

Rosemarie Zulueta

From: Andrew Miner
Sent: Tuesday, July 11, 2017 2:23 PM
To: Rosemarie Zulueta
Subject: FW: POLICY--FW: File 2016-7293

FYI- to Council from Lee Smathers.

From: Mayor AnswerPoint
Sent: Tuesday, July 11, 2017 11:24 AM
To: Glenn Hendricks [REDACTED]
Cc: Deanna Santana [REDACTED]; Walter Rossmann [REDACTED]; Kent Steffens [REDACTED]; Trudi Ryan [REDACTED]; Deborah Gorman [REDACTED]; Andrew Miner [REDACTED]; CityClerk AP [REDACTED]
Subject: POLICY--FW: File 2016-7293

Mayor:

Forwarding to you from Mayor's AnswerPoint.

Jennifer Nuñez
Executive Assistant
Office of the Mayor and City Council
City of Sunnyvale
456 West Olive Ave
Sunnyvale, CA 94088
[REDACTED]
Ph: 408.730.7913

From: lee smathers [REDACTED]
Sent: Tuesday, July 11, 2017 9:37 AM
To: Mayor AnswerPoint <mayor@sunnyvale.ca.gov>
Subject: Fw: File 2016-7293

----- Forwarded Message -----

From: lee smathers [REDACTED]
To: mayor@sunnyvale.ca.gov <mayor@sunnyvale.ca.gov>
Sent: Mon Jul 10 2017 08:22:05 GMT-0700 (Pacific Daylight Time)
Subject: File 2016-7293

Honorable Mayor,

Thank you for your service as mayor on my behalf. I read your online bio and would also like to thank you for your prior service on various boards and committees and as a Marine in defense of our

2016-7293

Project Data Table

Lot Coverage 39.4% but the maximum for C-2 is 35% - there is no justification for this deviation in lot coverage. This is about 11% more than is allowed in Sunnyvale's own land use code.

Distance between buildings: 20' – but the minimum for a 5-story building is 32 feet, eclipsing Sunnyvale's code requirement by nearly 40% at 37.75% over what is allowed. This presents a clear threat in case of a fire to all residents of the proposed development, impacting access by emergency responders and vehicles, especially the fire department. There is no sound reasoning or logical basis for this deviation and certainly no public benefit when it will put residents' lives in danger in case of a fire.

Planner Andy Miner stated that the zoning for El Camino Real was a work in progress and that the distance between buildings was more for air circulation and light than safety. Council Member Jim Griffith stated in an April 25th 2017 public hearing at approximately 1 hour and 20 minutes into the meeting that policy decisions are not the call of the planning commission. I'm here asking that policy be followed. Increased fire danger and the risk of safety to inhabitants is a major reason why there is a mandated distance of 32' between buildings. Allowing the distance of 20' feet to go forward in the name of aesthetics, or tightening up the site design, betrays a disregard for the safety of residents at the proposed development and the single family home adjacent to it.

Building height: 67' 4" when the max is 60' – There is no compelling reason for this deviation except to benefit the developer at the expense of adjacent residents.

Summary

Paraphrasing Council Member Jim Griffith – a developer should have the expectation that if he or she does A, B & C, then they will get D. In this case, the developer is not following City guidelines and does not meet the requirements for a special development permit, especially with regard to the General Plan, section LT 4.2. The new development is not compatible with the neighborhood, adjacent land uses and the transportation system.

Goal 3.2.5 of the Precise Plan for El Camino Real, which is to ensure that properties are developed and operated in a manner as to minimize negative impacts upon adjacent residential areas, can be attained by decreasing the size and massing of the proposed development.

The special development permit should not be granted because the proposed development does not attain the objectives and purposes of the General Plan, and will impair the existing uses being made of adjacent properties, as enumerated in the Letters from the Public. Arguing for deviations is arguing against city policy.

Maria Hamilton
Sunnyvale, CA
July 19, 2017

country.

I am a resident who will be impacted by the decision on the subject plan. I have shared my concerns about the plan via the formal process and feel strongly enough about the decision that I wanted to understand more about the eventual outcome early enough to contribute anything I could to the eventual best decision.

