

**Shetal Divatia** <sdivatia@sunnyvale.ca.gov>

Objection to 1026 Lois Ave

1 message

Yi'Ou Chen <c.....>

Mon, Mar 9, 2015 at 1:38 PM

To: sdivatia@sunnyvale.ca.gov, PlanningCommission@sunnyvale.ca.gov, council@sunnyvale.ca.gov

Cc: Paul Clark

Hello Shetal,

We are writing to voice our opposition to the proposed home project at 1026 Lois Avenue.

We are direct neighbor of 1026 Lois Ave. We bought the house in 2010, after visiting many neighborhood in the area. We chose Cherry Chase because of its charming characteristics with many ranch-style buildings. We are concerned with an "extremely large" two-story building right next to our house, esp. in the design details, their kitchen window directly faces our kitchen window and our backyard is exposed to their view.

The houses in Cherry Chase are traditionally small. Many neighbors have successfully renovated and expanded their houses for modern living while keeping the charming characteristics of Cherry Chase, such as 1046 Lois Ave and 1062 Grace Ave. While we agree with the new owners of 1026 Lois Ave to build a new home, we would appreciate the owners to adhere to the city's guidelines and maintain the charm of Cherry Chase that many neighbors cherish.

I urge you to review this proposal with careful consideration and help preserve the character of Cherry Chase.

Sincerely,

Paul and Yi'Ou



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

OPPOSE: Lois Ave 1026 Construction1 message

David Klebanov

Mon, Mar 9, 2015 at 9:34 AM

Reply-To: David Klebanov

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

Hello Shetal,

We live on Lois Ave two houses away and I am writing you to voice our opposition to the construction project on 1026 Lois Ave. We certainly welcome tasteful construction projects, which had been plentiful in our neighborhood in the 5+ years we had lived here. When we decided to move our family to the Cherry Chase neighborhood, one of our main considerations was the charm and character that this neighborhood carries due to its ranch style construction.

We feel that the proposed two story house on 1026 Lois Ave does not fit the character of our neighborhood. It intrudes on the privacy, abstracts the beautiful views from neighbors' backyards, blocks the sunlight adversely affecting surrounding vegetation and overall unfavorably changes the landscape. Two story constructions do not fit Cherry Chase!

We urge you to deny this project and any subsequent similar projects to preserve the character of our neighborhood that we so much cherish.

Sincerely,
David and Tanya
Lois Ave

**Shetal Divatia** <sdivatia@sunnyvale.ca.gov>

1026 Lois

1 message

Jeanne Waldman

Sat, Mar 7, 2015 at 6:49 PM

To: sdivatia@sunnyvale.ca.gov, PlanningCommission@sunnyvale.ca.gov, council@sunnyvale.ca.gov

Hi Shetal,

I hope this email isn't too late to get to the planning commission by Monday. I wanted to say that I am still against the proposed two story project planned for 1026 Lois. I spoke at the first hearing and sent a letter.

I don't like big houses on small lots for many of the obvious reasons: bulky aesthetics, privacy, blocking light, taking down trees, extra resource use. I'm not a next door neighbor, but an across the street neighbor from the lot, and I can see the house from my kitchen.

There is a FAR rule and I see no reason why it should be allowed to be exceeded. I'm afraid of a precedence being set, then it would be easier for other house flippers to do the same. My vote would be for the FAR to be in the rules, and for the house to fit the character of the neighborhood. The owners of the house have not yet lived at 1026 Lois since they bought it, so I'm not sure they understand what the character is.

Thanks for listening,

Jeanne Waldman

From: Mark Pool
736 Lois Ave,
Sunnyvale, CA 94087

05 March 2015

To: City of Sunnyvale Planning Commissioners
Sunnyvale, CA 94086
Re: Proposed Project at 1026 Lois Ave., Sunnyvale

First, I appreciate the dedication and service you provide to the Citizens and City of Sunnyvale. Thank you.

As you know, the houses in Cherry Chase neighborhood were constructed about 1954. The neighborhood has been enjoyed, appreciated and loved by the many residents for its ranch style family homes and friendly neighborhood atmosphere.

