

July 24, 2015

City Council  
City of Sunnyvale  
456 W. Olive Ave.  
Sunnyvale, CA 94086



RE: General Plan Amendment

To whom it may Concern;

We are requesting initiation of a General Plan Change for property located at 838 Azure St. and 842 Sunnyvale-Saratoga Rd.

This property is unique as it fronts on both Sunnyvale-Saratoga Rd and Azure St. At 14,586 SF, it is twice as large as it's Res. Low Density neighbors to the South and East. The abutting property to the North and to the East is Residential High Density.

Because of it's larger size and abutting higher density, we are requesting a General Plan Change be initiated, changing the GP designation to Low Medium Density Res.

The G.P. change is appropriate as the site has easy access to public transportation on nearby El Camino Real and is human in scale, both being goals of your General Plan. Development of this property as Low Medium Density will serve as a transitional use between higher density to the North and lower density to the South.

Adding two residential units to the existing two will not produce traffic issues, but instead will remove one dangerous access for the 842 address that exists to and from Sunnyvale-Saratoga Rd.

The addition of two additional residences is in conformance to "Sunnyvale's Community Vision" of Balanced Growth (pg56 – Fig VII-4) as this site is adjacent to the designated Downtown Growth Area. These new residences are needed to help balance out the divergence between new jobs and new homes. Further, it has been reported on both local and national media that our Silicon Valley is experiencing a housing shortage crisis. We believe that providing four moderate priced homes where there are now two, will in a small way, assist in mitigating this shortage.

We respectfully request that you authorize Initiation of the requested General Plan Revision.

Respectfully Submitted,

  
Rodger Griffin, FAIBD  
President  
Paragon Design Group, Inc.

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