The review by the planning commission was encouraging to me because it concluded that the plan as proposed didn't meet the larger intentions of the city's criteria of increasing the tax base (progress) along the commercial corridor and "minimizing" the impact to the residential areas.

Here are my questions and request:

Question 1: How do you plan to vote on this item and why?

Question 2: How do the other council members plan to vote?

Request: Can I meet with you face to face for 30 minutes prior to the official meeting if your vote is to approve the plan?

Following is my perspective so if the request is needed, I don't waste time (yours or mine).

The published conclusion of the planning recommendation made sense to me since the plan had no car access to the commercial corridor (driveway onto El. Caminio) and requested a change of a residential parcel into a commercial parcel to provide residential access and make the commercial appear more residential. This was a big clue on the intent of the property owner to utilize the rules of the plans and requests for changes to convert a commercial zone to higher profit higher density residential zone at the expense of the city's intent of property usage and the local residents.

Bottom line: The plan turns a commercial area into predominantly a high density residential area and forces traffic and parking into the existing residential area. Not "minimizing" impact to adjacent residential areas and clearly not using the existing rules of height, parking and building separation distance to maximize commercial use. This doesn't meet the intent of our cities' property development plan.

Thank you in advance for your response,
Lee Smathers
1010A Bryant Way

Rosemarie Zulueta

From: J.B. Kim [REDACTED]
Sent: Monday, June 26, 2017 5:58 PM
To: Rosemarie Zulueta
Subject: RE: File# 2016-7293

Dear Rosemarie Zulueta,

I am emailing you in regards to File# 2016-7293. As a resident at 995 Bryant Way I'd like to protest the rezoning of 1314-1320 Poplar Ave.

During the evenings and weekends street parking on Poplar Ave and Bryant Way is already being filled, if the rezoning is approved and the apartments are built street parking will become a nightmare for current residents.

In addition, the residents' surrounding the apartment will no longer have the privacy as the towering apartments will be able to look down into our yards.

I strongly protest the rezoning and would like to ask you to prevent the rezoning from happening.

Thank you for your considering the views of the affected neighbors.

Sincerely,
Joon Kim

Katherine Hall

From: Katherine Hall
Sent: Monday, June 26, 2017 10:01 AM
To: Katherine Hall
Subject: FW: Affordable housing

-----Original Message-----

From: Stan Hendryx
Sent: Saturday, June 24, 2017 10:34 AM
To: PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>
Subject: Affordable housing

Hello Commissioners,

Thank you for your service to Sunnyvale! Please support St. Anton's request to build 108 units of affordable housing on El Camino, agenda item 17-0185.

This housing is sorely needed. The location is ideal, being in a transit corridor. Traffic impact will be minimal, as many of the residents will rely on VTA.

You might hear objections about aesthetics -- too tall, invasion of privacy and such. Such objections pale in comparison to the need. Our city and businesses will benefit as well as the residents themselves. This project will provide worker housing, lack of which is making hiring more and more problematic to our businesses, threatening their sustainability. CEQA does not recognize aesthetics as creating a negative impact on the environment in transit priority areas. You are justified by State law in approving this project over such objections.

Please recommend that Council approve this project!

Thank you,

Stan Hendryx
Sunnyvale

Katherine Hall

From: Katherine Hall
Sent: Monday, June 26, 2017 9:49 AM
To: Katherine Hall
Subject: FW: Public Hearing File # 2016-7293

From: Yakov Rabiner
Sent: Sunday, June 25, 2017 6:25 PM
To: Rosemarie Zulueta
Subject: Public Hearing File # 2016-7293

Dear Ms. Zulueta,

My name is Yakov Rabiner.

My residence address is 1005 Bryant Way # J, Sunnyvale, CA, 94087, tel.# 650-714-2598.

Unfortunately I can't visit this Public Hearing but I ask you to count my negative opinion about plan to build residential apartment complex in cross of El Camino Real and Poplar Ave.

