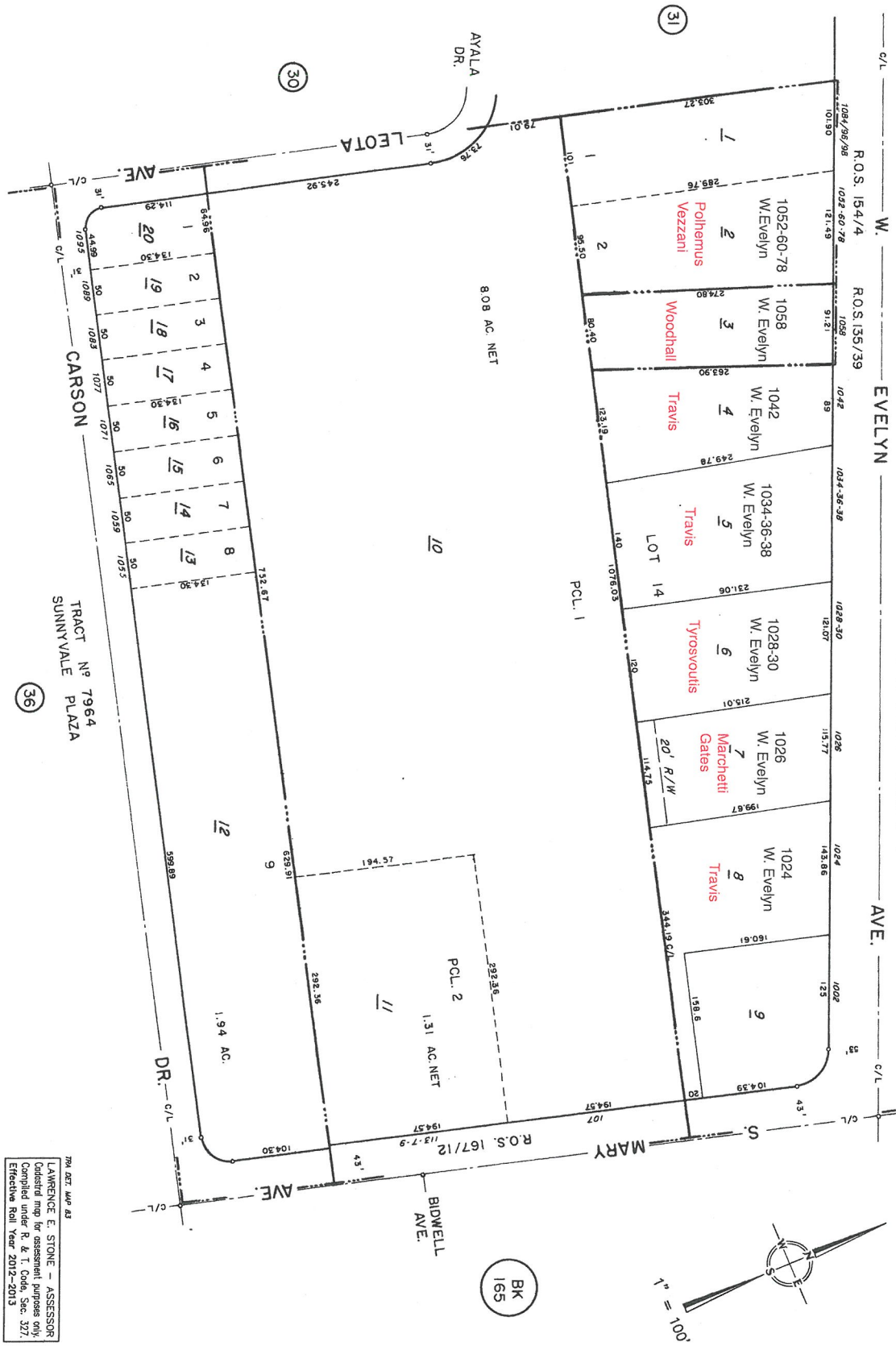
CC: Ed Woodhall
Rick Marchetti
William Gates

Attachments: Parcel Map identifying Addresses and Owners
City of Sunnyvale Zoning Map
Aerial Photo identifying Properties

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 161
PAGE 35

WILLIAM F. TAAFFE SUBD. N° 1



LAWRENCE E. STONE - ASSESSOR
Contract map for assessment purposes only
Compiled under P. & T. Code, Sec. 327.
Effective Roll Year 2012-2013