I agree with points raised by Cherry Chase neighbors in opposition to the proposed project. As individuals and collectively as a neighborhood, we want this project to be denied in its two story configuration.

We are not against change in the neighborhood. There are many upgraded homes and more than a few complete rebuilt homes in this neighborhood. Of the homes in the Cherry Chase neighbor:

- 47 % retain their original floor plan.
- 41 % upgraded by adding an additional Bedroom/Bathroom/family room, while retaining the original house.
- 6 % added a 2nd story; while retaining the original house. These 2 story homes were done 20-40 years ago.
- 6 % tore down the original and built a new house. Of the 6 % newly built, one was insurance rebuilt after a fire. The remaining five newly constructed homes were built by home owners. All were designed and built to blend into the neighborhood of single story Ranch style houses.

I feel this 2 story proposal is in not respecting the scale, bulk and character of homes in the neighborhood.

The proposed design does not respect the immediate neighbors, let alone the prevailing neighborhood.

Because there are currently existing 2 story homes in the neighborhood, it does not negate the need and desirability of fitting new homes to the majority of homes nearby.

- The 6 % of existing home which added a 2nd story retained the original house, adding modest amounts of area in their second story designs. These six houses were modified between 20 and 40 years ago, yet by-and-large fit the neighborhood architecture and ambiance.

As a homeowner, making great financial and time commitments to my home, I, like my neighbors, chose to live in the Cherry Chase neighborhood because of the ranch style homes. If I, we neighbors, did not want a ranch style home, we would have searched in different neighborhoods and would have purchased a home closer suiting our desires.

Sunnyvale has its neighborhoods. Other cities, such as San Francisco, have their neighborhoods, predominately defined by the architecture parlance, habitat's and districts. Like those communities, Sunnyvale should retain our neighborhoods: Bird Land, Cherry Chase, Snail, Washington Park, Taaffe, etc. are distinct and unique.

Allowing this project to continue is a first step, a slippery slope towards obscuring neighborhood identity.

Next I highlight items I believe are in conflict with the "Sunnyvale, Single Family Home Design Techniques" prepared by Cannon Design Group in 2003.

As you are aware, the guidance and techniques discussed in the document are, in part, provided to:

- Protect property owner livability and investments by discouraging inappropriate and out of scale adjacent homes.
- Maintain a sense of neighborhood by encouraging new development that is compatible in scale and character with existing housing.
- Encourage thoughtful planning and design that respects the privacy of neighbors.

Next I quote from "Sunnyvale, Single Family Home Design Techniques", page 9. I highlight elements specific to this proposal which I feel need serious consideration and justify disapproval of the proposed project.

RESPECT THE SCALE, BULK AND CHARACTER OF HOMES IN THE ADJACENT NEIGHBORHOOD

Buildings should be **sympathetic to the predominant building forms and scale of their neighborhoods**, including but not limited to, **height, bulk, character**, building form, roof form and orientation, window treatments, materials, and colors. **Architectural styles, elements, and shapes need not necessarily be the same as those on adjacent and nearby homes, but improvements should avoid unnecessary visual conflicts.**

DESIGN HOMES TO RESPECT THEIR IMMEDIATE NEIGHBORS

Every project should be **respectful of adjacent homes and neighbors**. New development should **avoid privacy, noise, light and visual conflicts with adjacent uses to the maximum degree possible**. Special care should be given to avoid tall blank walls and **building volumes immediately adjacent to one story forms on adjacent parcels**, and to the placement and treatment of windows and site landscaping to minimize views into neighboring homes, windows and private outdoor spaces.

We have invested in our homes over the decades and developed attachments to the visual qualities of our surroundings.

We are not opposed to a new built home. We prefer to see a project that is more in line with the single story ranch home.

We depend on the Planning Commission to represent us and ensure that the special qualities of the neighborhood are respected.

We ask that you deny the proposed project at 1026 Lois Ave , Sunnyvale..

