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San Francisco 49ers  
Established in 1978 by  
DAVID PACKARD

December 12, 2016

Mayor Glenn Hendricks and Councilmembers  
City Council  
City of Sunnyvale  
603 All America Way  
Sunnyvale, CA 94088

RE: Atria Apartments (St. Anton Communities)

Dear Mayor Hendricks and Councilmembers,

On behalf of the Silicon Valley Leadership Group, I am writing to endorse the Atria project designed by St. Anton Communities. Our region is in the midst of a housing crisis and it is of vital importance that smart, forward thinking projects like this one are added to our regional housing stock.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents nearly 400 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley and have more than \$6 trillion in annual revenue.

On an annual basis, the Silicon Valley Leadership Group surveys its member companies at the CEO level to find out which issues are most important to a healthy economy in Silicon Valley. Each year, housing affordability and attainability is selected as the top impediment. The cause of our housing crunch is clear. Demand consistently outpaces supply. For that reason, the Leadership Group seeks out and supports quality housing proposals that can help alleviate our persistent housing crisis by bringing more homes to the market.

St. Anton's 108 for-rent apartment units, 20% of which are set aside for residents making 50% of the area median income, will add much needed density and affordability to the El Camino Real corridor. The developer's commitment to providing residents with access to alternative transportation is evident by their willingness to provide 108 secure bike storage units as well as Atria's proximity to both the Local 22 and Express 522 bus routes. These kinds of efforts improve the quality of our air, the congestion on our roads and the health of our residents throughout Silicon Valley. Additionally, within walking distance of the Atria apartments are local grocery stores, a middle school and Raynor Park. All of these amenities located near the complex improve the walkability of the area which will further convince residents to get out of cars and onto bikes, or even their own two feet. We hope this project is approved.

We are eager to hear how the Atria project moves forward and we thank you for your consideration of our input.

Sincerely,

A handwritten signature in black ink, reading "Carl Guardino". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Carl Guardino  
President and CEO  
Silicon Valley Leadership Group

# Re: Comment Letters for 1008 E El Camino Real/1314-1320 Poplar

Keith Porthouse [REDACTED]

Fri 4/7/2017 10:59 PM

To: Rosemarie Zulueta [REDACTED];

Cc: Becky Porthouse [REDACTED];

Hi Rosemarie,

Thanks for the details.

Here is a summary of our outstanding concerns:

- Our back garden is directly adjacent to the property. We are worried about sitting in our back garden and having people looking down on us from the building
- Our kids bedrooms face towards the property and we are concerned about people being able to look into their rooms
- We are worried that the noise from the pool and through any open windows will make it less peaceful in our garden and neighborhood
- We are generally not that keen on having a really huge building right behind us that dwarfs everything else and negatively impacts the community around us
- I am worried that people from the new property will start parking in the street outside our home due to a lack of spaces in the property making it harder for people coming to visit us to find parking and making the Peterson Middle school drop off and pick up times even more busy than they already are

You are welcome to add this to your report.

I will also plan to attend the meeting.

Thanks, Keith

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Keith Porthouse

[REDACTED]  
+1 (408) 887-2647

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**Rosemarie Zulueta**

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**From:** Stephen Pitts [REDACTED]  
**Sent:** Sunday, April 09, 2017 6:56 PM  
**To:** Rosemarie Zulueta  
**Subject:** Concerns with 1008 E. El Camino Real Project  
**Attachments:** project concerns0001.pdf

Ms. Zulueta,

My name is Stephen Pitts and I reside at 1005 #A Bryant Way. I have spoken with a few of my neighbors along Bryant Way and I would like to add a few of my concerns with the proposed five story project on El Camino behind my house. In addition to the concerns expressed by others in the Camino Del Prado HOA, please see attached pdf file.

I would ask that you please consider adding the following issues to your planning review:

1. The height of the planned project is stated as 5 stories. This prompts me to ask the possible impact to cell phone service.  
I can easily see how the structure could degrade the signal strength of the various service providers to existing homes in the area.  
Has any thought been applied to this possible impact. Many have chosen to forgo the traditional land line and rely only on their Cell Phones. Degradation/loss of cell phone signal for existing homes could become a safety issue. The reintroduction of land lines could be an expense beyond some folk's means.
2. Along the same lines, I certain that the proposed structure will block digital TV broadcasts signals to some of the units. While this  
Is arguably less of an issue for many folks some in my unit do employ TV antennas in order to avoid the high cost of cable. I myself  
am considering cutting the cable.

I urge you to please incorporate both mine and the attached concerns into the city's planning review.

Thank you for your time,

Respectfully,

Stephen Pitts  
1005 #A Bryant Way

## Summary

1. Construction of a 5 Story building devoids of our privacy to sit in our living rooms and the children Bedrooms.
2. We will not be able to sit with drawn out drapes at all times- like sitting in a dark room?
3. We have teen age children in our second floor and this multi story building affects their privacy.
4. Closing all the drapes at all times during several years of construction period and also overlooking by the tenants in our bedrooms and family rooms affects our privacy.
5. We are seniors and our health issues will be a great concern closing all doors and windows.
6. Having a swimming pool adjacent to our backyard will be noisy – 108 apartment tenants may be using and overlooking at our back yard and family room at variuos times.
7. Several cars may be parked on Bryant Way since the development cannot provide Garages for all 108 tenants on their premises.
8. Some of the 200 cars or so of the tenants will be parked on Bryant Way since going towards El Camino at Poplar Avenue may not be feasible due to closeness of traffic light at the intersection of Poplar and El Camino Real – may be two or three cars stand in line during Red light.
9. As of today the cars coming in to Henderson shopping center from El Camino come to Poplar Avenue to make U- turn to get to the shopping center. Most of the time they do come to Bryant way also to avoid traffic wait time at the traffic light. This has been a risky and hazardous safety situation for Peterson School children waiting for pick up by parents at the curb side for several hours each day.
- 10.As residents on Bryant way opposite to the Peterson School parking lot, we have tremendous problem to get out of our garages.
- 11.The Trailer park had cut down heritage kind Olive tree (was there even before we moved in 1974) & other trees affecting our privacy without



permission of the City. I have complained but nothing has been done by the City.

12. This is not a desirable project for safety and privacy for all residents in the area.

Hope the Council will consider all the above (I can go on with more cons than pros) and NOT approve the project to help senior citizens and others living close by who cannot afford to move to escape this torture. THANK YOU and PLEASE HELP.

