
From: Dev Nair
Sent: Monday, March 13, 2017 9:58 AM
To: Ryan Kuchenig
Subject: Item 17-0053

I am writing to offer my voice against the planned development for 669-673 Old San Francisco Road, Sunnyvale. As a resident I have seen the increase in both residential and commercial development just in the past 4 years. Traffic congestion has increased significantly while safety has diminished. While we don't want to hold back progress the current townhouse development already completed on Evelyn and further ones planned for Duane will already add to the problems. Specifically this proposed 6 townhouse build on what was a single family residence will impair the quality of life and is not a necessary build.

Dev Nair
Juniper Court
Sunnyvale
CA94086

From: Carolyn Nguyen
Sent: Monday, March 13, 2017 8:47 PM
To: Ryan Kuchenig
Subject: Oppose to rezoning of APNs: 209-17-050 & 051

Hello Mr. Kuchenig,

My name is Carolyn Nguyen and I live on Liquidambar Way, Sunnyvale. I am writing to oppose to the rezoning of two single family homes at 669-673 Old San Francisco Road, Sunnyvale. Sunnyvale is becoming very congested. Rezoning of those two existing homes to build townhouses will lead to increased traffic, noise levels, and pollution. From what I see, the parking situation on Old San Francisco Road between Wolfe and Fair Oaks is already crowded. Having additional condensed homes can lead to unsafe conditions for bikers and drivers.

If there is another email I need to write to voice my concern, please let me know.

Regards,

Carolyn Nguyen

From: Carolyn James [mailto:carolyn.james@sunnyvale.ca.gov]
Sent: Sunday, April 02, 2017 5:22 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Concerned Resident

Dear City Council Members,

I am a resident of 578 Ironwood Terrace in Sunnyvale in the Pebble Creek Complex. I purchased my beautiful condo three years ago and love the quiet, peaceful neighborhood that I live in. I am fortunate to look out my back porch and bedroom window to a large tree that separates my home from the house that is across the way (669 Old San Francisco Road). The house has a large backyard which provides ample privacy for me and my neighbors. I was disappointed when the development was announced, and seek your help in reducing the number of bedrooms.

Building a complex will take away the tranquility of my backyard as the open space will be converted into a building where I will see and hear the residents. The complex is requesting to be built closer to my home than the house is, and with the building being multi story I will lose my view and privacy. In the mornings and evenings I hear birds and squirrels, not neighbors or cars when I leave my windows open, and I would like it to stay that way. Please reconsider lengthening the space between the properties and reducing the number of bedrooms per unit. The last thing I want to hear from my bedroom window is cars unlocking, locking, and starting because they will be closer than the zone is planned for. If there are less bedrooms then there will be less people and therefore less cars.

Additionally, I do not think this area can handle more people. The streets are currently very crowded and back up during the morning and afternoon. The commute is a mess at both the Fair Oaks and Wolf intersections. There are so many multi family units in this area already, that adding in more people and cars to these streets will just create more gridlock and aggressive driving. I am an avid runner and many cars speed down the local streets trying to get around traffic. I have given up running while listening to music because so many drivers are distracted and angrily trying to beat traffic that it is too dangerous for me to not be on full alert. It is dangerous as cars go quickly in and out of driveways without looking both ways for pedestrians. If you plan to move forward with this proposal what is Sunnyvale planning to do to alleviate traffic on this street? If you reduce the number of bedrooms that will reduce the numbers of cars in an area that already has terrible traffic.

As a resident of Sunnyvale, I can share that I do not want this new complex as it will ruin the peacefulness of my home and contribute to the already terrible traffic in the area. With that said I believe in homeowners' rights to develop their land. I am asking you to please consider reducing the number of bedrooms the applicant is requesting. With each bedroom in each unit there is the potential for at least 1 more car (for a 6 unit complex with 4 bedrooms there can potentially be 24 more cars). This area simply cannot handle that. I encourage you to please visit the area so you can experience the tranquility of the Pebble Creek complex to be contrasted with a 3 unit, multi bedroom complex. I plan to attend the meeting on April 25th and can share my concerns then. Please let me know if there is anything else I can do.

