

Noren Caliva-Lepe

From: Evelyne Schmid
Sent: Wednesday, November 09, 2016 5:55 PM
To: Noren Caliva-Lepe
Subject: Butcher

I pass this sad corner every day and wonder WHY Sunnyvale is keeping this ugly "historical" house. Others at Raynor Park looked much better and were destroyed for huge new second story homes. Money, money!!

Evelyne Schmid
1343 Norman Dr

Noren Caliva-Lepe

From: Satya, S
Sent: Thursday, November 10, 2016 1:33 PM
To: Noren Caliva-Lepe
Subject: Re: Butcher's Corner - Final EIR Availability

Hello Noren:

At this time I am disgusted with the City destroying the trees, streets and permitting high rises either with this project as well as Nick's trailer park project. Several of us have voided our voting for the council seats.

Thanks for environmental issues. I wish we can move but we cannot give up our shelter with limited income.

Satya, Ph.D

E-mail:

Phone:

Cell:

From: "Noren Caliva-Lepe" <ncaliva-lepe@sunnyvale.ca.gov>
To: ncaliva-lepe@sunnyvale.ca.gov
Sent: Wednesday, November 9, 2016 2:30:37 PM
Subject: Butcher's Corner - Final EIR Availability

Dear Residents,

You are receiving this email because you are on the interested parties list for the Butcher's Corner project. **The Final EIR is now available for public review.** The purpose of the Final EIR is to provide written responses to comments received on the Draft EIR. An electronic copy of the Final EIR, appendices and revised project plans are available on the project webpage at ButchersCorner.InSunnyvale.com. Hard copies of the Final EIR also available for review at City Hall, the Sunnyvale Public Library and the Sunnyvale Community Center.

Upcoming public hearings to consider the certification of the Final EIR and the development application are scheduled for **November 28, 2016 (Planning Commission recommendation)** and **December 13, 2016 (City Council final decision)**. Notices for the hearings will be sent out early next week (at least 10 days before the hearing date).

Please let me know if you have any questions.

Regards,

Noren

Noren Caliva-Lepe, Senior Planner
Community Development Department

City of Sunnyvale
Phone: (408) 730-7659

ncaliva-lepe@sunnyvale.ca.gov

The Department of Community Development is innovative in promoting sustainable development while enhancing the economy, community character and quality of life in Sunnyvale.

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Noren Caliva-Lepe

From: Trudi Ryan
Sent: Tuesday, November 22, 2016 5:23 PM
To: Noren Caliva-Lepe
Subject: Fwd: POLICY--Fwd: Butcher corner

Trudi Ryan, AICP
Director, Community Development Department
City of Sunnyvale
408-730-7435
tryan@sunnyvale.ca.gov



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----- Forwarded message -----

From: Council AnswerPoint <council@sunnyvale.ca.gov>

Date: Tue, Nov 22, 2016 at 11:15 AM

Subject: POLICY--Fwd: Butcher corner

To: "Davis, Jim" [REDACTED], Glenn Hendricks [REDACTED],
[REDACTED], Gustav Larsson [REDACTED], Larry Klein
[REDACTED], "Martin-Milius, Tara" [REDACTED] "Meyering, Pat"
[REDACTED]

Cc: "Blackford, Yvette" <yblackford@sunnyvale.ca.gov>, Deanna Santana <dsantana@sunnyvale.ca.gov>,
Walter Rossmann <wrossmann@sunnyvale.ca.gov>, Kent Steffens <ksteffens@sunnyvale.ca.gov>, "Ryan,
Trudi" <tryan@sunnyvale.ca.gov>, "Miner, Andrew" <aminer@sunnyvale.ca.gov>, "Gorman, Deborah"
<DGorman@sunnyvale.ca.gov>, CityClerk AP <cityclerk@sunnyvale.ca.gov>

Councilmembers:

Forwarding to you from Council AnswerPoint.

Jennifer Nuñez
Executive Assistant
Office of the Mayor and City Council
City of Sunnyvale
456 West Olive Ave
Sunnyvale, CA 94088
jnunez@sunnyvale.ca.gov
Ph: [408.730.7913](tel:408.730.7913)

----- Forwarded message -----

From: Judi Richards [REDACTED]
Date: Mon, Nov 21, 2016 at 4:59 PM
Subject: Butcher corner
To: council@sunnyvale.ca.gov

Council members,

1. I am appalled you think five to seven story buildings are appropriate next to one and two story homes.
2. Last time I checked, the environmental study ignored the impact Apple's 'Spaceship' will have in the area. The fact you have allowed this is beyond STUPID, especially since Wolfe x El Camino is already one of the WORST intersections in Sunnyvale.

It's time you actually enforce building limits.

Where are the fire trucks and firemen that can protect five to seven story buildings?

Where are the schools that will support the huge buildings already completed?

Maybe one building does not stress resources, but are you really going to look Sunnyvale residents in the eye, and say the cumulative numbers are not worrisome? Have you even looked at the cumulative numbers?

Just say NO!

NO building without limits.
NO special dispensations.
NO agreeing to everything a builder wants.

Building is currently out of control in Sunnyvale. You do not have the staff to monitor current projects. You have allowed unsafe road closures to suit builders, not residents. You do not know the consequences of current giant complexes and have not allowed enough time to make sure your estimates are correct. Decisions have been made that are bad for Sunnyvale, yet when pointed out, city employees are so busy with new construction, they can't be bothered with even looking at the problems, forget about fixing them.

It is time to make decisions that are best for CURRENT Sunnyvale residents as well as plan for the future.

Do not throw away quality of life for a few pieces of silver.

Regards,
Judi Richards

Noren Caliva-Lepe

From: Trudi Ryan
Sent: Tuesday, November 22, 2016 5:22 PM
To: Noren Caliva-Lepe
Subject: Fwd: POLICY--Fwd: Butcher's Corner: Ponderosa School Traffic Safety

Trudi Ryan, AICP
Director, Community Development Department
City of Sunnyvale
408-730-7435
tryan@sunnyvale.ca.gov



Save the environment. Please don't print this email unless you really need to. </S

----- Forwarded message -----

From: **MAYOR AnswerPoint** <mayor@sunnyvale.ca.gov>
Date: Tue, Nov 22, 2016 at 11:46 AM
Subject: POLICY--Fwd: Butcher's Corner: Ponderosa School Traffic Safety
To: Glenn Hendricks [REDACTED]
Cc: "Blackford, Yvette" <yblackford@sunnyvale.ca.gov>, Deanna Santana <dsantana@sunnyvale.ca.gov>, Walter Rossmann <wrossmann@sunnyvale.ca.gov>, Kent Steffens <ksteffens@sunnyvale.ca.gov>, Trudi Ryan <tryan@sunnyvale.ca.gov>, Deborah Gorman <dgorman@sunnyvale.ca.gov>, Andrew Miner <aminers@sunnyvale.ca.gov>, CityClerk AP <cityclerk@sunnyvale.ca.gov>

Mayor:

Forwarding to you from Mayor's AnswerPoint.