Sadya  
1005-C Bryant way  
Sunvale, CA 94087

To: Sunnyvale Planning Commission and Sunnyvale City Council

9 April, 2017

Subject: File # 2016-7293 1008 E. El Camino Real

From: Neighbors to subject property

Sir or Madam,

Please do not approve any waivers or deviations from the established requirements for infrastructure or density of the subject property.

This proposed facility will decrease neighborhood safety, diminish our quality of life and has a high potential of decreasing the value of the investments in our homes which is based on the density zoning when our homes were built.

The deviation requested for parking will result in overflow into the parking in our neighborhood.

The added traffic which may be safely absorbed by the major streets and traffic control will back up into the residential area especially during school drop off and pick up times.

Also, We suspect the traffic study is based on predictive models and car counters. We know for a fact that during peak times the south bound traffic on E. El Camino Real does back up through the Wolfe intersection due to the light at Poplar and further South (actual direction East). We drive it that path regularly. The residents of this proposed complex will further impact that interchange during peak times.

Does the traffic study include the anticipated impact of the development of a large complex on the corner of E. El Camino Real and Halford Ave.? That complex once finished will further impact the traffic at the interchanges.

The left turn lanes onto our neighborhood from E. El Caminio already require more than one light to clear at peak hours and sometimes back into the through lanes. The added traffic of another 108 apartments coupled with the added traffic of the new development of a large complex close by would most certainly create a safety issue.

We already have trouble getting out of our driveways during school drop off and pickup because the traffic is bumper to bumper with no gaps from drop off/ pickup zones to traffic control stops.

The low density, limited height requirements we have already invested into the cost of our homes is also visually eliminated with this high rise complex. The zoning was known when the property was purchased, the investors knew the value potential. Don't let the developers increase the money in their pockets by decreasing the value of our investments. That to us is the primary purpose of the zoning and subsequent building requirements. (Value= Safety and quality of life which translates to investment return)

Keep the building within the height limits and make sure there is sufficient parking and access to the streets such that the new residents don't have to utilize the established neighborhood parking spaces. Please remember we count on the rules to make our decisions. If the rules change via waiver or deviation just to put more money in someone's pocket at the expense of others safety or quality of life, you are not upholding your oath of office to protect your constituents who made their decisions based on the rules.

Thank you for your service,

Lee Smathers  
1010 A Bryant Way  
Sunnyvale, CA 94087

**Rosemarie Zulueta**

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**From:** sheelu peter [REDACTED]  
**Sent:** Monday, April 10, 2017 9:26 PM  
**To:** Rosemarie Zulueta  
**Subject:** Re: Comment Letters for 1008 E El Camino Real/1314-1320 Poplar

Dear Rosemarie,

This email is in regard to proposed project at 1008 E El Camino Real/1314-1320 Poplar ave.

The following summary will give the details of the comments:

1. Car parking will be the issue for Bryant way residents, as we realize the school traffic always gets busy and with the construction it may get worse and difficult for us to pull out our car out of the garage.
2. The living room does not have enough light and with this building it is going to get dark and need light 24 hours a day.
3. My teenage children's room faces the new construction and we will have to always close or drape them as they will be privacy issue.
4. Noise will be an issue for the children studying as the swimming pool will be at their side of the window.
5. Internet problems will also be an issue
6. Traffic will get worse as we have many shopping cars Turing into our street and with the new construction we might get heavy traffic which will effect school students and mainly us.
7. Dust during construction and working hours and noise pollution.

We feel this is not a desirable project. This project has not been fully thought out and will affect the current residence both during construction and post construction. The concern of the residence is not taken into consideration.

Please include this on the day of hearing.

Regards  
Bhargava krishnamurthy/ Jayasheeli Peter

To: Sunnyvale Planning Commission and Sunnyvale City Council

9 April, 2017

Subject: File # 2016-7293 1008 E. El Camino Real

From: Neighbors to subject property

Sir or Madam,

Please do not approve any waivers or deviations from the established requirements for infrastructure or density of the subject property.

This proposed facility will decrease neighborhood safety, diminish our quality of life and has a high potential of decreasing the value of the investments in our homes which is based on the density zoning when our homes were built.

The deviation requested for parking will result in overflow into the parking in our neighborhood.

The added traffic which may be safely absorbed by the major streets and traffic control will back up into the residential area especially during school drop off and pick up times.

Also, We suspect the traffic study is based on predictive models and car counters. We know for a fact that during peak times the south bound traffic on E. El Camino Real does back up through the Wolfe intersection due to the light at Poplar and further South (actual direction East). We drive it that path regularly. The residents of this proposed complex will further impact that interchange during peak times.

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We already have trouble getting out of our driveways during school drop off and pickup because the traffic is bumper to bumper with no gaps from drop off/ pickup zones to traffic control stops.

The low density, limited height requirements we have already invested into the cost of our homes is also visually eliminated with this high rise complex. The zoning was known when the property was purchased, the investors knew the value potential. Don't let the developers increase the money in their pockets by decreasing the value of our investments. That to us is the primary purpose of the zoning and subsequent building requirements. (Value= Safety and quality of life which translates to investment return)

Keep the building within the height limits and make sure there is sufficient parking and access to the streets such that the new residents don't have to utilize the established neighborhood parking spaces. Please remember we count on the rules to make our decisions. If the rules change via waiver or deviation just to put more money in someone's pocket at the expense of others safety or quality of life, you are not upholding your oath of office to protect your constituents who made their decisions based on the rules.

Thank you for your service,

Stacy Teixeira  
1010 A Bryant Way  
Sunnyvale, CA 94087



**Rosemarie Zulueta**

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**From:** Aroz Ali [REDACTED]  
**Sent:** Thursday, April 13, 2017 12:35 PM  
**To:** Rosemarie Zulueta  
**Subject:** 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03013)  
**Importance:** High

Hello Rosemarie,

My husband and I, very strongly oppose the city of Sunnyvale either at the staff level, Planning Commission or City Council to approve to rezone the property at 1314-1320 Poplar Ave . (APN 313-03013) and 1008 E. El Camino Real (APN 313-03-011).

It's too huge of a upraised building in this neighborhood with 108 residential units. We definitely support the city to approve new construction, at a lower scale for this particular location but not to this humongous tall building.

