

Dear Planning Committee:

I am writing to voice my concern and objections to the 1026 Lois Ave design plan. Specifically the plan has a floor area ratio of 250% (49.8%). I know this was an issue last time when the plan was submitted before planning commission hearing. The home owner said that there is another property (1058 Lois Ave) having similar FAR. ~~The~~ One planning commission member specifically said during the last hearing that property should not be used as a valid comparison.

I think it is important to adhere to the current city guideline regarding the maximum FAR. Cherry Chase area is a low-density residential area (R0). The city allowed max 45% FAR with a 2-story lot coverage of 40% is already very generous compared to other cities nearby. For example, Palo Alto allows a 2-story lot coverage of 35%

I do not see ~~any~~ any reason for this exception in this case. From their last hearing before planning commission, they explained that they plan to have ~~many~~ many kids. - while they are expecting their first child. I don't think this is a unique situation in the cherry chase neighborhood. ~~This is n~~

While I agree with the home owner to build a nice house, even for 2-stories, I don't see any special reason that the house needs to be larger than the city guideline allows.

I think the city needs to be careful not to send the message that if a property owner wants to build ~~as a~~ a nice house, they can do exceed city guideline for ordinary reasons.

Thank you for your consideration.
Sincerely,

A neighbor to 1026 Lois Ave



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois Avenue

1 message

James Smith

Wed, Mar 4, 2015 at 4:51 PM

Reply-To: James Smith

To: "sdivatia@sunnyvale.ca.gov" <sdivatia@sunnyvale.ca.gov>, "council@sunnyvale.ca.gov"

<council@sunnyvale.ca.gov>, "planningcommission@sunnyvale.ca.gov" <planningcommission@sunnyvale.ca.gov>

Good Day,

I am writing to once again express my opposition to the proposed oversized 2-story residential plan at 1026 Lois Avenue.

We seem to have an influx of new buyers who want to challenge the design and principles which have already been established by our City and compromise the privacy of their neighbors. We cannot permit over-scale homes to be built on lots that simply do not support them. This will only create a hodgepodge appearance, creating a patio home type stacked side by side environment. If someone desires a massive dream home, they should purchase in an area where the lot size and neighborhood structure and design fit that profile.

The City already has in place guidelines for remodels and rebuilds. Why is it that a home of this magnitude - WELL exceeding the approved FAR - even considered? Why is a home that exceeds the allowable FAR by such a drastic percentage not rejected without the necessity of the residents having to fight what is already protected by the City codes? If I understand the owners' plans correctly, they have reduced their original plan by .2% - why is this even being considered?

What do we as long time residents of the City need to do to stop this from continuing to happen over and over - to protect what the City already has the power to protect by rejecting a proposal that is OVER the allowable code?

I urge the planning commission to consider this case and future similar cases carefully and exercise their authority to uphold the Codes and values already in place. Should a change be warranted, it should be done in SMALL increments, and by the vote of the residents, not by owners who decide to build massive homes in a neighborhood that neither supports such a home, nor desires the invasion of privacy it will create.

Thank you for your consideration.

Respectfully,
Sheila Smith
834 Lois Avenue
Sunnyvale, CA



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois Ave

1 message

Preeti Naik

Thu, Mar 5, 2015 at 10:38 AM

To: sdivatia@sunnyvale.ca.gov

Hello Shetal,

I am against the proposed project on 1026 Lois Ave.

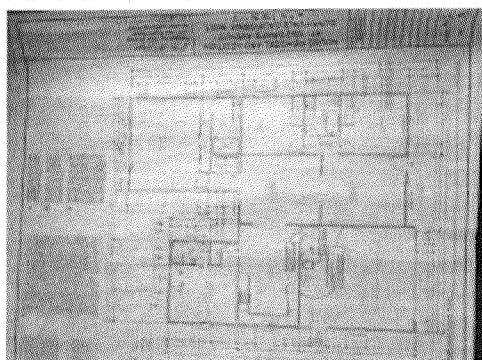
We have a charming neighborhood where the mostly single story houses on the mostly small lots are consistent across most of the neighborhood. Putting in two story huge homes changes this for the worse.

Two story houses in our neighborhood put the two story house right over the next door neighbors' houses because of the small lots (less than 6000sq feet). California has great weather and is a great place to be outside. Having a two story neighbor looking over your backyard takes away your view of the sky and sun as well as your privacy. At 1026 Lois Ave, the owners are trying to put a two story house right over two small-lots and single-story-houses next door neighbors. I am not a next door neighbor in this case but would I would not want someone building a two story home right over my house.

Exceeding the 45% floor area ratio in the case of 1026 Lois makes it even worse.

If they want a big house, they have a option to follow the plan as attached of another house in the neighborhood - 1062 Grape avenue - its a beautiful ~ 2000sq feet 4b3b single story house!