Thank you,
Carolyn James

April 18, 2017

Mayor Glenn Hendricks

P.O. Box 3707

Sunnyvale, Ca 94088-3707

Subject: File # 2015-8059 Location: 669-673 Old San Francisco Road (APN: 209-17-050 & 209-17-051)

Dear Mr. Mayor,

Thank you for your services to Sunnyvale. In regard to the proposed project at 669-673 Old San Francisco Road, several improvements have been made to the proposed project, but the project is still too large for the proposed space. Due nature of the remaining concerns, this site should not be rezoned and this building project should not be approved.

Concerns:

- 1.The proposed front setback places the structure close to the sidewalk to the west. This is not compatible with existing neighboring structure configurations. This proposal should apply the regular setbacks.
- 2.The proposed spacing between the two buildings requests a deviation to allow the buildings to be closer together. This building spacing deviation should not be approved.
- 3.It is recommended to decrease the number of units from the proposed 6 and / or to reduce the size of each unit. The proposal is having difficulty fitting the proposed units into the available space without requiring deviations on the setbacks. The number of units and / or the size of each unit should be reduced to allow for regular setbacks.
- 4.The proposed R3/PD rezoning is not compatible with the adjacent properties. R3/PD is too dense, as is clear from the proposed request for setback deviations (see item 1, 2, and 3). Rezoning for R3/PD should not be approved, as R3/PD is not compatible with the available project space and surrounding properties.
5. The proposed project doesn't offer sufficient justification for the requested deviations. This is an indication that too big of a project is being proposed, and the standard setbacks should be applied. The project doesn't even offer contributing any neighborhood benefits, such as open space or additional parking.
- 6.The proposed structure is not compatible with surrounding structure heights. All of the adjacent buildings are, at most, two stories tall. The proposed structure is three stories, which is much higher. (Other locations where three stories are adjacent to two stories are not working well)
- 7.The proposed development is located in a flood area. How will the risks of flooding be

mitigated? Recessing the structure below grade will allow the parking area to flood with water. Increasing the height of the structure is also not recommended since this will make the structure much taller than surrounding buildings. (See item 6, above). Fire danger due to utilities in the garage, such as electric car chargers, risk the safety of existing surrounding structures and residents. There is also a safety concern since electric cars with large batteries parked in this recessed flood prone area represent a fire and electrocution danger.

8. Parking is a concern in that the proposed development will add to the parking demand on Old San Francisco Road. This should be remedied by reducing the number of units and increasing on site parking.

9. The plan for the garbage storage and collection is still not clear. The concern is that the trash collection pads will stand out as viewed from the street. Additionally, there is a concern that the trash bins will be in the front yard all week. In other locations, such as across the street, the trash is enclosed within a shelter that satisfies property setbacks. Additionally, in the graphic renderings, the location of the garbage bins has not been shown with the bins. This graphic should be updated to include this detail.

10. The proposed rear parking area is recessed with a retaining wall and close to the rear property boundary. This recessed parking structure is closer to the property boundary than the rear setbacks of the property allow. The parking should be reconfigured so that a retaining wall for the parking structure satisfies the rear setback.

11. Emergency Access: Due to the tight spacing between the buildings, the limited parking, and the limited maneuverability there is a concern for emergency vehicle access. This represents a concern for the safety of inhabitants of the property and surrounding properties. Additionally, since this is a flood zone, the recessed parking area will fill with water before surrounding areas and prohibit any emergency vehicle access to these buildings.

12. The recessed parking structure in the rear of the property presents a safety concern, as the only accessible way out of the area is up the driveway.

13. The rear parking area is too small to allow for 4 parking spaces, as there is no room for parked cars to turn around. Cars parked in this area may be required to back out onto Old San Francisco up the proposed ramp. This represents a safety concern for pedestrians on the sidewalk as well as a traffic safety concern.

14. The side staircases of the structure have 9 steps down to the private yards. This is a lot of steps down for the size of the yard. Either the size of the yards should be increased, or the number of steps should be reduced to make the property compatible with the neighborhood.