Reasons of that is many environmental concerns like additional car's smoke and dust, and additional heavy traffic on small streets around and possible car's damage, problem with parking in our neighborhood, decrease of my privacy (visibility of my yard and home from top floor residents), etc.

If need, please, make public my opinion during hearing.

Sincerely,

Yakov Rabiner

Katherine Hall

From: PlanningCommission AP
Sent: Monday, June 26, 2017 4:13 PM
To: Katherine Hall
Subject: FW: OPERATIONAL Rezone

From: Evelyne Schmid
Sent: Monday, June 26, 2017 3:17 PM
To: Rosemarie Zulueta
Subject: Rezone

Absolutely insane and ugly to build 5 story apartments where there are single family homes!! It's amazing what folks come up for the mighty Dollar, it's seems today there isn't any limit.....

E.Schmid
Norman Dr.

Katherine Hall

From: PlanningCommission AP
Sent: Monday, June 26, 2017 5:01 PM
To: Katherine Hall
Subject: FW: File #: 2016-7293 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)

From: ICAM TECHNOLOGY CORPORATION
Sent: Monday, June 26, 2017 4:44 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>
Subject: File #: 2016-7293 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)

To: The Sunnyvale City Council and Mayor and the Sunnyvale Planning Commission

Subject: File #: 2016-7293 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)

Honorable Sirs and Madams,

I would like to point out my concerns with this project:

1) Formulating the El Camino Precise Plan has been a long on-going project involving a significant portion of the Sunnyvale Community. This individual project's building height deviations from the Precise Plan threaten the purpose of the Precise Plan project. Once an individual project receives deviations from the Precise Plan, it is difficult to justify not giving them to every other project that requests similar deviations. What is the purpose of the Precise Plan, if deviations are easily obtained?

2) A project requesting deviations from the Precise Plan needs to be "advertised" city-wide to a much greater degree than this project has. I knew that this project requested height deviations. However, maybe it is just me, but I could not find the details (e.g. exact building height) of this project on the Sunnyvale City web site, until just recently. I would suggest that this project requires an EIR. Draft EIRs, published on the web, give the public enough time to analyze a project. A project that has this potential impact, does not seem to have been discussed much outside the impacted community.

Thank you,
Ed Gocka
Sunnyvale, 94087

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:12 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Kelly Baltimore
Sent: Thursday, July 13, 2017 4:18 AM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Kelly Baltimore>

Message:

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

We are writing in support of the approval of the apartment buildings plans submitted by St. Anton developers for 108 apartments at El Camino and Poplar Ave. in Sunnyvale.

Les escribamos en apoyo de aprobar los planes de apartamentos presentada de los desarrolladores St. Anton que proponen 108 apartamentos a El Camino y Poplar Ave. en Sunnyvale.

We are especially happy to see that 20% of the units will be available for those earning 50% of the area median wage. For example, that puts an individual who earns approx. \$ 56,000 or less or two people who together earn \$56,000 a chance to rent one of 21 or 22 apartments in the project development. That this is sorely needed is not in contention.

Estamos felicitados a ver que 20% de los apartamentos serian disponible a gente que ganan 50% del mediana pago del área. Por ejemplo, una persona que gana aproximadamente \$56,000 or menos - o dos personas que ganan juntos \$56,000, esas personas tienen una oportunidad a alquilar una de los 21 o 22 apartamentos in ese proyecto. No tenemos que discutir que la necesidad a tener mas viviendas asequible en nuestra ciudad.

Also exciting is the extent to which the developers have planned for 15ft. setbacks, making the sidewalks on El Camino and Poplar actually pedestrian friendly, and by adding trees lining the sidewalks, will make the area into a pleasant walking environment as well.

Además, estamos animados que los desarrolladores han planeado 15' revés para que las aceras en El Camino y Poplar son mas disponible a gente que vayan en pie. Con la inclusión de arboles al lado de las aceras, la área sería un entorno y ambiente más agradable.