Jennifer Nuñez
Executive Assistant
Office of the Mayor and City Council
City of Sunnyvale
456 West Olive Ave
Sunnyvale, CA 94088
jnunez@sunnyvale.ca.gov
Ph: [408.730.7913](tel:408.730.7913)

----- Forwarded message -----

From: **Marilyn Kliewer** [REDACTED]
Date: Tue, Nov 22, 2016 at 8:32 AM
Subject: Butcher's Corner: Ponderosa School Traffic Safety
To: mayor@sunnyvale.ca.gov

Hi Mayor Hendricks,

I am very concerned about the timing of the Butcher's Corner meetings. I feel that to quickly cram these very critical meetings in during the holidays is very unfair to the residents who will be affected, as it is very hard to juggle everything during the holidays, let alone attend long city council meetings.

Additionally, I hope council will be mindful of the fact that as the Wolfe/Fremont/El Camino intersection gets worse, more and more cars are avoiding it by cutting through the Ponderosa neighborhood (my neighborhood) and driving right past the school and school cross walk, endangering our Ponderosa Elementary school children and crossing guards. This decision should not be taken lightly.

Thanks for your consideration.

Marilyn Kliewer
Ponderosa Park


Noren Caliva-Lepe

From: Jim van Gogh
Sent: Tuesday, November 22, 2016 6:00 AM
To: ncaliva-lepe@sunnyvale.ca.gov
Cc: van Gogh, Lori
Subject: 871 E.Fremont Ave "Butcher Property" hearing

Noren,

I am a long time Sunnyvale resident living in the Sunnysarts neighborhood of Sunnyvale. Although I am all for progress and new housing, I believe the proposed redevelopment of the "Butcher Property" located at 871 E. Fremont avenue is completely inconsistent or compatible with the existing neighborhood. Seven story structures would make it among, if not the highest buildings in the area and would be disruptive to the existing residential area surrounding the property. Unfortunately I will be out of State during the special planning commission hearings next Monday, but I wanted to have my voice heard on this high profile development. I hope the board realizes this development proposal encroaches on existing neighborhoods and its current residents should have some say on how the property will be resourced. I would be happy to see the property purposed for alternate uses or even residential units if the height of the proposed project was more consistent with the existing surrounding area. I could envision a 3 or 4 story structure similar to the nearby rental units on El Camino Real, but seven story structures would begin to deteriorate the neighborhood feel of the area. Please consider this email a firm negative input on the current proposal for these highrise structures. If considerations can be made to reduce the height of the proposed development, consistent to the surrounding structures, I would be in favor of the development. Please ensure the voice of the current residents are heard on this somewhat outlandish proposal.

Sincerely,

Jim van Gogh
1239 Van Dyck Drive
Sunnyvale, Ca 94087


Noren Caliva-Lepe

From: jnunez@sunnyvale.ca.gov on behalf of Council AnswerPoint
Sent: Tuesday, November 22, 2016 5:02 PM
To: Davis, Jim; Glenn Hendricks; [REDACTED] Gustav Larsson; Larry Klein; Martin-Milius, Tara; Meyering, Pat
Cc: Blackford, Yvette; Deanna Santana; Walter Rossmann; Kent Steffens; Ryan, Trudi; Gorman, Deborah; CityClerk AP; Miner, Andrew; Noren Caliva-Lepe
Subject: POLICY--Fwd: Butchers corner meeting

Councilmembers:

Forwarding to you from Council AnswerPoint.

Jennifer Nuñez
Executive Assistant
Office of the Mayor and City Council
City of Sunnyvale
456 West Olive Ave
Sunnyvale, CA 94088
jnunez@sunnyvale.ca.gov
Ph: [408.730.7913](tel:408.730.7913)

----- Forwarded message -----

From: Council AnswerPoint <council@sunnyvale.ca.gov>
Date: Tue, Nov 22, 2016 at 4:38 PM
Subject: Re: Butchers corner meeting
To: Nora Mosqueda [REDACTED]

Nora Mosqueda:

Thank you for your email to the Council AnswerPoint. I am forwarding your message to Council, copying key City staff for their review as well.
The meeting will be held at City Hall, 456 West Olive Ave, in the West Conference Room.

Thank you.

Jennifer Nuñez
Executive Assistant
Office of the Mayor and City Council
City of Sunnyvale
456 West Olive Ave
Sunnyvale, CA 94088
jnunez@sunnyvale.ca.gov
Ph: [408.730.7913](tel:408.730.7913)

On Tue, Nov 22, 2016 at 3:51 PM, Nora Mosqueda [REDACTED] wrote:
Hi there,

I am told there will be a meeting on Monday, Nov 28th to discuss what is happening at Butcher's corner. Can you tell me the address of where that will be held??

Living within a half mile of this corner will have a huge impact on my lifestyle. I seriously hope you listen to the people that you are supposed to be representing and do not allow the developer free rein. We do not need high density on one of the worst corners in all of Sunnyvale. A nice park for all to enjoy and minimal traffic would be ideal. Don't add to the problem of gridlock. If you traveled that street in just the last few weeks when the left hand lane was closed for the water project, you would understand how awful this high density project would be. All those people taking a left onto Wolfe to get to El Camino or across would double with more housing. It would be gridlock that would impact that whole stretch of road. And would not just be a temporary annoyance.

Nora



Katherine Hall <khall@sunnyvale.ca.gov>

Fwd: Butcher's Corners EIR

PlanningCommission AP <planningcommission@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Fri, Dec 2, 2016 at 11:06 AM

----- Forwarded message -----

From: **Graham, Peggy**
Date: Thu, Dec 1, 2016 at 3:19 PM
Subject: Butcher's Corners EIR
To: "planningcommission@sunnyvale.ca.gov" <planningcommission@sunnyvale.ca.gov>

I went to the City Hall meeting last Monday and listened to all the reasons for and against this project.

I think the biggest issue is the safety of the people trying to make a left turn on Kingfisher to Fremont. It's already dangerous, I understand someone was killed recently. Not only will the added cars from the project increase traffic, but they are planning a free right turn from Wolfe onto Fremont. This means that there will be a continuous flow of cars onto Fremont and the people making a left from Kingfisher will have to take more risk in order to make that turn. Currently traffic is occasionally slowed down by the people going straight at the Wolfe/Fremont light. An F at an intersection is supposedly unacceptable, but we're supposed to accept it?