15. Several tall beautiful trees exist on the western property boundary (as shown below), but are not shown in the site plans. These trees appear to overlap with the planned building, and there is a concern for the preservation of these trees.



E. Stauffer
Sunnyvale, Ca

cc: Members of Council

Dear Mayor Hendricks, Vice Mayor Larsson, and fellow City Council Members,

Reference File No.: 2015-8059

Location: 669 and 673 Old San Francisco Road, Sunnyvale, California

Thank you for taking the time to read and consider my letter.

As a life-long resident of Sunnyvale, since 1971, I have seen a tremendous amount of growth and changes to this city. I would like to see Sunnyvale to continue to grow in a strategic, well thought out plan, as well as, looking to protect the interest of residential property owners. This has been done in other Bay Area cities, and would serve to protect the beauty and prestige of our beloved city/home.

I ask that you consider **rejecting** the re-zoning of 669 – 673 Old San Francisco Road from R0 to R3.

The reasons to consider rejecting are as follows:

1. Independent verification has not been provided to confirm that this is not a spot zoning change.
2. Non-compliance with Special Development Permit requirements:
 - a. No clear environment protection has been provide.
 - b. No superior design has been implemented. Utilizes standard design practices.
 - c. No public benefits created.
3. Applicant is requesting two variances that do not meet the requirements of R3 zoning:
 - a. Request for reduction in distance between buildings. This negatively affects the surrounding neighborhood.
 - b. Reduction in front setback to street. Consider having applicant reduce size of proposed building to meet setback.
4. Parking impacts the surrounding neighborhood. Parking counts are based on antiquated requirements and are not calculated to actual/modern situation. Due to cost of living, units are purchased or rented with increased number of drivers within one unit. Local streets are overcrowded with parking. Consider having applicant reduce size or quantity of buildings to increase onsite parking for EACH unit to meet modern day living situations. Old San Francisco Road has a long history of congestion of overcrowded parking and accidents due to blind spots created by vehicles. Also, drivers perform illegal u-turns to find parking on a congested street which creates unsafe conditions. The proposed housing does not offer enough extra parking spaces.

We would like to see the city mayor and council members protecting the best interests of the Sunnyvale residents affected by the proposed housing project over supporting a developer living in another city.

Thank you for your time and support.

Kindest Regards,
Victoria Jain
Resident of Sunnyvale

Thank you for your time and support.

Kindest Regards,
Victoria Jain
Resident of Sunnyvale

April 18, 2017

Mayor Glenn Hendricks

P.O. Box 3707

Sunnyvale, Ca 94088-3707

Subject: File # 2015-8059 Location: 669-673 Old San Francisco Road (APN: 209-17-050 & 209-17-051)

Dear Mr. Mayor,

Thank you for your services to Sunnyvale. In regards to the proposed project at 669-673 Old San Francisco Road, several of the neighbors have expressed the following concerns. Additionally, we wanted to suggest the following proposal to mitigate these concerns.

Primary Concerns:

Traffic

Parking

Noise

Air pollution

Quality of life

Proposal:

Reduce the size of each unit from 4 bedrooms to 2 bedrooms each. This reduces the traffic and the parking issues and addresses noise, air pollution and quality of life concerns. This also removes the need for deviations on the setbacks.

Sponsors:

E. Stauffer

K. Stauffer

E. Hoyle

D. Hoyle

B. Puschendorf

C. James

M. Hamilton

L. Martin

S. Bowley

M. Jeong

B. Cooper

V. Jain

N. Jain

T. Holl

cc: Members of Council

April 19, 2017

Mayor Glenn Hendricks and Members of the City Council
P.O. Box 3707
Sunnyvale, CA 94088-3707

Regular City Council Meeting: Tuesday, April 25th, 7:00 pm

Re: File # 2015-8059: Request to Rezone 669 - 673 Old San Francisco Road (APNs: 209-17-050 & 051) from R-O to R-3/PD, and application for Special Development Permit and Vesting Tentative Map to construct a six-unit residential development on the site

Dear Mayor Hendricks and Members of the Sunnyvale City Council:

I am writing to oppose the application for development at 669-673 Old San Francisco Road. I am a neighbor of the development who will be directly and negatively impacted by the applicant's special request for exemptions from applicable setback requirements.