The location of the apartments including proximity to transit (Bus Line 22 and Rapid 522 to become Bus Rapid Transit); proximity to important retail; and proximity to Peterson School and Raynor Park, all make for a project guaranteed for success. And eventually, since the developer has promised every reasonable way to mitigate any negative privacy issues for adjacent neighbors, we think they too will be happy with this development.

La locación de los apartamentos está cerca a líneas de tránsito (Línea 22 y Rapid 522 a Tránsito Rápido); cerca a lugares comercios importantes; y cerca a Peterson School y Raynor Park, todo eso son ingredientes de un proyecto exitoso. Eventualmente, como los desarrolladores han prometido a mitigar los asuntos de aislamiento de los vecinos que están al lado del proyecto, nos imagen que ellos también serian felices con esta proyecto.

Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Kelly Baltimore

Modesto

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:12 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Karen Schlessner
Sent: Wednesday, July 12, 2017 7:54 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Karen Schlessner>

Message:

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Karen Schlessner

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:12 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Jason Uhlenkott
Sent: Wednesday, July 12, 2017 9:55 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Jason.Uhlenkott>

Message:

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Jason Uhlenkott

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:13 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Liat Zavodivker
Sent: Wednesday, July 12, 2017 10:01 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Liat Zavodivker>

Message:

Please help people, workers, and families from being displaced.

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Liat Zavodivker

San Jose

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:13 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Daniel Howard
Sent: Wednesday, July 12, 2017 10:21 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Daniel Howard>

Message:

Speaking only for myself, this is a good project and the applicant had done much to work with the neighborhood.

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Daniel Howard

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:13 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Jovita Contreras
Sent: Wednesday, July 12, 2017 10:42 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Jovita Contreras>

Message:

I know 56,000 annual is not enough money to rent here in the Bay Area. Everything is very expensive. Know for a fact if we make 110,000 per year with a family of 5 and paying 2,500 or 3,000 per rent per month is very expensive. They need to increase the low income to 120,000 per family to be low income.

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Jovita Contreras

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Friday, July 14, 2017 2:14 PM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Teresa Floyd
Sent: Thursday, July 13, 2017 2:16 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Teresa Floyd>

Message:

I would be very interested in living at these proposed apartments. Very convenient for seniors. Regards, T.Floyd

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Les escribamos en apoyo de aprobar los planes de apartamentos presentada de los desarrolladores St. Anton que proponen 108 apartamentos a El Camino y Poplar Ave. en Sunnyvale.

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Estamos felicitados a ver que 20% de los apartamentos serian disponible a gente que ganan 50% del mediana pago del área. Por ejemplo, una persona que gana aproximadamente \$56,000 or menos - o dos personas que ganan juntos \$56,000, esas personas tienen una oportunidad a alquilar una de los 21 o 22 apartamentos in ese proyecto. No tenemos que discutir que la necesidad a tener mas viviendas asequible en nuestra ciudad.

Also exciting is the extent to which the developers have planned for 15ft. setbacks, making the sidewalks on El Camino and Poplar actually pedestrian friendly, and by adding trees lining the sidewalks, will make the area into a pleasant walking environment as well.

Además, estamos animados que los desarrolladores han planeado 15' revés para que las aceras en El Camino y Poplar son mas disponible a gente que vayan en pie. Con la inclusión de arboles al lado de las aceras, la área sería un entorno y ambiente más agradable.

The location of the apartments including proximity to transit (Bus Line 22 and Rapid 522 to become Bus Rapid Transit); proximity to important retail; and proximity to Peterson School and Raynor Park, all make for a project guaranteed for

success. And eventually, since the developer has promised every reasonable way to mitigate any negative privacy issues for adjacent neighbors, we think they too will be happy with this development.

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Teresa Floyd

sunnyvale

California

Katherine Hall

From: Eleanor Selfridge-Field [REDACTED]
Sent: Friday, July 14, 2017 3:55 PM
To: PlanningCommission AP
Cc: CityCouncil@sunnyvale.ca.gov
Subject: El Camino Specific Plan/Eastern Node
Attachments: PlanBoundaries.JPG; Specific2.JPG

Dear Commission Members:

Please do not displace single-family residences in what was until recently one of the most affordable areas of Sunnyvale. As best I can see from plan documents online, anything that further complicates access to Peterson Middle School (Rosalia Ave.) has to be ranked as planning without any merit.