**Please DO NOT APPROVE THIS PROJECT.**

Thanks  
Rose Ali  
Navarro Dr,  
Sunnyvale, CA 94087

**Rosemarie Zulueta**

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**From:** Mary Jane Boettcher [REDACTED]  
**Sent:** Thursday, April 13, 2017 8:24 PM  
**To:** Rosemarie Zulueta  
**Subject:** new development on El Camino and Poplar

To: Sunnyvale Planning Commission and Sunnyvale City Council

From: Neighbor to Subject Property

Sir or Madam,

I have great concern about the development on El Camino and Poplar in Sunnyvale. Our neighborhood is being highly impacted in a negative way with the developments at Halford, Butcher Corner, the hotel on Wolfe and El Camino, and now the 108 unit complex on Poplar and El Camino. The traffic is bad already at all the near major intersections as well as the school traffic at Peterson Middle School.

My concerns are traffic on the streets as well as the available parking for residents on Bryant Way. As it is, without the traffic from the new developments, we who live near, are already dealing with unsafe situations near the school and impacted intersections with long waits along El Camino and Fremont.

I fear with each new development we are at risk when we need emergency services getting through the intersections and local streets.

On another note, the tall buildings are going to have a big visual impact on our residential community.

This will affect our quality of life and the decrease the value of our property.

I ask that you take these concerns into account when you made the decision about the new development on Poplar and El Camino.

Mary Boettcher  
1350 A Roadrunner Terrace  
Sunnyvale, CA

To Whom It May Concern:

I live adjacent to Peterson Middle School in Sunnyvale. As a former teacher, I am very aware of and concerned about safety issues that affect children. In addition to this middle school, a new apartment development at Poplar and El Camino will affect traffic patterns and safety issues at Peterson Junior High School in Sunnyvale.

During after-school dismissal times, the traffic and parking times greatly concern and worry me. Cars line up along the streets to pick-up children at dismissal time. There is not adult supervision nor police presence at this time. The disregard for the safety of students has become rampant and has created many safety problems.

In addition, residents who live in homes and apartments along near-by streets have found that we are unable to enter or leave our neighborhoods due to cars blocking intersections and driveways. Children often enter streets or spaces between cars with little regard for safety or courtesy. Must a child be injured or killed before some control is exercised?! Traffic control needs to be exercised to prevent pending accidents and/or disasters.

Are you willing to face the results of injuries or deaths caused by car accidents and/or uncontrolled behavior by students and adults? There are consequences waiting to happen unless some safety issues are put in place. It will be too late when a child is injured or killed.

Yours truly,

Cheryl Barrette

18 April, 2017

To: Sunnyvale Planning Commission and Sunnyvale City Council and Mayor

Subject: File# 2016-7293 1008 E. El Camino Real and 1314-1320 Poplar Ave.

Honorable Sirs and Madams,

Thank you for the opportunity to share our neighborhood's inputs during this public hearing. We appreciate the efforts you make on our behalf and have an appreciation of the difficulty to balance your decisions for the greater good of our extended neighborhood of Sunnyvale, or neighbor cities, and our State and Country.

Communication is based on an understanding and perspective of the words used and often the words not used.

Our great country and the governmental system can help us avoid some of this miscommunication if we just take a few minutes to remember the lessons it provides and speak from common ground.

Our elected officials take an oath to uphold the constitution. We trust that they take that oath seriously and therefore can trust that the decisions they make on our behalf are consistent with that oath.

We all know it but here it is for reference:

Purpose/Goals / "Preamble" of our Constitution:

1. To establish a more perfect union
2. establish justice
3. insure domestic tranquility
4. provide for the common defense
5. promote the general welfare
6. secure the blessings of liberty to ourselves and our posterity

This trust and confidence is reinforced in the "Sunnyvale Code of Ethics and Conduct".

We recognize the rights that these documents provide us but would like to assure you we also take our responsibilities as citizens seriously as well.

The process wisely requests our input to assist you in making your decisions, our responsibility to answer your request for information follows:

Our Conclusion:

Do not approve rezoning requests, waivers or any deviation from the existing requirements.

Our Rationale':

The historical lessons captured in the laws, codes, regulations for land use can accomplish progress and "secure the blessings of liberty to ourselves and our posterity". We can make progress with this development but we don't need to take the risks of our limited understanding of what the future may bring by trying to make more progress than the potential benefits may bring.

There is already a "general welfare" challenge in our neighborhood during peak traffic hours which overlap with the middle school start and dismissal. Many of us on Bryant Way and adjacent surface streets have a significant delay just getting out of our driveways and onto the major roads.

More importantly, we are already concerned about **the safety** of the middle school children who walk or bicycle to school during these periods. The more cars parked in the neighborhood and the more traffic the higher the probability that the distractions to the driver and the loss of sight lines to easily and quickly react to the unpredictable behavior of a middle school child will result in an incident. A death or injured child is certainly not "securing the liberty.. for our posterity".

Emergency response will be delayed more and more often than it already currently is. Minutes matter in the event of a fire, medical or police emergency. Higher density will further delay what is already a non-ideal situation we see twice a day when school is in session. No amount of lights or volume of sirens can overcome the grid lock when the streets are blocked too far away for the drivers to quickly recognize and make room for the emergency vehicles. Rezoning the residential property this close to a school has a high potential for making an already concerning situation worse.

The current use requirements for the existing properties provides the “liberties” to the property owners for the development in question and the nearby property owners. Our processes provide us all with the information about what the property is capable of and we can participate in any changes proposed to this use once we each made our own decisions about our property.

The current laws, codes, standards, and process are based on over two millennia of progress in our country based on the lessons learned which are too often taught with tragic lessons to change our rules to not repeat mistakes. This ability to change best secures the intent for progress and a quality of life for our future posterity. The process to change also maximizes the liberties, welfare, tranquility and justice we all trust our government and elected officials to provide. We feel the impacts to our small neighborhood and the benefits of changing the existing rules does not outweigh the impacts to the intent of our established rules.

Don’t change any of the rules; either zoning, the setbacks or the parking. Provide the liberty to this property owner to develop and use his property how he chooses and it will maintain the justice to our current adjacent property owner of the liberty of using their property however they understood when they had the liberty to purchase it. Further, we trust that our new neighbors share the intent of the rules of the land we live in and want to be good neighbors to promote “domestic tranquility”. That is our intent and we trust is the intent of our new neighbors.