The applicant for this development has requested a special kind of zoning — planned development — along with a special development permit because the development cannot meet the generally applicable rules for development in Sunnyvale. Essentially, the applicant is using the special development permit to request variances from applicable setback and building distance requirements without providing any offsetting community benefits. The applicant claims it needs these variances, but in fact only desires them to accommodate a poorly-designed project. Rather than rewarding a developer with special treatment for poor design, the City Council should deny the requests for rezoning and a special development permit and encourage the developer to submit a well-designed project that either provides community benefit or does not seek setback and building distance variances.

As currently designed, the development maximizes unit size and amenities at the sacrifice of thoughtful design that meets Sunnyvale standards. The proposal includes two parallel rowhome buildings with a total of six, four-bedroom units. Each unit includes two covered parking spots, double the amount the city requires. The inclusion of so many bedrooms and parking spots in each unit causes there to be little room left on the .34 acre-site for setbacks, yards, or the four guest parking spaces required under the municipal code. In an effort to cram all of these elements onto the lot, the proposal places the two rowhome buildings four feet closer together than the municipal code requires (22'1" rather than 26'), moves the buildings within the required front setback, and squeezes the four guest parking spaces within the rear setback along the property line shared with my neighbors and me (please see the attached design plan).

Sunnyvale Municipal Code Section 18.26.020 states that the purpose of a planned development district is to "achieve superior community design, environmental preservation [or] public benefit." The proposed development will not achieve these goals. To the contrary, the overly cramped design will increase the likelihood of idling vehicles, fender benders, and general conflict as guests and residents attempt to park their vehicles in these four parking spaces. The noise and fumes from these conflicts will be located right outside my bedroom window, as well as my neighbors' windows, replacing what used to be the backyards of two single-family residences.

Mayor Glenn Hendricks
April 19, 2017
Page 2

This unfortunate outcome is not required, and indeed should not occur. Special development permits are provided to projects that improve neighborhoods through creative development, not to projects that prioritize profits over safe and thoughtful parking conditions and setbacks. Here, the proposed development seeks a special development permit but fails to contribute to the neighborhood in terms of public space, environmental protection or superior materials and design, at least one of which is required for a special development permit. Unless this applicant commits to design changes that more respectfully consider the negative community impacts or directly provides community benefits in tandem with the requested variances, the Council should not grant a planned development rezoning and special development permit for this development.

I respectfully request that the City Council deny this application, and in particular deny the special development permit application. The Council should ask the developer to go back and consider ways to redesign this development so that it conforms to the minimum setback requirements (**Alternative 3**). This could be accommodated by designing the units more thoughtfully, perhaps by not including two-car garages and four bedrooms in each of the six units, which would free up space for a wider driveway and well-designed guest parking that fits within the minimum setbacks.

If the special development permit is granted without any correlating community benefit, and deviations are allowed, good faith measures must be taken to protect adjacent neighbors, such as:


- Including a carport or some variation of a carport to block the path of the noise and reduce visible impacts from guest parking spaces.
- Relocating the guest parking outside of the rear setback.
- Decreasing the size of the units at the back end of the lot to reduce impacts to neighboring lots.
- Decreasing the size of other units to more appropriately accommodate guest parking and setback requirements.