There are, however, many other implications of the apartment proposal at Poplar near El Camino:

1. It seems to fall outside the blue circle and the green boundary in the planning maps (Attachments 1, 2).
2. The strip mall on El Camino between the mobile home park and Henderson is another driving/parking nightmare, but it is crowded because it offers so many goods and services that are otherwise scarce in the neighborhood. Ref. India Cash and Carry, UPS, Saigon Cleaners, Ali's Watch Repair, the mattress shop, the Korean fabric shop, a barbershop.... All except UPS are threatened species. They are well matched to the current residents. Why disrupt that equilibrium?
3. Small merchants such as those situated between Wolfe and Henderson on the Cupertino side of El Camino are very probably unable to afford the rents at other locations in Sunnyvale. While much attention is given to housing displacement,

<http://www.urbandisplacement.org/map/sf>

the displacement of independent merchants that in so many cases have marginal residential situations is a parallel tragedy that receives no discernible attention from planners.

4. Peterson driving/parking/dropoff: The school posts clear advice to parents:
https://pms-scusd-ca.schoolloop.com/cms/page_view?d=x&piid=&vpid=1313210978084
but please note that the Petersen field is very heavily used by children's sports leagues after school and on weekends. That's when residents of the proposed apartments are most likely to be active locally too.
5. School impacts: What negotiations have those proposing these apartments had with school officials? Can locals schools accommodate the projected increase in students?
6. Morale: destroying single-family residences to build apartments represents a serious breach of public trust.

Glorious dreams about the future of El Camino are highly imaginative. El Camino is gridlocked much of the time by left-turn lanes that are too short. It would become a better conduit more quickly if that problem were addressed. With or without increased public transportation, it is not a critical conduit to most jobs or near Sunnyvale.

Yours sincerely,

Eleanor S Field
867 Durshire Way
Sunnyvale 94087

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:08 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Maria Heredia
Sent: Friday, July 14, 2017 8:28 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Maria Heredia>

Message:

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Also exciting is the extent to which the developers have planned for 15ft. setbacks, making the sidewalks on El Camino and Poplar actually pedestrian friendly, and by adding trees lining the sidewalks, will make the area into a pleasant walking environment as well.

Además, estamos animados que los desarrolladores han planeado 15' revés para que las aceras en El Camino y Poplar son mas disponible a gente que vayan en pie. Con la inclusión de arboles al lado de las aceras, la área sería un entorno y ambiente más agradable.

The location of the apartments including proximity to transit (Bus Line 22 and Rapid 522 to become Bus Rapid Transit); proximity to important retail; and proximity to Peterson School and Raynor Park, all make for a project guaranteed for success. And eventually, since the developer has promised every reasonable way to mitigate any negative privacy issues for adjacent neighbors, we think they too will be happy with this development.

La locación de los apartamentos está cerca a líneas de tránsito (Línea 22 y Rapid 522 a Tránsito Rápido); cerca a lugares comercios importantes; y cerca a Peterson School y Raynor Park, todo eso son ingredientes de un proyecto exitoso. Eventualmente, como los desarrolladores han prometido a mitigar los asuntos de aislamiento de los vecinos que están al lado del proyecto, nos imagen que ellos también serian felices con esta proyecto.

Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Maria Heredia

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:08 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Lichuan Hung
Sent: Saturday, July 15, 2017 5:19 AM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Lichuan Hung>

Message:

Re: #17-0185 Atria Apartments

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Lichuan Hung

Mountain View

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:18 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Rosemelia Salamanca
Sent: Saturday, July 15, 2017 6:26 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Rosemelia Salamanca>

Message:

Re: #17-0185 Atria Apartments

Dear Members of Sunnyvale City Council, *Estimados Oficiales de Sunnyvale,*

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Sincerely, *Les saluda atentamente,*

Rosemelia Salamanca

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:18 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Jacqueline Octavo
Sent: Sunday, July 16, 2017 12:50 AM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Jacqueline Octavo >