We welcome progress and we welcome the new neighbors, but the request for changes to the current rules has too much impact to the risk of our welfare, liberty and a potential to repeat past mistakes to agree to the changes our system, laws and the wisdom that they represent currently allows.

There are other considerations we have thought about; some of them good for some of us, some good for all of us, some of them may result in something bad for some of us or something bad for all of us:

Changing the current mobile home park to a shiny new apartment complex will overall improved the look of the structures in our neighborhood.

Having more neighbors will help share the cost of our shared services so there is a potential our taxes will go down or the services will go up.

A higher structure will impact the privacy of the current and future residents.

A higher structure will impact the feeling that this neighborhood is low density residential.

A high density structure will generate more noise than the current structures.

The city’s infrastructure for utilities may be able to handle the increased demands but we just recently didn’t have enough water and had to decrease our use and pay more. Our city doesn’t have the capability to create water and we have to share it with our neighbor cities. Where is the water for these extra residents going to come from? We don’t control the source, weather, and our shared storage systems, dams and reservoirs, have already shown us that they need work to store our water at their maximum volume. Are we wise and is it ethical to take steps that create a situation that make a known current problem worse? Our short term desire for progress should be tempered with a long term view for ourselves and our posterity. Eventually things out of our control (weather) will create another circumstance where our intent for progress could result in this area having the clean water problems of a third world country. We are not aware of any solutions to our water source challenges. We can fix our infrastructure and do rain dances, but our only hope is we don’t make a known problem harder to solve with changes intending progress that in reality may result in a big step backward.

Thank you for your service and the opportunity to express our inputs,

See attached list of neighbors who support this position: (Don’t approve plan File# 2016-7293, zone change or waivers)

Authors:

Lee Smathers 1010 Bryant Way, Dr. S. Satya 1005 Bryant Way, Stacy Teixeira 1010 Bryant Way



Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)

Address

Signature

Date

**Rosemarie Zulueta**

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**From:** lee smathers [REDACTED]  
**Sent:** Sunday, May 21, 2017 1:55 PM  
**To:** Rosemarie Zulueta  
**Cc:** John Yijiang Li; Stacy Teixeira  
**Subject:** Revised plan 201-7293 Neighbor Inputs  
**Attachments:** High rise petition signatures r1.pdf

Rosemarie,

Thank you for sending the link to the revised plan. I appreciate that the developer took some steps to address concerns, however, it is still not acceptable to me and all of the neighbors I had time to talk with.

Based on my review, it was actually discouraging because these steps could have been done in the original plan but for whatever reason they chose to ask our city to take on the burden of risk and change instead.

I am including the text of the original position representing the signature sheet "Don't approve plan File# 2016-7293" and more signatures of my neighbors who feel the same way.

The change to the original position paper is just that more signatures have been added because the reschedule provided us more time to make our neighbors aware of the development and assess the changes.

I would appreciate it if you would include this updated signature file and this email in the official file for the planning commission and the City Council to review. Since the plan has changed, so should the community input. However, The core issues remain.

They can be summed up with a few clichés:

"Good fences make good neighbors" - The rules and laws are in place to maintain the liberty of use of the property owner while also preserving the liberty of the neighbors use of their property through a virtual "fence" so that what one neighbor does doesn't spill out more than an "acceptable" amount to the neighbor.

"Pigs get fat, hogs get slaughtered" - The development in general is progress and can be a positive change for us all. Trying to fit more than what history (the current laws and rules and planning) has taught us into the change has a high risk of unintended consequences. There are already traffic problems on our streets and at the Major intersections and access intersections surrounding this development. This development is just one increase in pressure on the intersections that are on going in this area. Delay's at the major intersections may be an acceptable compromise to "progress", but risking middle school children who are not yet mentally equipped to judge the dangers of interacting with high traffic shouldn't be learned from injury or death.

"Don't let your alligator mouth load your canary behind" - The financial benefits to the community of approving deviations or rezoning can easily be gobbled up with discovery of things not considered. I reviewed the plan in some detail but couldn't find anything that clearly stated that the fire fighting

equipment currently in inventory was sufficient to protect this structure. Most notably the increased height and the reduced distance between buildings. I saw on the web sight for Sunnyvale fire department two ladder trucks, but there was no specifications and I lack the skills to understand if these trucks can provide fire protection for these souls in this slightly higher and reduced clearance/access plan.

Thank you again for your professional and courteous efforts to assist me in providing input to the decision makers.

Lee Smathers  
1010 Bryant Way  
Sunnyvale, CA

Original position sent to planning commission and city council:

Honorable Sirs and Madam,

Thank you for your service to our community representing our interests!

I live in the neighborhood where this project is being planned. I have visited with many of my neighbors about it and they share my concerns and have wisely pointed out some other concerns I had not thought about. I have sent my concerns to the planning commission, have included my neighbors inputs and encouraged them to send their comments in as well.

I was also notified that the developer had withdrawn his plan and that the scheduled meetings on this have been cancelled and would be rescheduled. This gives my neighbors and myself more time to organize how we share our input with you from a combined voice perspective, but we don't know what the new plan is until it is shared with us.

My feelings about the project no matter what the eventual actual details turn out to be, can be applied to this and other projects in our city.

A: Don't increase the density of any property beyond what the current laws, regulations, zoning, etc allows.

B: Don't grant waivers or exceptions to details of any plan, e.g. parking, height, etc. which may effectively increase the allowable density of the property.

C: Encourage the developer to be a "good neighbor" with any of the details in the plan that minimize the impacts of any increased density that the current laws etc. allow.

This may appear to be a conservative approach to each decision but my perspective is that the requests are motivated by "big money" wanting to make more money by changing or bending the rules. Progress isn't about not considering change so I don't blame "big money" for asking nor our processes to allow consideration of change. Sticking to the rules is fair, it protects the property owners rights (both the developer and the neighbors) and it minimizes the risk that something we may not understand but fear could occur actually happens and we learn a hard lesson. If we listen to historical wisdom, we have a better chance to fix our mistake more easily and we just learn. We can still make progress with this project and avoid going backward if we listen to the wisdom of the efforts and lessons that went into making the laws, rules and processes that have gotten us to this point. "Pigs get fat, hogs get slaughtered"

I have an increased appreciation for the difficulty of the job you do for us. They say "walking a mile in someone else's shoes" will give you that. I walked a few hundred yards through the details of this project and the process to approve it and my feet hurt enough to appreciate how difficult these decisions must be to make.

