



Teresa Zarrin &lt;tzarrin@sunnyvale.ca.gov&gt;

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**File # 2015-7770 1023 Lochness Ct.**

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Jennifer Martin &lt;j.lochness@sbcglobal.net&gt;

Fri, Oct 2, 2015 at 2:46 PM

To: tzarrin@sunnyvale.ca.gov

Cc: np@sunnyvale.ca.gov, Jhoanne Navarro-Tran &lt;jnavarro-tran@sunnyvale.ca.gov&gt;

Good Day Teresa,

This is a follow-up to the voice mail I left today regarding the above file number for 1023 Lochness Ct. zoning request. This residence has been operating an AirBnB or transient living for the past year and the neighbors as well as the neighborhood has been struggling since. Living across the street and being a stay-at-home mother, I have witness about 30-35 different tenants coming and going since they first started this very lucrative business in September last year. Though advised that under 30 day short-term rentals are currently not permitted, they have continued to operate with a mix of 30 day tenants and shorter term tenancy making it hard to catch the short term tenancy violation.

Nevertheless, it illustrates the lack of concern and respect for neighborhood preservation and city ordinances. Finally caught, they received two citations. As I write this letter, I noted yet another tenant depart after staying for just 1 week. Hard to catch as they leave before a complaint can even be made, proof captured and even more frustrating as I know they just received a citation in August yet their behavior does not change.

The planned zoning would allow these owners to extend their operation and allow 5 rooms to become more marketable to rent on a 30 day or less scenario. That is approximately 5-10 people at one time in addition to the residents themselves. Since most of their tenants stay for approximately 1 month and less, that equates to 50-70 people throughout the year. Though the City is working to curb AirBnB from being exploited for gross personal gain, our neighbors have more than demonstrated that they would lie to skirt any restrictions and avoid the proposed hotel tax based on their history of flagrant disregard for city ordinances and lack of respect for neighborhood preservation.

In addition, I would like to highlight, the neighborhood has endured parking issues as this address has no curb parking and they do not allow tenants to park in the driveway. They have primarily told their tenants to park on Quail so as to not bring attention to the timetable of their tenants stay or the number of tenants coming and going. But there are too many tenants too frequently not to notice! Regardless, the traffic is high within the court as 1023 tenants come and go which is a huge concern for the safety of the 11 school age children that live in the court. In addition, the neighbors have had to pick-up cigarette butts and garbage after the 1023 tenants in part because there is no smoking on 1023 property so tenants are forced to smoke elsewhere in the immediate neighborhood.

Though asked to be an "art studio" this is a guise to extend their property to capitalize on a great money making growing business... AirBnB type services. I ask that you not enable this growing problem within the neighborhood and deny their request. This would force the owners to primarily operate within the restraints of their primary structure which is a 4 bedroom structure. The hope, with the help of neighborhood preservation department, is to tame the beast and make this a more livable environment. It would be nice if the 1023 Lochness owners would comply with current and future ordinances but, more important, begin to be apart of neighborhood preservation and safety instead of a threat!

I invite you to talk to Jhoanne Navarro-Tran, neighborhood preservation, on the recent citation hearing as well as the ongoing neighborhood preservation issues we have been reporting.

Thank you for your time,  
Jennifer Martin  
1028 Lochness Ct.



Teresa Zarrin &lt;tzarrin@sunnyvale.ca.gov&gt;

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**1023 Lochness Court**

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**Chris Padden** <cpadden@sbcglobal.net>

Fri, Oct 2, 2015 at 12:38 PM

Reply-To: Chris Padden &lt;cpadden@sbcglobal.net&gt;

To: Neighborhood Preservation &lt;np@sunnyvale.ca.gov&gt;, "tzarrin@sunnyvale.ca.gov" &lt;tzarrin@sunnyvale.ca.gov&gt;

Hello,

We received a notification from the City of Sunnyvale that the owners of 1023 want to legalize a "painting studio" and install a bathroom. I am confused by this. The owners of this property are renting out the unit on Air BNB. These neighbors have already caused damage to the well-being of the neighborhood and been fined twice for their failure to adhere to the short term rental rules. Why would they city even consider letting them legalize something that is currently illegal? The structure would not be allowed to be build today and it is a nuisance for us as we are the next door neighbors.

I strongly object to this and don't know why the City would even let the matter be addressed in a hearing. Given their history, the application should be denied.

Kristin Brennan  
1015 Lochness Court