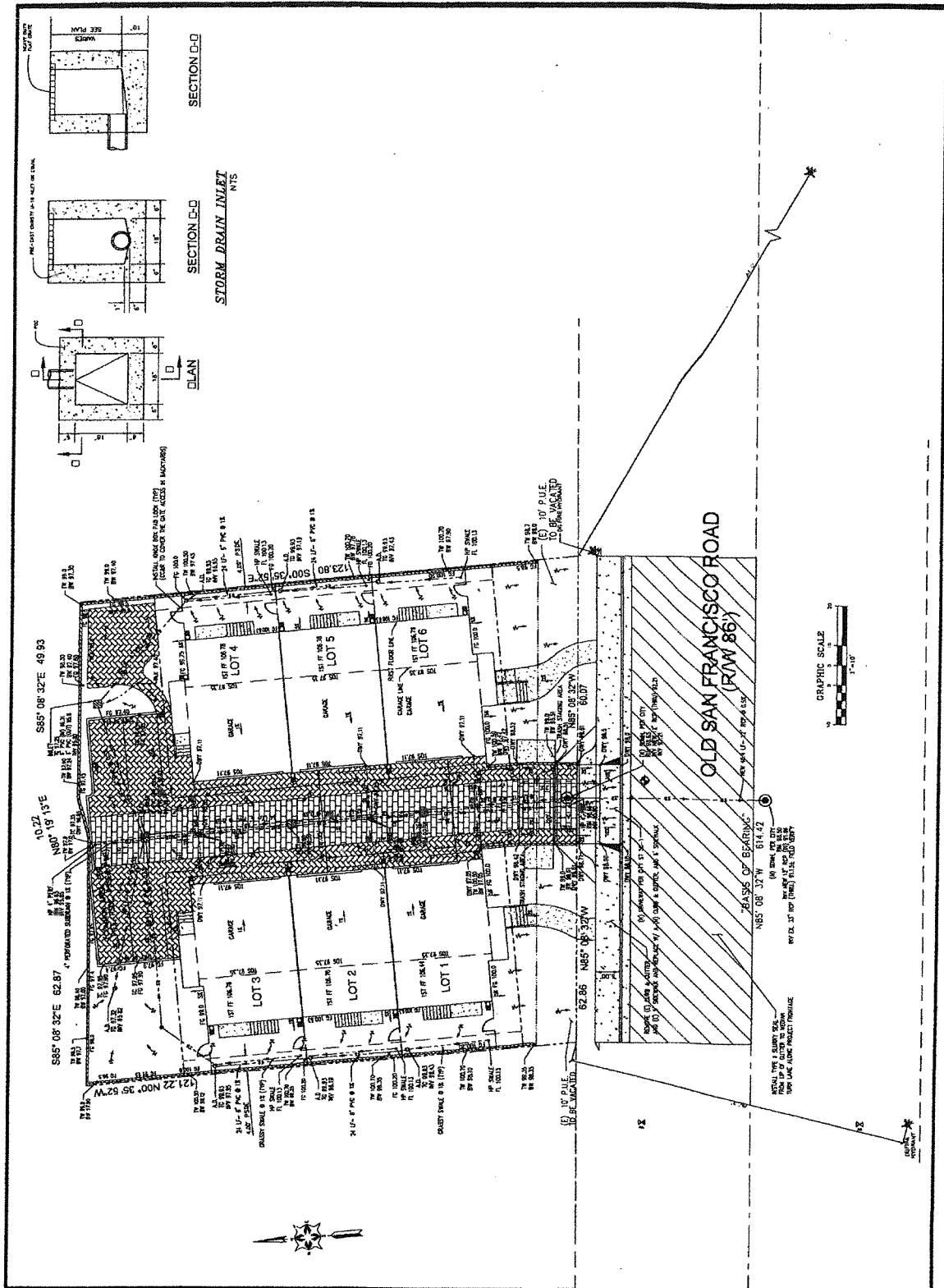
Respectfully submitted,

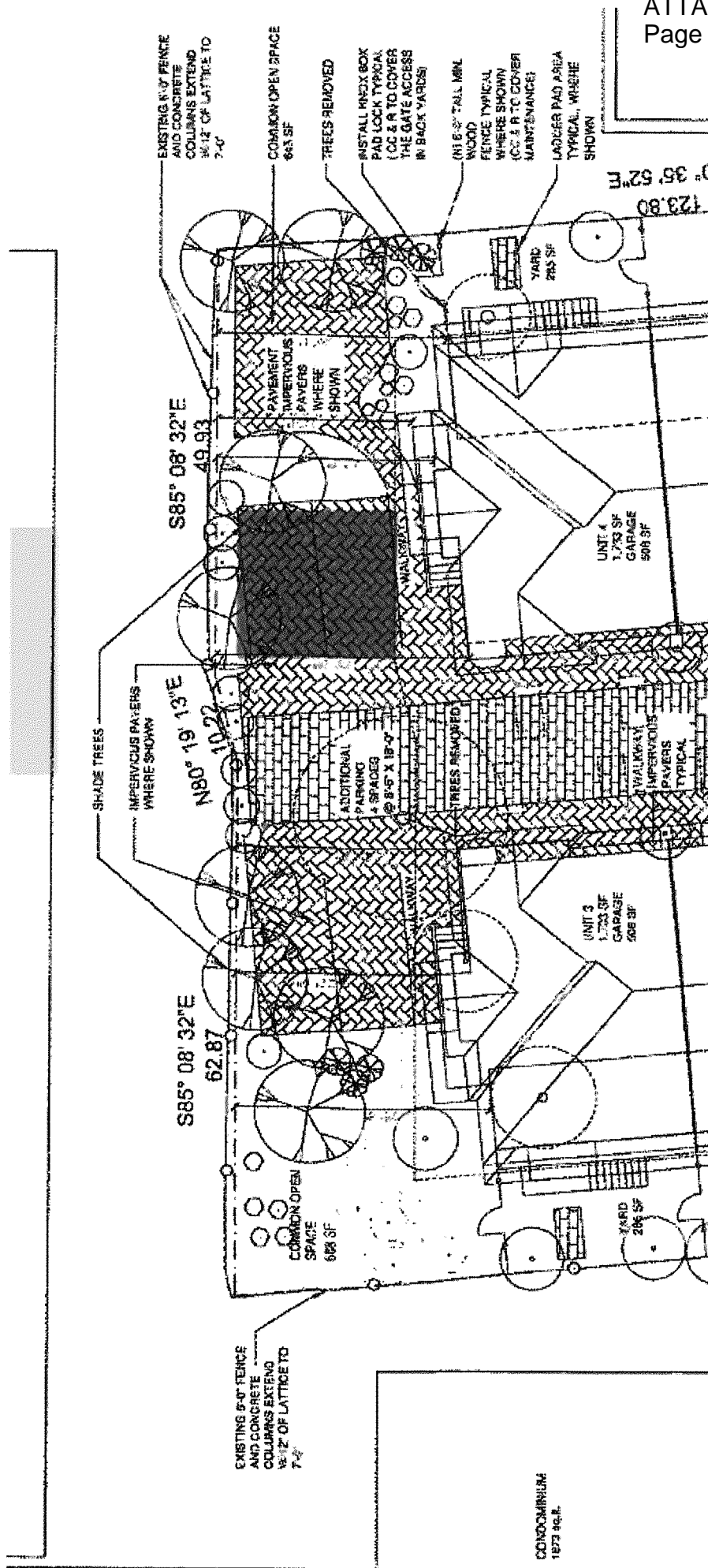


Maria Hamilton
Sunnyvale, CA

cc: City Clerk

 <p>SMP CIVIL ENGINEERS</p>	<p>10000 10th Ave Suite 100 Denver, CO 80231 Tel: (303) 751-1111 Fax: (303) 751-1112</p>	<p>DATE: 10/1/2001</p>	<p>PROJECT: 2001 CIVIL ENGINEERS</p>	<p>669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA ADN2009-17-051 □ 050</p>	<p>GRADING AND DRAINAGE PLAN</p>
	<p>DATE: 10/1/2001</p>	<p>PROJECT: 2001 CIVIL ENGINEERS</p>	<p>669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA ADN2009-17-051 □ 050</p>	<p>GRADING AND DRAINAGE PLAN</p>	





From: Laverne Martin _____
Sent: Wednesday, April 19, 2017 10:41 AM
To: Kathleen Franco Simmons <kfrancosimmons@sunnyvale.ca.gov>
Subject: Re-zoning

Re..File No. 2015-8059

TO WHOM THIS MAY CONCERN

April 19, 2017

I have lived at 574 Gail for 45 years I have seen many changes over the years. Sunnyvale has an enormous number of housing developments going on that will significantly address the housing needed for Sunnyvale. The proposed development will result in unsightly monstrous structures in the middle of a quiet residential area and will have an insignificant contribution to the city's needs. Development like this one in communities like ours is reckless and needs to be STOPPED. We would appreciate your rejection of this un-needed change.