My position on this project and the others in our city is based on my trust in the system and you as my representatives to make the best decisions on my behalf. However the few hundred yards I walked along this path to reach my own decisions tells me that hearing from a diverse sample of other people helps with the decision. The process solicits those inputs and that reaffirms my confidence in the

system.

I am offering this perspective with the intent to help you come to your decision wisely with as much information and advice available. I appreciate that I'm not responsible for the decision beyond my duty to provide my perspective to try to contribute to a diverse and broad perspective of information for you to do your best for us.

I am attaching the "petition letter" I circulated on the project prior to the plan withdrawal as support to my conclusion. The petition sheet is "Don't approve plan File# 2016-7293, zone changes or waivers". This logic applies for any re-planning of this or other projects. But the signatures were specific to this plan and the "Don't approve plan File# 2016-7293, zone change or waivers."

We have suspended circulation of the letter to gather signatures but my feeling is that the conclusion won't change. We will hold off and hold an open mind for progress and give the new neighbor a chance to give us information to make up our minds. My judgment tells me that we had organized to a level where 150 to 200 signatures could be obtained with the 10 volunteers who agreed to circulate the petition for consideration by our mutual neighbors.

Thank you for your service, I am available to answer questions if you deem that could assist you in your difficult decision.

I have only one request for feedback, I could not figure out from my exposure to this process the checks and balances of the total system I am placing my trust in? My assumption is that I am interacting with the legislative and executive portions of the robust process of my government. Any decision or action has a risk; how does the check of the judicial system work in this case? Does the request of the developer to change or waive rules make them responsible in criminal or civil court? Does the approval of the request make the city or any of its employees responsible in criminal or civil court and therefore me in paying the cost of the mistake through increased taxes? Does my input put me at risk of being responsible in civil or criminal court? I understand it's my duty to understand the system, but can someone provide some help to where to start to find this out beyond "call your lawyer"? I hope the city attorney our tax dollars pay for is authorized to answer these questions?

Lee Smathers, 1010A Bryant Way

Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)	Address	Signature	Date
Lee Smathers	1010A Bryant	[Signature]	20 Apr '17
SATYA	1005 BRYANT WAY #C	Satya	4/20/17
Mehmet MUSTA	1005-N BRYANT way	M. Must	4/20/17
Chris Skell	1355-R Sage Hen Way	[Signature]	4/20/17
BARBARA SMITH	1035 E Castleton Terr	[Signature]	4/20/17
Mary Toomey	1355 T Sage Hen Way	Mary Toomey	4/20/2017
John Li	1010 Bryant Way #C	[Signature]	4/20/2017
Stacy Teixeira	1010A Bryant Way	Stacy Teixeira	4/20/2017
Cheryl Barrette	1350A Road Runner Ter.	Cheryl Barrette	4/21/17
Mary Boettcher	1350A Roadrunner Ter.	Mary Boettcher	4/21-17
Satyam Shew	1350C Roadrunner Ter.	Satyam Shew	5/20/2017
Paula Krumm	1350D Roadrunner Ter.	Sunnyvale, CA	5/20/17
John Amick	1350D Roadrunner TERR.	Sunnyvale, CA	5/20/17

Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)	Address	Signature	Date
Reema Patel	1003 Bryant Way Sunnyvale, CA 94087	<i>[Signature]</i>	5/19/17
JEANETTE HAD	1340 Poplar, Sunnyvale 94087	<i>[Signature]</i>	5/20/17
JANET STOTHERS	1005 BRYANT WAY #K SUNNYVALE, CA 94087	<i>[Signature]</i>	5/20/17
YAKOV RABINER	1005 Bryant way #I Sunnyvale, CA 94087	<i>[Signature]</i>	5/20/17
KHUONG NGUYEN	1007 Bryant way #E Svale, CA 94087	<i>[Signature]</i>	5/20/17
Roy Mussey	1007 E Bryant way Ry Mussey	<i>[Signature]</i>	5/20/17
Norman Jang	1339 A Henderson Ave.	<i>[Signature]</i>	5/20/17
Indu Chhabra	1339 E Henderson Indu Chhabra	<i>[Signature]</i>	5/20/17
Uma Sivarath <i>[Signature]</i>	1350, Roadrunner Ter Unit B, Sunnyvale 94087 1350 B, Roadrunner Ter. Unit E, Sunnyvale	<i>[Signature]</i>	5.20.17 5.20.17
JENNIFFER MORRIS	1350 ROAD RUNNER #E	<i>[Signature]</i>	05/20/17
ROSHINI JOSEPH	1350 ROAD RUNNER #J	<i>[Signature]</i>	5/20/17
ROY WOLF	1360 ROAD RUNNER #E	<i>[Signature]</i>	5/20/17
Janice Tempey Wolf	1360 COTE Roadrunner Ter	<i>[Signature]</i>	5/20/17









Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)


Address

Signature

Date

Chen Yang	1355 Sage Hen Way # H		05/24/2017
Qing Wu	1030 Castleton Ter Apt E		05/24/2017
Xuebin Li	1030 Castleton Ter Apt E		05/24/2017
Botao Mao	1030 Castleton Ter Apt D		5/25/17
YANG ZHANG	1030 Castleton Ter Apt D		5/25/17
Fang Yang	1010 Bryant Way Unit #C		5/27/17

Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)	Address	Signature	Date
Ben-Li Sheu	1035 Castleton Ter #H		5/30/2017
Jianer Bao	Sunnyvale, CA 94087	Jianer Bao	5/30/2017

Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)

Address

Signature

Date

WEI ZHOU

1355D Sage Hen Way, Sunnyvale



5/26/2017

Don't approve plan File# 2016-7293, zone change or waivers

Name (Print)

Nan Xia

Address

1576 Lochinvar Ave  
Sunnyvale CA 94087

Signature

Xia

Date

5/30/2017

**Rosemarie Zulueta**

---

**From:** Mary Jane Boettcher [REDACTED]  
**Sent:** Thursday, April 13, 2017 8:24 PM  
**To:** Rosemarie Zulueta  
**Subject:** new development on El Camino and Poplar

To: Sunnyvale Planning Commission and Sunnyvale City Council

From: Neighbor to Subject Property

Sir or Madam,

I have great concern about the development on El Camino and Poplar in Sunnyvale. Our neighborhood is being highly impacted in a negative way with the developments at Halford, Butcher Corner, the hotel on Wolfe and El Camino, and now the 108 unit complex on Poplar and El Camino. The traffic is bad already at all the near major intersections as well as the school traffic at Peterson Middle School.