Kind Regards,

Mark Pool
736 Lois Ave



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

Regarding File #: 2014-7624, 1026 Lois Ave

1 message

Ganesan Venkataraman

Fri, Mar 6, 2015 at 8:57 AM

Reply-To: Ganesan Venkataraman <ganesan.venkataraman@gmail.com>

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

Cc: "PlanningCommission@sunnyvale.ca.gov" <PlanningCommission@sunnyvale.ca.gov>

Dear Planning Commission Members,

We are neighbor to the proposed house at 1026 Lois Ave, and writing to convey the following requests to the commission.

1. Please enforce the current city codes regarding the size of the house, for both the lot size to building ratio (maximum of 40%) and first floor to second floor ratio (maximum of 35%). Given the small lot and proposed big house of 50% FAR, this becomes very important.
2. Please ensure privacy for the residents in the surrounding homes, which are all single story homes.
3. Please allow for preserving as much green as possible by keeping the existing trees.
4. Even though this is not a city code, please guide the applicant to consider a single story home. There are lot of nice single story homes in the vicinity that suit the families, nearby residents and neighborhood well.

Thank you.

Ganesan and Kalpana



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois Ave. Project

1 message

David Mokhber <[REDACTED]>
Reply-To: David Mokhber <[REDACTED]>
To: "sdivatia@sunnyvale.ca.gov" <sdivatia@sunnyvale.ca.gov>

Thu, Mar 5, 2015 at 10:55 PM

Dear Shetal,

We are the family adjacent to the project at 1026 Lois Ave. The reason for this email is to let you know of our concerns for the latest proposal the owners have submitted. Unfortunately, there are no major changes in the new proposal, and this building is extremely out of character for our neighborhood. The overall look and square footage of the house is too dominating compared to the single-story homes, especially being in between two smaller houses.

In regard to the actual plan, the owners have chosen to still remove many old trees, especially one heritage tree in the backyard. That being said, our privacy is a key concern as well as those of our neighbors.

We appreciate your consideration and recommendations.

Thank You,

The Mokhber Family
1022 Lois Ave.
408-730-5732



Shetal Divatia <sdivatia@sunnyvale.ca.gov>

1026 Lois

mario huang

Thu, Mar 5, 2015 at 3:34 PM

Reply-To: mario huang

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

Shetal,

I am writing to voice my opposition to the proposed two story home project at 1026 Lois Avenue.

The applicants of this project originally proposed an FAR of 50% and was rejected by the Planning Commission on October 13, 2014 (APN: 198-34-011).

The notice for public hearing indicates that the applicants have resubmitted plans with a "new" FAR at 49.8%.

By "nipping" the previous design by 0.2% FAR as Commissioner Simon stated during the first hearing, is not the right way to approach this project.

In this updated proposal, the mass and bulk of the structure still remains and does not fit with the neighborhood as the Planning Commission commented on October 13, 2014.

At the October 13, 2014 hearing, Commissioner Durham stated that there are pocket/neighborhoods in Sunnyvale where this size, bulk and entry design of this proposed "dream home" will fit in perfectly.

Commissioner Durham also concluded at the October 13, 2014 hearing that "at this time, in this place (Cherry Chase neighborhood) is not one of those neighborhoods in Sunnyvale for this design to fit in"

I urge you to review this proposal with careful consideration and deny the project.

Thank you.

Mario Huang

3/5/2015

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 43% 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.

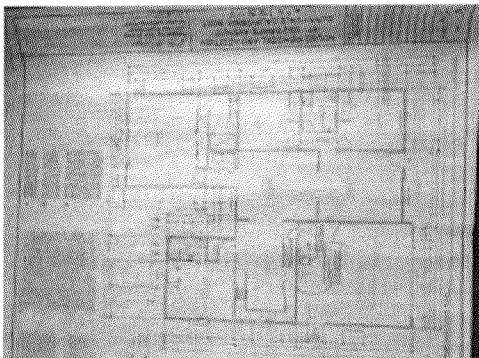
We have a charming neighborhood where the mostly single story houses on the mostly small lots are consistent across most of the neighborhood. Putting in two story huge homes changes this for the worse.

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,