Thank you,

LaVerne Martin
Gail Ave.
Sunnyvale, Ca. 94086

From: Britta Puschendorf
Sent: Wednesday, April 19, 2017 5:09 PM
To: Ryan Kuchenig
Cc: Kathleen Franco Simmons
Subject: File No: 2015-8059 Location: 669-673 Old San Francisco Road (APN: 209-17-050 & 051)

As I inadvertently left you off the distribution list on the letter I sent earlier today to the Mayor and City Council members, I took the opportunity to update the letter slightly in case there is time to get this version into the staff report instead. Thanks so much!

Dear Ryan:

Growing up in Sunnyvale and subsequently buying property here almost twenty years ago, I have seen the City of Sunnyvale go through significant change and growth. However, none of it has been to the extent of recent developments where the once fairly low-profile suburban skyline has assumed the much more urban look of high rises against the sky.

While progress is necessary, it should not come at the expense of those homes and individuals who currently reside in Sunnyvale. Therefore I would like to object to the development of 669-673 Old San Francisco Road (APN: 209-17-050 & 051) as it currently stands.

In reading the Sunnyvale General Plan, the Chapter on Community Character, Policy CC-1.3 specifically refers to ensuring that new developments are compatible with the character of special districts and residential neighborhoods. It seems this project does not do that since this project is much too large for the designated area and is also requesting special deviations that would make it stand out even more as an eyesore on this particular side of Old San Francisco Road.

Additionally Policy CC-1.5 is established to encourage residents to maintain clean neighborhoods by preventing unsightly accumulations of discarded materials and illegal dumping of municipal solid waste. The current project plan puts the garbage/recycling area directly on the Old San Francisco Street side of the project, ensuring this is the first thing a viewer sees. Another recent project at 585 Old San Francisco Road also put electrical meters directly on the street side and it is an eyesore every time I drive by it. While this developer plans to mitigate this with shrubbery or other cover, what assurance is there that this will actually happen as planned? Wouldn't it be more attractive to locate the refuse sites out of the general public's view if possible?

The Sunnyvale General Plan's Goal CC-2 is to create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors. The developer wants the buildings much closer together than the norm and too close to the sidewalk, impacting the entire neighborhood. In addition, while the developer is requesting special deviations, he does not appear to be offering to contribute anything to this Sunnyvale neighborhood in terms of the environment or additional public space. While he may be using better-quality building materials, the project design does not seem to stand out as superior.

Policy LT-2.2 encourages nodes of interest and activity, such as parks, public open space, well planned development, mixed use projects and other desirable uses, locations and physical

attractions. This planned project does not seem to encompass the spirit of this piece of the General Plan as there is hardly any open space to speak of as part of this development for the residents, including children, to enjoy, nor does there appear to be sufficient parking for all the residents who potentially could live there given the four bedrooms planned for each unit.

While the Recommended Findings for the Special Development Permit reference LT-3.2 encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice, the part of the General Plan LT – 3.1c which plainly states promote the maintenance and rehabilitation of existing housing and LT -3.3 which is to maintain lower density residential development areas where feasible was clearly disregarded. LT-3.3b which is to promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods was seemingly ignored.

Since a large part of the General Plan discusses keeping and maintaining existing housing and keeping lower density residential developments where possible, it does not appear to be in keeping with the bulk of the General Plan to allow this property development to move forward in its current state. Judging by the current unkempt look of the two properties at 669 and 673 Old San Francisco Road, the developer appears to have purchased the property with the intent of tearing down the current single-story homes and creating these three-story monstrosities with no thought of adhering to the General Plan and promoting and preserving single-family homes. The proposed development does not fit the character of the neighborhood either behind or on either side of it.