Message:

Re: #17-0185 Atria Apartments

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Sincerely, *Les saluda atentamente,*

Jacqueline Octavo

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:19 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Xiomara Cedillo
Sent: Sunday, July 16, 2017 1:48 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Xiomara Cedillo >

Message:

Re: #17-0185 Atria Apartments

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Sincerely, *Les saluda atentamente,*

Xiomara Cedillo

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:19 AM
To: Katherine Hall
Subject: FW: POLICY--FW: Atria Apartments Proposal

From: Mary Terrazas
Sent: Sunday, July 16, 2017 2:49 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Mary Terrazas>

Message:

Re: #17-0185 Atria Apartments

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Mary Terrazas

Sunnyvale

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:19 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Esperanza Solorio
Sent: Sunday, July 16, 2017 5:27 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Esperanza Solorio>

Message:

Hello I currently live in Tracy I had to move from sunnyvale cause I couldn't find anything that I could afford for my children and me I still work in sunnyvale I commute everyday I've lived in sunnyvale all my life I've been living here for 10 months I would love to apply for an apartment there my im a single mother my kids don't like the schools here what can I do?we have everything down here doctors dentist work everything

Re: #17-0185 Atria Apartments

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Esperanza Solorio

Tracy

California

Katherine Hall

From: Katherine Hall
Sent: Tuesday, July 18, 2017 11:19 AM
To: Katherine Hall
Subject: FW: Atria Apartments Proposal

From: Sarah Luttmann
Sent: Monday, July 17, 2017 4:49 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Atria Apartments Proposal

From: <Sarah Luttmann>

Message:

Re: #17-0185 Atria Apartments

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Thank you for your consideration. *Gracias por su consideración.*

Sincerely, *Les saluda atentamente,*

Sarah Luttman

Sunnyvale

California

2016-7293

Project Data Table

Lot Coverage 39.4% but the maximum for C-2 is 35% - there is no justification for this deviation in lot coverage. This is about 11% more than is allowed in Sunnyvale's own land use code.

Distance between buildings: 20' – but the minimum for a 5-story building is 32 feet, eclipsing Sunnyvale's code requirement by nearly 40% at 37.75% over what is allowed. This presents a clear threat in case of a fire to all residents of the proposed development, impacting access by emergency responders and vehicles, especially the fire department. There is no sound reasoning or logical basis for this deviation and certainly no public benefit when it will put residents' lives in danger in case of a fire.

Planner Andy Miner stated that the zoning for El Camino Real was a work in progress and that the distance between buildings was more for air circulation and light than safety. Council Member Jim Griffith stated in an April 25th 2017 public hearing at approximately 1 hour and 20 minutes into the meeting that policy decisions are not the call of the planning commission. I'm here asking that policy be followed. Increased fire danger and the risk of safety to inhabitants is a major reason why there is a mandated distance of 32' between buildings. Allowing the distance of 20' feet to go forward in the name of aesthetics, or tightening up the site design, betrays a disregard for the safety of residents at the proposed development and the single family home adjacent to it.

Building height: 67' 4" when the max is 60' – There is no compelling reason for this deviation except to benefit the developer at the expense of adjacent residents.

Summary

Paraphrasing Council Member Jim Griffith – a developer should have the expectation that if he or she does A, B & C, then they will get D. In this case, the developer is not following City guidelines and does not meet the requirements for a special development permit, especially with regard to the General Plan, section LT 4.2. The new development is not compatible with the neighborhood, adjacent land uses and the transportation system.

Goal 3.2.5 of the Precise Plan for El Camino Real, which is to ensure that properties are developed and operated in a manner as to minimize negative impacts upon adjacent residential areas, can be attained by decreasing the size and massing of the proposed development.

The special development permit should not be granted because the proposed development does not attain the objectives and purposes of the General Plan, and will impair the existing uses being made of adjacent properties, as enumerated in the Letters from the Public. Arguing for deviations is arguing against city policy.

Maria Hamilton
Sunnyvale, CA
July 19, 2017