My concerns are traffic on the streets as well as the available parking for residents on Bryant Way. As it is, without the traffic from the new developments, we who live near, are already dealing with unsafe situations near the school and impacted intersections with long waits along El Camino and Fremont.

I fear with each new development we are at risk when we need emergency services getting through the intersections and local streets.

On another note, the tall buildings are going to have a big visual impact on our residential community.

This will affect our quality of life and the decrease the value of our property.

I ask that you take these concerns into account when you made the decision about the new development on Poplar and El Camino.

Mary Boettcher  
1350 A Roadrunner Terrace  
Sunnyvale, CA

**Rosemarie Zulueta**

---

**From:** PlanningCommission AP  
**Sent:** Monday, April 24, 2017 2:38 PM  
**To:** Rosemarie Zulueta  
**Cc:** Andrew Miner; Trudi Ryan; Rebecca Moon  
**Subject:** FW: OPERATIONAL - Rezoning @ El Camino and Poplar

Forwarding operational item from Planning Commission Answer Point.

Outside of official commission meetings, individual commission members are not authorized to represent the City or their commission and therefore this item is being forwarded as *Information Only*. Individual commission members should not respond to the individual.

Katherine Hall  
Administrative Aide  
CDD/Planning  
City of Sunnyvale  
[khall@sunnyvale.ca.gov](mailto:khall@sunnyvale.ca.gov)  
408-730-7416

**From:** [REDACTED] **On Behalf Of** Kalpana Ravinarayanan  
**Sent:** Monday, April 24, 2017 2:18 PM  
**To:** PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Subject:** Rezoning @ El Camino and Poplar

Dear members of the Planning Council,

I recently came across the notice on the proposal to build 108 apartments over 4 stories high at the 2 acre plot near El Camino and Poplar. I live close by in the neighborhood, and this is proposal gives me a lot of concern.

The building will be VERY out of tune with the current low density residential neighborhood and I feel that it is very inappropriate for the space.

There are significant privacy concerns with several stories of apartment complexes looking over the yards of neighboring single family homes. This goes against the City's EXISTING guidelines on neighborhood preservation, enhancement and privacy for homeowners. Especially with the proposal as designed, the setbacks will be very minimal and there will be a big impact on the neighborhood.

The project asks for exemption of every single item that protects our neighborhood character - it requests exemptions for setbacks, maximum lot coverage, maximum building size, minimum distance from building, minimum parking requirements etc.

With 108 new homes, where is the balance in green space? Where is the plan for school support? Laurelwood and Peterson are already oversubscribed, how will the city address the needs for all the families and children that move in here?

I am overall VERY concerned with exemptions being given to individual construction projects without concern for neighborhood impact and development.



I am NOT against high density housing, but I am against overbuilding on small lots without a larger, well thought out long term plan. **We cannot rezone a-la-carte.** We need to have a zoning plan and exceptions to the plan need to be rare. Every zoning change needs to create something that improves the quality of Sunnyvale life, not turn it into a noisy, congested concrete city.

We need to build a sustainable Sunnyvale that is a healthy, vibrant place to live in. This project is an example of something that is significantly detrimental to the neighborhood without consideration to quality of life.

This project needs to be revised to be more in keeping with the neighborhood and to add value and improve the quality of life for both the residents of the future construction and the existing neighbors.

- The building height should match that of the neighboring homes.
- The building should be significantly setback from road, with trees and green space to give privacy, healthy air and noise control.
- There should be a plan for supporting the elementary and middle school with the expected increase in enrollment.
- There should be a contribution to add to neighborhood parks and green space to preserve our access to healthy outdoor spaces.
- Every home should have designated space to park 2 cars - and a reasonable number of guest parking spaces - many "new" apartment complexes overbuild without enough parking so there is \*a lot\* of overflow on the neighboring streets. We shouldn't make Poplar Ave a parking lot.

I will gladly support a high density plan that is thoughtfully designed and is actually pleasant to live in and gives a realistic alternative to those wanting to simplify or downsize or young people starting out.

I oppose this project as it is currently presented. Please deny approval for the requested rezoning and ask the developer to propose a plan that is in keeping with the neighborhood and enhances its community.

Thank you for listening to my feedback.

Kalpana R

**Rosemarie Zulueta**

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**From:** John Yijiang Li [REDACTED]  
**Sent:** Thursday, April 27, 2017 2:36 PM  
**To:** Rosemarie Zulueta  
**Subject:** Objections to the proposed high-rise apartment complex at E. El Camino Real Poplar Ave.

Dear Rosemarie Zulueta,

This is John Li from the 1010 Bryant Way Unit C at Sunnyvale. Hope all is well and this email can reach you well.

This email is w.r.t. the proposed high-rise apartment complex to be built at 1008 E. El Camino Real and 1314-1320 Poplar Ave.

After discussing with my residents in the neighborhood, we are concerned with **the following issues** this high-rise building will cause to our neighborhood:

1. It will significantly increase the amount of traffic on Bryant Way and nearby roads. This is particularly concerning for kids and the elderly.
2. If the high-rise doesn't come with enough parking for its residents and guests, it will significantly reduce the amount of street parking in our neighborhood.
3. This high-rise structure will impact the feeling that this neighborhood is low density residential area.
4. The privacy of current and future residents will be adversely impacted. The neighborhood will become more noisy as well.

Having listed above points, we do understand that changing the current mobile home park to a new apartment complex will overall improve the look of the structures in our neighborhood. Our intention is to **graciously ask you officials the following**:

- 1: Please don't increase the density of any property beyond what the current laws, regulations, zoning, etc allows.
2. Please don't grant waivers or exceptions to details of any plan, e.g. parking, height, etc. which may effectively increase the allowable density of the property.
- 3: Encourage the developer to be a "good neighbor" with any of the details in the plan that minimize the impacts of any increased density that the current laws etc. allow.

Last but not least, we great appreciate your service to our community.

PS: Please feel free to forward to related personnels as you see necessary.