Furthermore LT-3.4b of the General Plan notes the intent to locate lower-density housing in proximity to existing lower density housing. Given that the Pebble Creek complex is on the low end of R3 zoning and the other homes on that side of Old San Francisco Road are single-story homes with a R0 zoning, it would seem to make sense to not increase the bulk and density of a development smack in the middle of these types of already existing structures. Surely a more scaled down version of the project would be more in keeping with the neighborhood.

Goal LT-4 Quality Neighborhoods and Districts – preserve and enhance the quality character of Sunnyvale's industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept. This is a great idea in theory, however, with the current project plan for 669-673 Old San Francisco Road, the increased traffic and congestion on Old San Francisco Road, are not in line with the transportation opportunities on this street.

Since I bought my condominium in 1999, the traffic on Old San Francisco Road has increased significantly. Most days it is nearly impossible to make a left-hand turn out of Ironwood Terrace onto Old San Francisco Road with the increased flow of traffic and the speed at which people are commuting down this cross-through street. With the increased traffic caused by construction at El Camino/ Fair Oaks and Arques/Wolfe, along with 280/Wolfe, the impact of 6 new units with 4 bedrooms each and thus potentially 48 new cars added to the parking/traffic mess that currently impacts all residents along the Old San Francisco Road corridor and surrounding neighborhood, is not desirable.

As part of the General Plan, Policy LT-4.1 is set-up to protect the integrity of the city's neighborhoods; whether residential, industrial or commercial, and along with Policy LT-4.2 which requires new development to be compatible with the neighborhood, adjacent land uses and the transportation system. The traffic levels on Old San Francisco Road and surrounding streets have increased to such a degree, that it took over five minutes to turn around at Grand Fir to take a left onto Old San Francisco Road the other day. Between traffic turning onto Old San Francisco Road from other

streets, along with the cars already on Old San Francisco Road, either traveling or parked, it was nearly impossible to turn left and go in the other direction. This could not possibly be what was intended as part of the General Plan.

Not much thought appears to have been given to General Plan LT-4.4d which is to promote small-scale, well-designed, pedestrian-friendly spaces within neighborhoods to establish safe and attractive gathering areas. Pebble Creek has such an area and we have had an uptick in people who do not belong in the complex utilizing our facilities to walk their dogs, allow their children to play, or paint their graffiti. Given the lack of a gathering area in this new development, I am concerned we will have even more influx of people who do not belong at Pebble Creek utilizing our gathering/park areas. We also have plenty of parking which is for our residents' use. Given the lack of parking allocated to this development, especially with the planned 4 bedrooms in each unit, I can see the overflow ending up on Old San Francisco Road, which is already fairly full, or in our parking lot. Neither of these is an ideal or desirable situation.

Bottom line, where is concern for quality of life of the residents who currently live on or in the surrounding neighborhoods of Old San Francisco Road? With this development we are looking at:

- 1) Increased traffic
- 2) More parking issues
- 3) Greater noise
- 4) Additional environmental pollution
- 5) An oversized project squeezed on an undersized area not in line with the neighborhood and blocking previously existing residences from views and light, and decreasing privacy.

While I understand the need for more housing, and appreciate the idea of additional permitting fees and property taxes that would come into Sunnyvale's coffers, this should not come at the cost of existing homes and neighborhoods. What's good for the City of Sunnyvale should be inherently good for its residents as well.

General Plan Policy HE-2.2 seeks to provide community outreach and comprehensive neighborhood improvement programs within Sunnyvale's neighborhood enhancement areas to improve housing conditions and the overall quality of life. The General Plan was conceived to be concerned with everyone's quality of life, not just that of the developer or residents of a new development.

As such, and with regard to General Plan Policy HE-4.3 which requires new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council, I would respectfully ask the City Council to authorize an exception and decrease the requested zoning density for this property to mitigate the impact to existing residences and the entire Old San Francisco corridor.

Please consider the points made above and seek a compromise so that we encourage development of this property, though on a smaller scale and without special deviations. With only two bedrooms per unit and perhaps modifying the design to move the trash area to the back of the property, while only having one-car garages and more open space for the residents to enjoy their new property, this development would be much more in-line-with and palatable to the entire neighborhood.

Thank you for your time and attention.

Best regards,

Britta Puschendorf