You say that it is important that the project matches the surrounding area. It's clear that it doesn't. Are we just supposed to accept that also?

I think it's clear that all the projects in the area haven't been taken into consideration. I read the Apple EIR and they gave the some of the Wolfe intersection a worse grade than this EIR. How is that possible? They didn't have all the new projects since then taken into consideration yet the traffic is worse now than it will be after all these projects?

The traffic on Homestead is ridiculous. When I come from Saratoga Sunnyvale I cut through the neighborhood to get to Inverness so that I can cross Wolfe. Now Inverness is backing up in both directions at Wolfe. The extra traffic on Fremont will bleed into all these neighborhoods as everyone tries desperately to get where they need to go without waiting 3 cycles to get through a light.

Build a park so that we don't have to get in our cars to go to a park that's not overcrowded. Where's all the money going that these projects are giving to the city for infrastructure. Not to more schools and parks. You don't even look at the situation at the schools and parks to determine what can be built, you just require them to pay money. Will anyone tell these people that there is no room in the schools and parks for their children?

Yet the benefits of this project are going to outweigh the ever increasing traffic congestion? Who does it benefit? How much more are we going to build up Sunnyvale, bringing in more jobs, forcing more people to try to get to these jobs, without the housing and the infrastructure to support it. Why do the people that live here have to pay the price for Sunnyvale's greed? What happened to the quality of life that we who live here now all came to Sunnyvale for? And what's going to happen when the next bubble bursts.....? It already is a huge boom and bust cycle. The more we grow the bigger the bust will be.

Peggy Graham
1524 Oriole Avenue
Sunnyvale



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: <no subject>

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 9:59 AM

----- Forwarded message -----

From: **Robert Hoop**
Date: Mon, Nov 28, 2016 at 3:44 PM
Subject: <no subject>
To: council@sunnyvale.ca.gov

Dear Sunnyvale City Council,

I am very upset about the massive development proposed for Butcher's Corner for many reasons.

It is way too tall and completely out of character for our neighborhood.

I would be able to see this monstrosity (if it is approved) from my nearby home on Kingfisher Way.

The intersections at Butcher's Corner, Wolfe, El Camino, and Fremont are already a traffic mess. The proposed development will add substantially to the traffic in my neighborhood.

At prior public meetings, the neighbors expressed outrage at the proposal. The developer claimed he heard the outrage and would revise his commercial development accordingly. From what I read, that was a lie. His proposal is still massive.

I ask Sunnyvale Council to listen to the neighborhood residents and oppose this massive development. I prefer that this land be an orchard or park or some aesthetically attractive public use thing, not a commercial development. If City Council insists on commercial development at Butchers Corner then it should be small, 2 stories, for example.

Thanks for listening.

Robert Hoop
1439 Kingfisher Way
Sunnyvale, CA 94087



Katherine Hall <khall@sunnyvale.ca.gov>

Fwd: Butcher's Corner

PlanningCommission AP <planningcommission@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 10:04 AM

----- Forwarded message -----

From: **DAVID O'HARA**

Date: Tue, Nov 29, 2016 at 6:41 AM

Subject: Butcher's Corner

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

Dear Planning Commision,

Apple will employ 12,000 employees on Wolf Rd. in Cupertino and another large number at Wolfe Rd. and Arques. That means overload for already congested Wolfe Rd. With all the new apartments going up in the downtown area of Sunnyvale, parks and schools will be needed. Don't put up another huge building at Butcher's Corner. Wouldn't a park, playground, childcare facility be the right thing to do?

Dave O'Hara



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 2:44 PM

----- Forwarded message -----

From: **Teresa Wiegman**
Date: Mon, Nov 28, 2016 at 5:04 PM
Subject: Butcher Corner
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

Dear Council members,

The plans for the massive development at Butcher's Corner **should NOT be approved**. This is no place for a five story or a ridiculously high seven story building on that small acreage. It will stand out like a sore thumb around the smaller homes and businesses. What is the City of Sunnyvale saying to the community who live here? Surely there are other locations in Sunnyvale, away from an overly crowded intersection, that the developer can buy? I understand our city has \$18 million left in the park dedication fund. As the council of Sunnyvale, I am asking you to do the right thing and buy the land back and turn it into a park. Please listen to the people who put you in office and **who you represent**. We do not want continued over-crowding and high density in our city. Our roads, our sewer systems, our schools, and our emergency response teams (hospitals, police, and fire stations) are not built for this.

With much concern,

Teresa Wiegman
1028 Katrine Court,
Sunnyvale resident of 35 years



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Plans for Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 2:45 PM

----- Forwarded message -----

From: **Marilyn Wilson, BVM**
Date: Mon, Nov 28, 2016 at 5:31 PM
Subject: Plans for Butcher's Corner
To: council@sunnyvale.ca.gov

At this time, please do not approve the plans to build more housing on corner of El Camino, Wolfe and Fremont. Please wait until the new council members take office . And it is important to consider a plan for Sunnyvale buy the property from De Anza Properties for a park. There is \$18M unspent in the park dedication fund and Vidovich only spent \$14M to buy it.

Marilyn Wilson, BVM

1220 Tasman Dr. #571

Sunnyvale, CA 4089-2434



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 2:46 PM

----- Forwarded message -----

From: **C Schryver**
Date: Mon, Nov 28, 2016 at 9:40 PM
Subject: Butcher's corner
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

Hi,

I'd like to understand more about this very large development. I hope you'll consider the full impact to the community before making a decision.

Thanks,

Cristina



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 2:47 PM

----- Forwarded message -----

From: **Karen Davis**
Date: Tue, Nov 29, 2016 at 7:05 AM
Subject: Butcher's Corner
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

Dear Sunnyvale City Council,

I am writing to urge you not to approve the huge development plan referred to as 'Butcher's Corner'. I believe it to be a huge error in judgement by the city council especially after reviewing the studies and repeated statements of how it will have little to no effect on the surrounding residents or increased traffic?! Who are you kidding?! This project will cripple those of us that live in the area. I currently reside on Wolfe Road and am already dreading the traffic increase coming with the addition of the two Apple locations to open soon. Our surface traffic will be coming to a complete stand still if you continue to over develop this neighborhood.

Quite frankly, I am very curious how much any of you were paid to even attempt to push this ill conceived monstrosity of a plan down Sunnyvale residents throats. There is not one good thing about this plan that would add to this city. There are however hundreds of reasons not to support any development on Butcher's Corner. I know I will be sure to cast my next vote for the city council members who do not allow this damage to be done to what is left of our living space and already deadlocked commuter traffic on Wolfe Road before Apple even overruns our surface streets.