Best,  
John

**Rosemarie Zulueta**

---

**From:** Aroz Ali [REDACTED]  
**Sent:** Friday, May 26, 2017 10:50 AM  
**To:** Rosemarie Zulueta  
**Cc:** Joey Mariano  
**Subject:** RE: Revised Public Hearing Schedule for Proposed Project at 1008 E ECR/1314-1320 Poplar Ave.  
  
**Importance:** High

Hello Rosemarie,

My husband and I, very strongly oppose the city of Sunnyvale either, at the staff level, Planning Commission level or City Council level to approve to rezone the property at 1314-1320 Poplar Ave . (APN 313-03013) and 1008 E. El Camino Real (APN 313-03-011).

It's too huge of a upraised building in this neighborhood with 108 residential units, definitely NO. These investors are in their Best of interest for profit making only. The net amount of profit is what made them not to down scale the project but to move forward with building the maximum square footage to rip the most out of this.

They are only using Selling Strategy Tactics to City with including 20% of units for affordable housing, so that City can buy into this and approve this project. Leave this quiet and peaceful neighborhood along. There is no need for this gigantic tall building to be built here.

**Please DO NOT APPROVE THIS PROJECT at Any Cost to the residence living in this neighborhood .**

Thanks  
Rose Ali  
Navarro Dr,  
Sunnyvale, CA 94087

---

**From:** Rosemarie Zulueta [mailto:[rzulueta@sunnyvale.ca.gov](mailto:rzulueta@sunnyvale.ca.gov)]  
**Sent:** Thursday, May 25, 2017 7:33 PM  
**To:** Rosemarie Zulueta  
**Cc:** Joey Mariano  
**Subject:** Revised Public Hearing Schedule for Proposed Project at 1008 E ECR/1314-1320 Poplar Ave.

The applicant for the proposed project at 1008 E ECR/1314-1320 Poplar Ave. has requested to continue the previously scheduled Planning Commission public hearing to **June 26, 2017** and the City Council public hearing to **July 25, 2017**. Please see the attached notice.

You are receiving this email as you have requested to be on the mailing list for the proposed project at 1008 E. El Camino Real/1314-1320 Poplar Ave., and/or attended the neighborhood meeting held by the applicant at the project site in October 2016.

May 31, 2017

Ms. Rosemarie Zulueta, Senior Planner  
City of Sunnyvale, Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Re: Proposed "Atria" Development Project – 1008 E. El Camino Real3

Dear Ms. Zulueta:

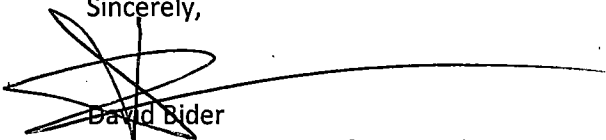
Our company, Ronnoco Properties of Sunnyvale, owns the "El Camino Plaza" shopping center immediately East of St. Anton Communities' proposed Atria project at 1008 E. El Camino Real.

We have been working closely with St. Anton to ensure that our two projects are compatible.

I am pleased to report that we have reached a "Good Neighbor" maintenance and acknowledgement agreement.

If you have any questions, please email me at [REDACTED]

Sincerely,



David Bider  
Ronnoco Properties of Sunnyvale

**Rosemarie Zulueta**

---

**From:** Bill S [REDACTED]  
**Sent:** Wednesday, June 14, 2017 9:42 AM  
**To:** Rosemarie Zulueta  
**Subject:** Deviation Requests File #: 2016-7293

My name is William Speer and I reside at 1323 Eleanor Way.

I do not believe the deviation requests for this project should be approved. And especially the deviations requested for maximum building height and minimum parking spaces. These restrictions are in place for good reasons and should be enforced. Approval of the deviation requests will negatively impact the surrounding neighborhood.

- ☐ No Action Required  
☐ Suggest we discuss  
☐ Letter in process for Mayor's signature  
☐ Referred to \_\_\_\_\_  
☐ Invitation \_\_\_\_\_  
☐ WARN Act Notice  
☐ Mayor's cc Copy  
☐ Other Comments to Mayor: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Mayor's Request/Comments: \_\_\_\_\_

- ☐ Mayor requires a copy of this document.  
☐ Mayor requires original. (Returned after creation of file copy).

**Recognition Requests:**Initiated by: ☐ Staff ☐ Outside organization/individual: \_\_\_\_\_

Previous recognitions, if any: \_\_\_\_\_

Staff advisement, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(For more detail, see orange "Mayor's Guide to Recognition Requests.")

**City Manager Comments or Direction to Staff:**☐ OPERATIONAL ITEM FOR INPUT INTO CRM. Lead Department: \_\_\_\_\_ CRM #: \_\_\_\_\_

✓

(If no due date indicated, then response time in compliance with Council Policy Number: 7.4.9.)

**INFORMATION FROM COUNCIL EXECUTIVE ASSISTANT:****NOTE:** Per Admin. Policy, this information will be retained in Council Files.☒ Other Council have also received via (circle one): mail, hand-delivery:☐ All Council Received☐ Specific Council Received: \_\_\_\_\_☐ Exec. Asst. has also distributed to, or copied, Council☒ Other Distribution: CDD, OCM-city clerk

Additional Comments:

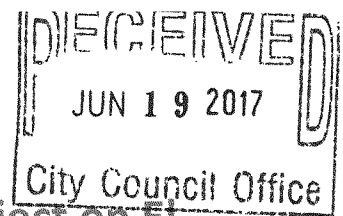
DATE STAMP HERE

RECEIVED

JUN 19 2017

City Council Office





## Concerns of a Senior Citizen on Nick's Trailer Project on El Camino Real in Sunnyvale

1. Construction of a 5 Story building behind our town homes will affect Satellite signals, phone receptions as well as sustain the life requiring essential resources like water, Electricity as experienced by projects in Various Cities.
2. Will anyone on the Council welcome a 5 Story Building behind their residences which may affect their privacy?
3. Does the Council want to make all these projects to accommodate future generations AT THE EXPENSE of the present elderly? Where did we go wrong on this except to be born early?
4. As a Realtor I have encountered objections / eliminations to construct even a two story building next/behind the homes of my clients due to privacy reasons.
5. We will not be able to adjust with drawn out drapes at all times- like sitting in a dark room?
6. We have teen age children in our second floor and this multi story building affects their privacy.
7. Closing all the drapes at all times during several years of construction period and also overlooking by the tenants in our bedrooms and family rooms affects our privacy.
8. We are seniors and our health issues will be a great concern closing all doors and windows.
9. Having a swimming pool adjacent to our backyard will be noisy – 108 apartment tenants may be using and overlooking at our back yard and family room at various times.
10. Several cars may be parked on Bryant Way since the development cannot provide Garages for all 108 tenants on their premises.
11. Some of the 200 cars or so of the tenants will be parked on Bryant Way since going towards El Camino at Poplar Avenue may not be feasible due to closeness of traffic light at the intersection of Poplar and El Camino Real – may be two or three cars stand in line during Red light.