Thank you,
Preeti Naik



ML81316622_23_3.jpg
110K



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

Re: Against Proposed Project on 1026 Lois Ave

1 message

Momoko Ishijima <mishijima@sunnyvale.ca.gov>

Wed, Mar 4, 2015 at 8:37 AM

To: Iztok Marjanović <iztok.marjanovic@sunnyvale.ca.gov>

Cc: Shetal Divatia <sdivatia@sunnyvale.ca.gov>

Hello Iztok,

The project planner for the proposed home at 1026 Lois Ave is Shetal Divatia. I have cc'd her on this message.

Please send future correspondence to Shetal.

Thank you.

MOMOKO ISHIJIMA

Associate Planner

City of Sunnyvale | Planning Division

mishijima@sunnyvale.ca.gov

tel: (408)730-7532

On Wed, Mar 4, 2015 at 4:46 AM, Iztok Marjanović <iztok.marjanovic@sunnyvale.ca.gov>

wrote:

Hello Momoko,

I am still against the proposed project on 1026 Lois Ave.

Two story houses on our neighborhood put the two story house right over the next door neighbors' houses because of the small lots. California has great weather and is a great place to be outside. Having a two story neighbor looking over your backyard takes away your view of the sky and sun as well as your privacy. The small lots in the neighborhood put a two story house right over a next door neighbor. I am not a next door neighbor in this case but would I would not want someone building a two story home right over my house.

We have a charming neighborhood where the mostly single story houses don't feel "crowded" on the mostly small lots and are consistent across most of the neighborhood. Putting in two story homes changes this for the worse.

Exceeding the 45% floor area ratio in the case of 1026 Lois makes it even worse.

Thank you,
Iztok Marjanovic



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois Avenue

1 message

Annie Shiau

Wed, Mar 4, 2015 at 10:59 AM

To: Shetal Divatia <sdivatia@sunnyvale.ca.gov>

Cc: PlanningCommission@sunnyvale.ca.gov, council@sunnyvale.ca.gov

Good morning,

I am writing to express my opposition regarding the proposed 2 story project at 1026 Lois Avenue.

The small lots in our neighborhood place homes right next to its neighbors as it is, adding a second story makes it worse.

This project goes against several points of the Design Principles set by the city:

“Respect the Scale, Bulk and Character of the Homes in the Neighborhood” – This structure is proposing to exceed the R-0 lot coverage allowance of 40% for a 2 story home by nearly 10%. In an area where the average FAR is 27.5% (data spreadsheet attached), this proposed 49.8% FAR at 1026 Lois is disrespecting the scale and bulk of the homes in our neighborhood. This proposed 2 story structure will negatively impact the character of our predominately ranch style home neighborhood.

“Design Homes to Respect Their Immediate Neighbors” – Proposing a structure that is designed to exceed the FAR by nearly 10% is displaying some level of disregard to its immediate neighbors. With the second story, the privacy and views of the immediate neighbors of this proposed structure will be compromised.

“Preserve Mature Landscaping” – In the first public hearing for this project, File #: 2014-7624 (APN: 198-34-011, October 13, 2014). The applicants proposed to take down the tree in the backyard near the side fence on the left (fence separating 1026 and 1022 Lois). If this item is still in the proposal, it violates this Design Principal.

I urge the planning commission to consider this case carefully and not approve this deviation from the current city code.

Gratefully,

Annie

2 attachments



Neighborhood Floor Area Ratio Table.pdf

217K



Single Family Zoning Requirements- FINAL.PDF

305K



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois Ave APN 198-34*011**Travis Larry**

To: sdivatia@sunnyvale.ca.gov

Sat, Feb 28, 2015 at 9:36 AM

Dear Ms. Divatia,

I am writing to you in regard to the proposed plan to build a 2993 square foot 2 story home at 1026 Lois Avenue. My family and I live off of Lois Avenue. We have lived in this neighborhood since 1989. We would like to voice our concern over this proposal as we do not agree that 2 story homes belong in the Cherry Chase neighborhood.

If the owner of this property wanted to have a large 2 story home, he could have purchased property in a different part of Sunnyvale (Las Palmas Park area) or a different city. There are many 2 story communities nearby. The Cherry Chase neighborhood is not one of them.

Allowing this proposed home to be built and surrounded by 1 story homes will detract from the look of the rest of the neighborhood. Homes are being constantly remodeled in this neighborhood and owners are keeping them to 1 story. Why can't this owner do the same?

If the city allows this owner to build a 2 story home it will set precedence for other neighbors to do the same. My husband and I do not want to live next to a 2 story home. We realize that there are a few other homes nearby that are 2 stories tall and they clearly do not fit in with the rest of the neighborhood.

We implore you to seriously consider this proposal. A building of this size is not right for our neighborhood. Now is the time for the city of Sunnyvale to take a stand on 2 story home construction in the Cherry Chase neighborhood and not allow it to happen now or in the future.

Sincerely,

Susan L.

Shetal Divatia <sdivatia@sunnyvale.ca.gov>

To: Travis Larry <travcrx@aol.com>

Mon, Mar 2, 2015 at 12:18 PM

Hello Travis Larry,