I trust you will do the right thing and not approve the plan for Butcher's Corner.

Regards,

Karen Davis

1544 S Wolfe Road

Sunnyvale, CA 94087



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 2:47 PM

----- Forwarded message -----

From: **Elizabeth Avalos**
Date: Mon, Nov 28, 2016 at 5:33 PM
Subject: Butcher's Corner
To: council@sunnyvale.ca.gov

As a resident of Sunnyvale, I am concerned about the development of high end apartments with little effort to help those in need.

We have a huge number of residents who are unhoused. Why not build some Tiny Houses on this site for those unhoused and help them to move forward with their lives.

Add to that a park for children.

We have sufficient housing for those with high incomes. Lets take care of those with greatest need first.

Elizabeth



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Please do NOT approve "Butcher's Corner" development plan

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 5:00 PM

----- Forwarded message -----

From: **Ben-Li Sheu**
Date: Tue, Nov 29, 2016 at 10:29 AM
Subject: Please do NOT approve "Butcher's Corner" development plan
To: council@sunnyvale.ca.gov

Dear City Council Members and to whom this may concern,

Please do NOT approve huge "Butcher's Corner" development plan as it will negatively impact the worst traffic junctions in Sunnyvale. Quality of life in city of Sunnyvale can be significantly improved if we get GREENER such as turning it into a park.

I also request deferring the decision to January when new City Council takes office.

Sincerely,

Ben-Li Sheu, Residence of Sunnyvale since 2007



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Deny Butcher's Corner EIR

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 5:00 PM

----- Forwarded message -----

From: **Mark Beyer**
Date: Tue, Nov 29, 2016 at 9:27 AM
Subject: Deny Butcher's Corner EIR
To: council@sunnyvale.ca.gov

Honorable Council Members,

I urge you to deny the huge development slated for this parcel. The intersection is already choked, an unsuitable setting for this monstrous group of buildings.

I'm in favor of developing new housing, even high rises. But not there. It's just insane.

Regards

Mark Beyer

1064 Dunford Way

Sunnyvale



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: No to big development at Butcher's corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 5:00 PM

----- Forwarded message -----

From:
Date: Tue, Nov 29, 2016 at 8:01 AM
Subject: No to big development at Butcher's corner
To: council@sunnyvale.ca.gov

Good morning,

My name is Karen Pandula. I have lived in Sunnyvale for the past 32 years. I am writing to ask you to reconsider the planned development at Butcher's corner (Fremont and El Camino). I am opposed to the high density, 5 and 7 story buildings because of the additional traffic this will create and the negative visual impact of these two large buildings. I would be in favor of homes with a public park for this area.

Thank you for listening,

Karen Pandula

1035 Katrine Ct

Sunnyvale CA 94087



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: re butcher's corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Thu, Dec 1, 2016 at 10:27 AM

----- Forwarded message -----

From: Julie Campbell
Date: Wed, Nov 30, 2016 at 12:30 PM
Subject: re butcher's corner
To: council@sunnyvale.ca.gov

Why does this project keep coming up? That plan is too much for this corner. I don't think this should go through Just judging by the hi density of the project. There is still no way for traffic to safely flow. It's already a nightmare in the morning and between 5:pm and 7:pm. There is no need for this project to be built as proposed.

Julie Campbell

1509 Meadowlark Lane, Sunnyvale 94087



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's Corner Development....

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Thu, Dec 1, 2016 at 10:27 AM

----- Forwarded message -----

From: Janie Del Rosario
Date: Wed, Nov 30, 2016 at 10:11 AM
Subject: Butcher's Corner Development....
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

PLEASE SUNNYVALE COUNCIL MEMBERS, STOP THE MADNESS AND BAN ANY DEVELOPMENT AT BUTCHER'S CORNER....

IF YOU LIVED IN THIS AREA, I DON'T THINK YOU'D WANT MORE TRAFFIC COMING THROUGH YOUR HOUSE, THAT'S WHAT IT IS FOR US LIVING IN CLOSE QUARTERS TO THAT AREA....

AND WITH THE APPLE WORKERS THAT'LL BE FLOODING ALL STREETS TRYING TO GET TO WORK, THAT'S ALL WE'D NEED MORE TRAFFIC.

WELL, JUST ANOTHER CITIZEN WHO'S NOT HAPPY WITH WHAT'S BEEN GOING ON W/THE SV BOARD.

Mrs. Janie Del Rosario

50 year SV Homeowner



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butchers Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Thu, Dec 1, 2016 at 10:26 AM

----- Forwarded message -----

From: **Donald Moody**
Date: Tue, Nov 29, 2016 at 6:09 PM
Subject: Butchers Corner
To: council@sunnyvale.ca.gov

With the proposal you have for Butchers Corner and the traffic problems we already have it is over and above board. We already have water problems. With all the housing being built which causes more traffic jams why even consider the project. Oh yes I know more tax money for you ti play with. But do you really believe it id necessary? The property could be turned into something that would really be beneficial for the community. Fremont Blvd. is already a mess during commute time. But just think what would happen if so many cars would exit onto Fremont. Nothing but one big traffic mess. Most of the cars would probably make a u-turn as soon as they exited onto Fremont. Please re-think the project and let it turn something beneficial to the area. Donald Moody 1472 Floyd Avenue, Sunnyvale, CA 94087-3457



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Please delay Butcher's Corner decision till January

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Thu, Dec 1, 2016 at 10:25 AM

----- Forwarded message -----

From: **Larry Yelowitz**
Date: Tue, Nov 29, 2016 at 4:12 PM
Subject: Please delay Butcher's Corner decision till January
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

I urge Sunnyvale City Council to postpone a decision on Butcher's Corner until the new City Council is seated in January. I have read the complete EIR and there are a number of valid concerns raised by Sunnyvale citizens, including traffic impact ("Significant Unavoidable" i.e., tough luck), the horrific aesthetics of a seven story building on Fremont Avenue, harm to the close-by residents during the construction phase, and numerous others. A large number of responses were answered by the rather snarky boilerplate: "The comment expresses an opinion about the type of development that should occur on the project site, but does not state a specific concern or question ..." How much more specific does one need to be regarding the damaging visual impact of a seven story building on Fremont?

In closing, I note that Measure M failed by a rather small majority, and that the three long-term incumbents were voted out. In other words, Sunnyvale voters are pretty well plugged in to the political realities affecting their lives, and will be watching this Butcher's Corner decision carefully.

Thank you for your consideration.