12. As of today the cars coming in to Henderson shopping center from El Camino come to Poplar Avenue to make U- turn to get to the shopping center. Most of the time they do come to Bryant way also to avoid traffic wait time at the traffic light. This has been a risky and hazardous safety situation for Peterson School children waiting for pick up by parents at the curb side for several hours each day.
13. As residents on Bryant way opposite to the Peterson School parking lot, we have tremendous problem to get out of our garages.
14. The Trailer park has cut down heritage kind Olive tree (was there even before we moved in 1974) affecting our privacy without permission of the City. I have complained but nothing has been done by the City.
15. This is **not a desirable project** for safety and privacy for all residents in the area.
16. Let the big companies like Apple , Google or Face book build the workers quarters in their campus like other Nations (Japan) and prevent vehicular traffic ,pollution etc.

Hope the Council will consider all the above (I can go on with more cons than pros) and NOT approve the project to help senior citizens and others living close by who cannot afford to move to escape this torture. THANK YOU and PLEASE HELP.

H E L P



Dr. Satya

1005 Bryant way

Sunnyvale, CA 94087

Retired Scientist and a Realtor

Dr. Satya

1005-C Bryant way

Sunnyvale, CA 94087

To,

Sunnyvale City Council & Planning Department

Sunnyvale, CA 94086

Respected Sunnyvale Council members

I am a resident on Bryant Way, Sunnyvale, CA 95087 since 1974 and also The Secretary of Camino Del Prado Town Home complex.

Being a Senior Citizen with limited resources, I am concerned about the traffic situation on the street in recent years. To get out of our driveway, it takes several minutes due to heavy traffic congestion. The traffic is due to the Shopping centers on El Camino Real between Poplar and Henderson Avenue, Peterson Middle School smoking employee parking (which is harmful for children sitting on the pavement for parent pick up),

**We back up to Nicks Mobile Home Park on El Camino Real. Our concern is the proposed upcoming of 5 story 120<sup>128</sup> apartment project on this site. I visited the City planning Department recently to obtain this information.** The development of this kind of structure affects the lighting (Sun) and privacy of the long time residents on Bryant Way.

This is the only direction we have privacy sitting in our family rooms and for our teen age girl's bedrooms on the second floor.

**Constructing this type of multi story buildings creates further traffic congestion.** The ingress and outgress of cars from that big building, close to a traffic light will make another back up on our streets. **Cars which cannot make U-turn at the junction of Henderson and El Camino Real are using turn around at Poplar and El Camino Real traffic light. All are using Bryant way as the main street to avoid the traffic.** This is making things worse, not only for the residents on Bryant way but also for the safety of the children waiting for the parents pick up at all times. With the Apple project development, the proposed School at Rayners Park coupled with this Multi story building at the Mobile Park site will create tremendous hardship and hazardous conditions for the resident children as well as Peterson Middle School Traffic parent pick up.

The Bryant way is being used to avoid traffic on El Camino for the truck traffic of the shopping centers at the corners of Henderson and El Camino.

**In view of all this, I would request the Council to consider alternatives for the proposed multi-story big apartment building in place of Nicks Mobile Park.**

PLEASE DO NOT allow El Camino Real to become like a wall. In other cities like Los Altos, the merchants hate the street becoming like a wall with no natural light. **PLEASE, Ladies and Gentleman,**

**help us Senior Citizens to live in our homes since  
we cannot AFFORD to MOVE.**

Sincerely,

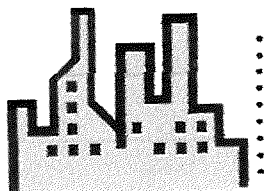
A handwritten signature in cursive script, appearing to read 'Satya', with a long horizontal flourish extending to the right.

Satya

408-735-1174

650-714-1431

*See Letter 10 June '17  
1010 Bryant way*



*For all your Homeowner Association Management  
and Building Maintenance needs, always call on*

• 3795 Eastwood Circle  
• Santa Clara, CA 95054  
• Phone 408-321-8920  
•  
•

## Cityscape Property Management

June 19, 2017

To: Sunnyvale Planning Commission and City Council  
From: Camino Del Prado Homeowners Association Board of Directors  
Subject: File# 2016-7293 1008 E. El Camino Real

The Board of this Association has encouraged its residents to make their personal positions on the proposed development known through inputs to the Commission and Council, and through the process of electing city officials.

However, the Board as a whole is committed to preserving the fiscal value of the community, as well as the quality of life enjoyed here.

Our concerns about the proposed development include:

1. Rezoning the property on Poplar Street increases area density and allows access from the proposed complex to an El Camino traffic light that is already stressed — and also marginally safe during periods of Peterson Middle School drop off and pickup.
2. Any shortage of parking space in the new development will impact our neighborhood with the overflow. This can decrease the effectiveness of the neighborhood watch and safety due to transient vehicles.
4. Additional cars on our neighborhood streets will also increase the risk of car/pedestrian or car/bicycle accidents due to decreased lines of sight when exiting driveways and side streets.
5. Increased traffic at access points and intersections will increase the response time for emergency services into our neighborhood.
6. Increased height of the development will impact the privacy of those residents who will be visible from the upper floors of the proposed development. These residents have purchased their homes without the expectation of such a violation of their privacy.
7. The increased height of the development will bring noise and light pollution to our suburban neighborhood.

We hope you will consider these inputs in your decision process and we look forward to welcoming our new neighbors once an acceptable plan is approved and construction is finished.

Barbara Smith		President
Mehmet Musa		Vice President
Mary Toomey		Treasurer
T. Satyanarayana		Secretary
Christopher Shull		Member At Large

**RECEIVED**

JUN 22 2017

**PLANNING DIVISION**

Visit our award winning web site!

<http://cityscapehoa.com>

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