Larry Yelowitz,

Sunnyvale resident,



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Say no to planned development at Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Fri, Dec 2, 2016 at 8:54 AM

----- Forwarded message -----

From: **Marla Azriel**
Date: Wed, Nov 30, 2016 at 9:15 PM
Subject: Say no to planned development at Butcher's Corner
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

Hello,

I am a Sunnyvale resident, and I am very concerned about any development in our area that increases traffic and air pollution. Our traffic in some areas is already severe compared with most communities, and our air quality is poor. Air pollution directly impacts babies and children and is associated with a host of negative health impacts, including asthma and bronchitis, as well as neurobehavioral deficits associated with heavy metals and organic pollutants.

These impacts are not just statistics - they are real, and they impact real children in our community. It is irresponsible to usher in more development without ensuring that it does not have a negative impact on traffic and air quality. Our housing shortage is bad, but we cannot build enough units for everyone in the world who wants to live here. Instead, we should plan on smart, measured growth, ensuring that we do not worsen an already bad problem with congestion and air quality in our area.

The vast majority of Sunnyvale residents agree with me. No amount of increased tax revenue is worth the reduction in quality of life and negative health effects in our children and most vulnerable residents. Please do not rush through this plan against the wishes of your constituents, and instead plan for measured development in areas where traffic and air quality will not be impacted.

Regards,

Marla Azriel



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Fri, Dec 2, 2016 at 8:55 AM

----- Forwarded message -----

From: Jerry Tennant
Date: Thu, Dec 1, 2016 at 11:10 AM
Subject: Butcher's Corner
To: council@sunnyvale.ca.gov

Traffic on El Camino, Wolfe, Fremont, and Homestead keeps getting worse, to mention just a few streets near where I live. We don't need more developments like the one proposed for Butcher's Corner to make it even worse. The reason I voted to change the Council membership was to change decisions on matters like this. Why not listen to residents who have lived in Sunnyvale for decades? Or at least let the new Council members make the decision on this one. Another park or more open space would be a better choice.

Jerry Tennant

Birdland resident since 1968.



Katherine Hall <khall@sunnyvale.ca.gov>

FW: POLICY--Fwd: Butcher's Corner

Katherine Hall <khall@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Fri, Dec 2, 2016 at 8:55 AM

----- Forwarded message -----

From: **reijin l.**
Date: Thu, Dec 1, 2016 at 12:18 PM
Subject: Butcher's Corner
To: "council@sunnyvale.ca.gov" <council@sunnyvale.ca.gov>

Sunnyvale City Councilors,

I heard about the recent meeting regarding Butcher's Corner.

I use Fremont Ave. regularly - in fact, I have no choice, as I live in Sunnyarts, so the state of Fremont Ave. greatly concerns me.

I would like to ask the Council to go with the recommendation of finding a way to put the Butcher's Corner entrance on El Camino Real. In fact, the zoning for that corner as an El Camino Real development zone does not make sense to me if the primary exit/entry is on Fremont.

In addition, I am also of the opinion that a far smaller development than a massive 7 story structure is more appropriate for that area, especially given the difficulty of that intersection and the current overcrowded state of the school system. 4 stories seems more reasonable (and is even taller than what I would prefer to see).

Thank you very much.

Eri

Fw: POLICY--Fwd: Butcher's corner project

Katherine Hall

Mon 12/5/2016 8:57 AM

Inbox

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

----- Forwarded message -----

From: **Anagha Jog-Kale**

Date: Thu, Dec 1, 2016 at 4:01 PM

Subject: Butcher's corner project

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

Hello Council members,

I am writing to you to urge you to support the motion so that the project on Fremont St be 4 stories instead of 7 stories, the # of units be reduced down to 99 units from 138 units and staff find a way to put an entrance on El Camino Real.

I am very very concerned about the impact of this project (As it currently stands with 7 storeys) will have on traffic and the stockmeir school. Already we have a extremely clogged intersection at Wolfe/Fremont and this is simply overwhelming. Add to this all the extra traffic once the Apple campus is built and we have an untenable interesection that deeply affects our quality of life in the neighborhood in terms of getting to stores etc.

I do believe that that intersection and this particular area is not suited for a 7 storey bldg. Indeed we have no buildings in the area that are over 3 storeys tall so I would want the council to limit it to 3 storeys max. I hope you will make the right decision to protect the quality of life for current Sunnyvale residents over builders profits.

Thanks,
Anagha Kale

Fw: Butcher's Corner

Katherine Hall

Mon 12/5/2016 8:58 AM

inbox

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

From: Sharoan Jeung

Sent: Friday, December 02, 2016 4:25 PM

To: council@sunnyvale.ca.gov; planningcommission@sunnyvale.ca.gov; ncaliva-lepe@sunnyvale.ca.gov

Subject: Butcher's Corner

Please, please. please don't add more traffic to our neighborhood!

I would also like to see our heritage trees preserved.

Thank you,

Sharoan Jeung

Fw: POLICY--Fwd: Butcher's corner

Katherine Hall

Mon 12/5/2016 8:58 AM

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

----- Forwarded message -----

From: **Sony Wehner**

Date: Thu, Dec 1, 2016 at 10:52 PM

Subject: Butcher's corner

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

Dear Council members,

Please do not develop the corner of Wolfe and El Camino unless the ones in favor are made to live in that complex. Also make it mandatory for Mr Vidovich to move out of his Los Altos Hills estate to the same complex. Only then will you get the flavor of the consequences of your decision for "progress." Stop looking at it with myopic vision; think about the impact on the traffic, school, public safety, etc.

Thank you,
Asuncion Martinez-Wehner
Resident since 1995

Sent from my iPad

Fw: POLICY--Fwd: Butcher's corner

Katherine Hall

Mon 12/5/2016 8:58 AM

Inbox

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

----- Forwarded message -----

From: **John Wehner**

Date: Thu, Dec 1, 2016 at 10:56 PM

Subject: Re: Butcher's corner

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

To the council members,

Enough already! Too crowded already: too much traffic, overcrowded public schools (thanks for giving Raynor Park to a private school which now boasts 3 campuses in Sunnyvale), water shortage, need to hire more public safety (which increases city costs)...

John Wehner

Resident since 1972

Sent from my iPad

Fw: POLICY--Fw: Butcher Property

Katherine Hall

Mon 12/5/2016 3:08 PM

Inbox

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

From: Evelyne Schmid
Sent: Sunday, December 4, 2016 9:47 PM
To: Council AnswerPoint
Subject: Fwd: Butcher Property

The council@sunnyvale.ca.gov

I hesitated to write again because it won't have much impact. Even if Butcher Property would be rejected and the council would receive thousand more letters of objection the state of CA mandate calls for more housing. It is all about the mighty dollar and we have today too many people who need housing. (If they can afford it)
Never mind the gridlock, pollution, water shortage etc. Beautiful town of Sunnyvale (1960/70) looks today like Cupertino!

If we compare greenery and trees with all the coming 138 residential units on 5 small acre it feels and looks like suffocating and never mind the traffic....

The other day I had to wait for 3 green lights before passing and the special planning commission wants to build 2 more Hotels in the area of El Camino / Wolfe.....Insane!

Evelyne Schmid
1343 Norman Drive

Fw: POLICY--Fw: Butchers Corner

Katherine Hall

Mon 12/5/2016 3:09 PM

Inbox

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

From: Janet Ikeda

Sent: Monday, December 5, 2016 9:53 PM

To: Council AnswerPoint

Subject: Butchers Corner

This 7 story monstrosity does not fit in the neighborhood, nor Sunnyvale.

The traffic implications will be horrific and will affect those living nearby and everyone else who uses Fremont to get to the east side of Wolfe.

Please vote as if you were living in the SunnyArts tract or Tapadera town homes.

Sincerely,

Janet Ikeda
1207 Rembrandt Dr.

Fw: 871 E. Fremont Ave - Butcher Property

Katherine Hall

Wed 12/7/2016 8:43 AM

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

Importance: High

From: Aroz Ali

Sent: Monday, December 5, 2016 3:52 PM

To: Noren Caliva-Lepe

Subject: 871 E. Fremont Ave - Butcher Property

Hello Noren,

My husband and I very strongly oppose the city council to approve the redevelopment of the 5.49 –acre site at 871 E. Fremont Ave - Butcher Property .

It's a very bad location for such a huge development.

Please DO NOT APPROVE THIS PROJECT.

Thanks

Sohrab & Aroz Ali

1348 Navarro Dr,

Sunnyvale, CA 94087



Katherine Hall <khall@sunnyvale.ca.gov>

Fwd: Reject De Anza Properties' proposal for Butcher's Corner

PlanningCommission AP <planningcommission@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Tue, Nov 29, 2016 at 10:02 AM

----- Forwarded message -----

From: **Marsha Chan**

Date: Mon, Nov 28, 2016 at 11:41 PM

Subject: Reject De Anza Properties' proposal for Butcher's Corner

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

<planningcommission@sunnyvale.ca.gov>, "ncaliva-lepe@sunnyvale.ca.gov" <ncaliva-lepe@sunnyvale.ca.gov>

Cc: Terry Yang

Sunnyvale Council Members, Planning Commission:

Please **DO NOT APPROVE** De Anza Properties' proposal for building on the former plum orchard property bounded by Fremont Avenue, Wolfe Road and El Camino Real. It would create a totally out-of-place 7-story high-rise structure and a disastrously dense, untenable traffic nightmare. Residents do not want this. It is not in Sunnyvale's best interests. What about schools? Education is of utmost importance. The impact of the plan would be devastating. It is already the second worst traffic intersection in Sunnyvale, and that is with just a few residences on 5 acres, not with 153 residences !!!!! Do not strangle us!

Instead, be smart, be safe, make healthy decisions. Make Butcher's Corner into a park. DO NOT DO NOT DO NOT let this monstrous project go forward!

Marsha Chan & Terry Yang
513 Inverness Way



Katherine Hall <khall@sunnyvale.ca.gov>

Fwd: More comments on the Butchers Corner Proposed Development.

PlanningCommission AP <planningcommission@sunnyvale.ca.gov>
To: Katherine Hall <khall@sunnyvale.ca.gov>

Wed, Nov 30, 2016 at 8:43 AM

----- Forwarded message -----

From: **Joe Rogers**
Date: Tue, Nov 29, 2016 at 2:53 PM
Subject: More comments on the Butchers Corner Proposed Development.
To: "PlanningCommission@sunnyvale.ca.gov" <PlanningCommission@sunnyvale.ca.gov>

Members of the Planning Commission,

I had to leave rather abruptly from the meeting last night regarding the Butchers Corner development proposal but have some additional comments regarding this project.

I was a bit taken aback by the applicant's comments about reducing the size from 260+ units to 138. He seemed to be taking credit for reducing the the number to the maximum allowed **IF** the zoning change is also approved. Of course the developer wants the maximum number of units, this equals maximum \$\$\$ but isn't a reason to approve the project.

This space has poor access in the current design. There is no good reason to expect that a significant portion of traffic couldn't efficiently use an entrance/egress along el Camino. It is likely that some portion of residents may work at Apple down Wolfe and an el Camino exit would lead them straight to an easy right turn onto Wolfe vice a U-turn on Fremont. There are essentially equal numbers of business complexes to the East and West so U-turns on Fremont could be avoided.

The deviations in building spacings are excessive, both in size and number. By reducing spacing to 7-11 feet, the developer has squeezed in an additional 7 story building on the West side of the development, crowding Fremont avenue. The 5 space deviations requested there must add up to 90' or so.

Speaking of 7 stories, this is again a reach by the developer. Even the developments near CalTrain along Evelyn are no more than 4 to 5 stories and are appropriate there. Nothing in this neighborhood exceeds 2 stories and this proposal would dwarf the surroundings by 2-3 times in height, way too much.

The pool area, touted as open space, isn't. There is no chance the residents will want public viewing from passersby and this means a substantial fence or wall along the corner of Wolfe and Fremont which is less attractive than a building.

The \$1,000,000 offer to aid in low cost housing is nice but minimal. This would amount to about 4 months worth of rent on the apartments proposed (ballpark estimate using 90 units at \$2800 average/month), not a huge sacrifice on a 30 year building life. I see no reason why current standards for low cost housing assistance shouldn't apply.

The developer is clearly pushing for the maximum he can get approved which maximizes his bottom line. He is encroaching on sidewalks and street right of ways in many areas and asking for

zoning and code waivers to make the law fit the design. The correct approach would be for the design to fit the laws and regulations.

This proposal is clearly too much for the space and traffic. If he were to propose a reasonable 90 unit development of 3-4 stories, I have no doubt this could fly through approval. I'm also quite disappointed that City staff appear to be pushing this as proposed, though subtly.

Please ask the applicant to revise the scope to fit the neighborhood and do not approve this development as it is currently designed. Thank you for your consideration.

Joseph Rogers
Lupine Drive
Sunnyvale

Mr. Mayor, City Council, & City Manager

December 1, 2016

My wife and I own the dental building at the corner of Wolfe and Fremont in Sunnyvale (Butchers Corner). We have been serving the Sunnyvale community for the last 14 years. Three years ago, Mr. Vidovich approached us and made a fair offer to move us and our tenants into his to be built project. We were outgrowing our space and thought it was a good opportunity for us.

Mr. Vidovich's project was designed to be built independent of our property. When he approached us, he was clear that he wanted our land for three reasons. One is that he preferred to remove what he thought was an unsightly dental office. Secondly he felt the open space would be a benefit to his project and since it was on the corner it created a large landscaped open space. Lastly, and his biggest pitch was that our building was on a future right of way for a future dedicated right turn lane. Any such lane would encroach onto our property. He said, although unlikely, that the city could condemn our property in order to add the extra lane. He called this a community benefit. Seeing how bad the traffic has been on that intersection, we thought we would rather stay on the same corner by moving into his project, as opposed to take a chance with condemnation and not know where our practice would relocate to.

My wife and I attended the Planning commission meeting on Monday, November 28. We left the meeting feeling very nervous and unsure. During the meeting the public works director stated that the dedicated right turn lane has been on the city's wish list for quite some time now as it would upgrade the Wolfe Fremont/El Camino intersection a full letter. That's what made us realize how real the threat of condemnation might be.

We are new to the development process. Since we signed our deal with Mr. Vidovich it has been 3 years. We share this building with other professionals and we have a combined practice with an active patient list of over 2,000 patients. Most of our patients live and work in the Cupertino/Sunnyvale area. All of our patients are aware of the pending move and they all support the project if it keeps us here. We have also lost a few patients because they have had to move because they were unable to find housing in Sunnyvale.

Mr. Vidovich has been more than fair, but our agreement with him is contingent on his project being approved with a certain minimum number of units that fall within the number allowed by the R-3 zoning that the parcel is assigned. We had no idea it would take this long. What made us real uneasy is that at the planning commission meeting Councilman elect Russ Melton persuaded the majority of the commission to recommend changes that would extend the time for a decision likely another year and more importantly to reduce the number of units significantly. As stated earlier, our deal with Mr. Vidovich is contingent on a certain number of units. The exact number he wanted to reduce was not clear but it included removing 3 floors. We fear that removing these 3 floors and adding them to the units already removed by Mr. Vidovich as per city staff recommendation would take the number of units below the threshold and would nullify our deal with Mr. Vidovich.

Mr. Vidovich has worked very closely with the city staff to make a project that has tremendous community benefit and that they now recommend. He is also committed to saving more oak trees that are currently

occupied by the El Camino building and doing a study of a driveway onto the El Camino. It seemed that Mr. Melton had planned all along to delay the project further so that it would go to council once he is on it. In my opinion, this represents a serious conflict of interest, especially because it is the council that appoints the members of the planning commission. Mr. Melton claimed the traffic report did not take into account the projects approved most recently and he wanted the updated list to be factored in a new traffic study. In 6 months, won't there be more projects that the city will have approved that will again make the traffic study inaccurate? Will he ask for another study with another updated list? The EIR and traffic study was done following all legal guidelines, and for him not to vote to certify the EIR as a document prepared using legal guidelines raises a lot of questions.

If the project fails to meet number of unit expectations, our deal with Mr. Vidovich is nullified. This would be a significant loss for us because in the last 3 years while this project has been in the city, we have been unable to rent out one of our suites because no tenant wants to rent the suite due to the uncertainty of what is going to happen with our building. Just as important, it is also a huge loss for the city because the dedicated right turn lane wish list item will not be able to come to fruition and the Wolfe/El Camino/Fremont intersection remains an E intersection, maybe even gets to an F with all the other projects the city has no problem approving. The only way would be if the city uses taxpayer money and vote to condemn our building. If it takes another year to get to essentially a denial, the cost for us would be unbearable and we are legally tied up as long as Mr. Vidovich pursues the project. We have outgrown our space and we need to either move or remodel in order to be more efficient. To remodel we need a bank loan and it is an investment we cannot make until we know where we will be. I know Mr. Vidovich did not expect it to take this long and he has incurred costs too.

One of the new council members spoke at the planning commission hearing declaring his position was for the Butcher property to be a park. Now, the commission voted to push this decision out another year potentially to a new council that has one member outright saying he will not vote for this project under any circumstance and another who wants to be on the council when this project is presented in front of it. My wife and I would cooperate in this endeavor as long as we can have a new building that can accommodate our practice on the Butcher property. We are a small business and we really need a decision sooner than later. Our preference is to move into the new building but we just need a decision sooner than later.

We put in our life savings to acquire our property. I hope the council keep us in mind and make the right decision without any preconceived agendas.

Thank you for taking the time to listen to us.

Sincerely,

Dipa and Nirav Mehta

Re Butchers Corner (File No. 2014-7373)

"In recognition of the jobs/housing imbalance and related problems, the Sunnyvale City Council

- Commits itself to encourage not only jobs and housing for as many of our citizens as possible but also to maintain and improve our quality of life. The City Council considers these four components – jobs, housing, transportation, quality of life – as inseparable when seeking solutions." (Council Policy Manual, Policy 1.1.5, page 1)

This proposed development does not benefit the City of Sunnyvale, except by way of increased revenue from mitigation fees and property taxes by adding more market-rate housing. The primary beneficiary of the development will be John Vidovich of De Anza Properties. Sunnyvale is in great need of affordable housing. This development avoided that requirement by a matter of months and dodged fees in the amount of \$2.6 million for not providing affordable housing. The developer is contributing \$1 million, as well as \$260,000 in road improvements, and a school mitigation fee to the City of Sunnyvale. That fee, if paid, apparently bars using overcrowding in schools as an argument against the proposed development.

At the Planning Commission meeting of November 28, 2016, Planning Commissioner Melton raised issue with the following:

- He asked to see precedent for the height of the proposed development in recent developments (up to 75') in the El Camino Specific Plan area (R-3/ECR) because there was no precedent in the materials given to commissioners for the meeting;
- He noted fees avoided by the developer in the amount of \$2.6M by not having affordable living units vs. \$1M contributed by developer + \$260K in road improvements + a school mitigation fee;
- He asked about the "cumulative impact analysis";
- He asked for an update of the traffic report for the EIR because it was based on a report from two years ago; and
- He noted a picture of the view from the 7th story overlooking the neighborhood [to assess privacy issues] was not provided as requested, which he wanted to see.

Additionally, Commissioner Melton stated if the EIR was approved, he proposed a motion to:

- limit height to 4 stories; and
- look at right hand turn ingress/egress to and from El Camino.

He concluded that the development was too much right now, and wanted to see a decrease in the amount of units to 99 from 138.

Planning Commissioner Rheume stated that he didn't think there was adequate parking in the proposed development's plan. He also mentioned that he wanted to save the two trees that the developer wants to remove from the cluster of trees on the corner of El Camino and Wolfe. These are tall, beautiful landmark trees, and should be preserved. Commissioner Rheume is consistent with his desire to keep healthy trees, as the minutes will show from the November 14, 2016 meeting of the Planning Commission when he stated that he did not favor the unnecessary removal of healthy trees.

One TDM mitigation measure proposed by the developer is a Caltrain pass offered for a period of 10 years at a reduced rate. Planning Commissioner Simons noted that Caltrain is too far away from the proposed development to be utilized regularly, and that a VTA pass for the bus on El Camino [22 or 522 express] is more appropriate.

Commissioner Simons was also concerned about tree replacement and would like to see taller trees in the landscaping plans. He is consistent with this viewpoint. In a November 14, 2016 Planning Commission meeting, he stated that tall trees help with privacy by creating a pleasant environment, and that it's important that there are estate trees, not lollipop or ornamental trees (such as crape myrtle). Commissioner Simons mentioned that he would like to see as many of the existing 70 trees as possible, especially heritage trees, remain in the development plans. Regarding ingress and egress to El Camino, he stated it would be helpful to coordinate with the Oakwood apartments on a shared driveway connecting to El Camino.

Numerous members of the public expressed their concern and opposition to the proposed development plans with the following statements:

- Concerns about traffic and pedestrian/bicyclist safety;
- The plans reference the El Camino Plan, but they actually impact neighborhoods off El Camino such as Fremont Avenue;
- The proposed height of 74' does not match any development nearby, especially on Fremont Avenue, where the 74' height is planned;
- The plans were proposed 2.5 years ago, working with staff on:
 - EIR
 - Large units – need to take into consideration impacts (on traffic, schools, safety in crosswalks)
 - Need ingress or egress from El Camino or traffic will be gridlocked at the intersection of Wolfe and El Camino, especially with the nearby Apple campuses opening soon (at Pruneridge and Wolfe, and Central Expressway and Wolfe)
 - Need to integrate development better into the community;
- Schools are too crowded already – enrollment has jumped from 600 to 1200 at Louis E. Stockmeir Elementary School located at 592 Dunholme Way, Sunnyvale, CA 94087;
- It's not just a Sunnyvale problem regarding traffic, it's endemic to the Bay Area; and
- Building a 7-story apartment building next to 1- to 2-story developments is not characteristic of, or compatible with, the neighborhood.

At least two gentlemen spoke in favor of the development and promptly left.

Commissioner Melton's concern that this development is "too much right now" and that a development more on the scale of 99 units instead of 138 is preferable shows his ability to balance development proposals with the public interest. Developments that put profits before people are becoming a trend in Sunnyvale. This development will have an adverse impact on transportation resources and quality of life issues. The current public transportation system is woefully inadequate and expensive for what it offers, and this development most certainly will not bring more affordability to the housing stock of Sunnyvale.

The ethical motivation behind this development is questionable. The developer somehow avoided providing desperately needed affordable housing units. No doubt the entry price for a townhome in the proposed development will be well over \$1 million. So instead of applauding the developer for proposing to build more housing units in Sunnyvale, I think he should be called out for avoiding development impacts by instead paying fees to the City, and dodging the below market rate unit requirement entirely.

This proposed development's adverse impacts are not limited to: (1) severely impacting pedestrian and bicyclist safety, (2) contributing to overcrowding in nearby public schools, (3) worsening gridlock at the intersection of Wolfe and El Camino, and (4) degrading the visual aesthetic at the corner of Wolfe and El Camino by cutting down trees. I doubt Vidovich would propose or approve of such a development in Los Altos Hills. His disconnect with the community and the impacts of the project were evidenced by his lack of knowledge regarding traffic calming measures during his comments at the Planning Commission meeting of November 28th, which was surprising to hear from a former Santa Clara County Planning Commissioner.

Sunnyvale's system of awarding the green light to projects by allowing a developer/owner to simply pay fees, placate neighbors with a bottle of wine, and let the city deal with the resulting adverse impacts such as overcrowding in schools and roadways is irresponsible and not in the public interest. Mitigation by fee assessment is kicking the can down the road, and only favors developers with deep pockets. It encourages investments in developments which encroach on the community's quality of life. Community members and at least one planning commissioner recommend scaling down the proposed development and slowing down the process so that all considerations can be adequately addressed, especially with the inclusion of a more current traffic study in the EIR instead of one that is two years old.

It is unfathomable to me how any member of the City Council could vote in support of the proposed development of 138 units. To do so would be to ignore the dire need for affordable housing which this development completely maneuvered around. It is touted by staff as meeting the findings and adhering to the conditions of approval. But it fails miserably in traffic studies and will only add to the already nightmarish glut of cars at that corner and up and down Wolfe Road. It also creates a barrier to entry into the housing market in Sunnyvale for service workers, teachers, police and fire personnel with prices for a townhome in the proposed development starting at well over \$1 million. A vote for this project to move forward that favors so few is certainly not in the public interest.

Maria Hamilton
Sunnyvale, CA
December 7, 2016

Fw: Concerns from Tapadera Resident

Katherine Hall

Wed 12/7/2016 3:31 PM

To: Katherine Hall <KHall@sunnyvale.ca.gov>;

📎 1 attachments (2 MB)

IMG_3679.JPG;

From: Kiran Joshi
Sent: Wednesday, December 7, 2016 2:22 PM
To: Noren Caliva-Lepe
Subject: Concerns from Tapadera Resident

Hi Noren Caliva-Lepe,

I have been a resident of Sunnyvale from last 11 years and currently live in Tapadera complex neighboring the Butcher Corner property. I am writing to bring up my concern regarding the planned construction at Butcher's Corner.

My house wall is about 10 feet from the Butchers corner property fence and the planned construction of the townhouse is about 20 feet on the other side of the fence.

That means, our property walls will be just 30 feet apart. Moreover, the new townhouse is 3 story and about 36 feet in height whereas the townhouse I live in is just 2 story and much less in height compared to what is coming up right in front of me.

Based on the above details, here are some of my concerns:

1. Impact of Sunlight coming into my units.
2. Loss of privacy as our master bedroom and kitchen is facing the property fence.
3. Loss of view as the only view we will have is of the townhouse's massive 3 story structure.

I am also attaching some pictures taken from my master bedroom patio facing Butcher corner property to give a visual of how close are our units to the Butchers corners property.

Apart from the above major impact there will be severe traffic and safety issues while pulling out/in from our Tapadera Units which was also brought up by several other Sunnyvale residents in the Planning Commission Meeting held last month.

I would greatly appreciate if these concerns are strongly considered before providing an approval to this massive new construction in my neighborhood. Also please bring up my concerns to the honorable Council members.

Please acknowledge the receipt and thanks in advance.

Regards,

Kiran Joshi

Residing at : 830 Kingfisher Terrace, Sunnyvale CA 94087.





