

George Schroeder

Subject: FW: Comment on 1139 Karlstad Enviro Doc

From: Mayuresh Gaitonde
Sent: Wednesday, August 09, 2017 6:54 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Comment on 1139 Karlstad Enviro Doc

Hello Mr.Schroeder,

I am writing to put forth some comments and concerns regarding the propose new development at 1139 Karlstad Drive , Sunnyvale 94089.

As a resident of 1091 Munich Terrace, Sunnyvale 94089, I am directly impacted by the proposed structure in an adverse manner:

- the building is proposed to be 55 feet high, which is significantly taller than any of the surrounding structures , simply by virtue of being "new". This, coupled with the fact that the buildings will be constructed within only 20ft of the sidewalk, has potential to block direct sunlight , thereby being detrimental to me and my family.
- it is completely unfair to us and other units on Karlstad that this complex be allowed to build so close to the sidewalk, when others are at least 35-40 feet back. Same goes for the height, which will affect the feel of the entire neighborhood.
- The parking situation on Karstad is already pretty dismal, with the street completely packed by around 6 pm every day. If the new building is allowed to be constructed so close to the sidewalk, this will only encourage future residents of that complex to park on the street while avoiding the internal parking spaces , thereby worsening the parking situation on Karlstad.
- The proposed number of 420 parking spots seems woefully inadequate , assuming at least 2 cars per household, which once again, would contribute to parking mess in the area.

I hope these comments are considered and changes are brought about for the final plans. Having our voices heard will help reinforce our faith in the city , as that is our only hope against profit hungry corporations that lack any regard for the quality of the lives of existing residents.

Thanks
Mayuresh Gaitonde
1091 Munich Terrace, Sunnyvale, CA 94089

George Schroeder

Subject: FW: comment to the 1139 Karlstad Drive project

From: Wenyi1153

Sent: Wednesday, August 09, 2017 10:58 PM

To: George Schroeder <GSchroeder@sunnyvale.ca.gov>

Subject: comment to the 1139 Karlstad Drive project

Hi George,

My name is Wenyi. I live in 1153 Kassel Ter, which is right to the north of 1139 Karlstad Drive project.

All surrounding community is at most three-story high.

It makes no sense to propose a four-story building. It will block the view of surrounding buildings.

I highly object this proposal.

Thanks,

Wenyi

George Schroeder

Subject: FW: 250-unit Sobrato development on Karlstad, Sunnyvale

From: Anubhav Garg
Sent: Thursday, August 10, 2017 12:21 AM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: 250-unit Sobrato development on Karlstad, Sunnyvale

Hello Mr. Schroeder
I wanted to raise my concerns regarding the new apartment complex development next to my residential unit. I live on Kassel terrace in Sunnyvale. The proposed Sobrato development will be to the south of my unit.

My concerns are:

1. The proposed unit is a 4-story unit approx 55 ft high. This is NOT ACCEPTABLE. The height of the building will be much higher than the rest of the buildings surrounding it. This blocks natural light, mountain views and does not fit into the current landscape
2. Looks like the building will be too close to the road Karlstad. Having a monster building in the middle of townhomes is of concern to me.

Thanks,
Anubhav

George Schroeder

Subject: FW: New development

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

From: Bryan Chan

Sent: Thursday, August 10, 2017 7:34 AM

To: George Schroeder <GSchroeder@sunnyvale.ca.gov>

Subject: New development

Dear Mr. Schroeder,

I'm an homeowner at Danbury Place, which is across from the proposed development on 1139 Karlstad. I wanted to write to you about my concern about this project. Specifically, the size of this complex is too large and will create congestion on this street, especially for parking. Also, this new development should be no higher than existing developments - 4 stories is way to tall - at least they should lower their building to three stories.

I also wanted to complain about Anton 1101. They have a large parking lot that borders their buildings and have lampposts for the parking lot that are situated along the border of the property. These lights are only 10 feet or so away from Danbury Place on the other side of the wall separating us from them. At night, these lights shine upwards directly into our townhouse windows. They are like spotlights into out bedrooms. Is there something that can be done about this?

Thanks!

Bryan

George Schroeder

Subject: FW: 1139 Karlstad Dr (APN: 110-14-197) proposal

From: Brian Thomas
Sent: Sunday, July 30, 2017 11:11 AM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: 1139 Karlstad Dr (APN: 110-14-197) proposal

Mister Schroeder,

I'm a resident in the neighborhood that will be impacted by the construction of this property. We've had a few notifications sent and a public meeting that I was unfortunately unable to attend, but I was hoping I could get the answers to the following:

- How many resident-only parking spots will be constructed?
- How many guest-only (not street, not resident) parking spots will be constructed?
- How many linear feet of on-street parking currently available will be removed as a result of this construction (such as due to new driveways, fire hydrants, or other curb changes)?

Thank you.

Brian Thomas

Objections to 1139 Karlstad Residential Project (Aug. 14, 2017 Public Hearing)

Submitted by Greg Storey, 15-yr. resident of Danbury Place, 1115 Munich Terrace (**directly** across the street from this proposed project)

To: George Schroeder
Senior Planner
City of Sunnyvale

Hi George: I hope all is well with you!

Pursuant to your email of July 24 providing notice of the Aug. 14, 2017 public hearing, I wanted to officially express my concerns and objections re the proposed project.

Thank you so much for considering me input.

Preliminary Comment: I don't object to the owner of this property building condos here. However, I strongly believe (a) 4-stories is too high, and (b) the set-back from Karlstad should be more than the proposed 20-25 feet.

Height. The proposed 4-story structure, *which is 3 stories taller than the current Aixtron building, and which would be taller than all of the surrounding units*, is too high/tall, and would completely change the nature/feel of our neighborhood, in a very negative way. I realize that the City previously approved/zoned this property for 4 stories. I was very surprised to hear that, because it seems inherently unfair to the existing residents. Why does everyone who has been living here for years suddenly become second class citizens merely because a developer wants to make more money by building a higher structure – thereby blocking everyone else's view? I don't think it's too much to ask that the developer simply comply with the height of the surrounding condos. Why does the latest developer to come along get preferential treatment simply because they built most recently, and the long-term residents get caste aside? I purchased my unit in Danbury 15 years ago solely because of my view in that direction. I look out every day from my unit at blue sky in the direction of Aixtron. This proposed complex is going to block my view, even if it were only 2 stories. I would not complain about a 2-story structure, or even a 3-story structure (even though it would still block most of my view), but 4 stories seems absolutely unfair and unreasonable.

The fact that the property has now been zoned for 4-stories doesn't mean the City Planning Commission must approve their proposal. As you know better than I, the Planning Commission is not a rubber stamp of any developer's wishes. I agree this developer should have the right to build housing here, but within reason and with fair restrictions. The builder is going to build as high as the City permits, because higher means more money. 4 stories is unreasonable and unfair to all of the surrounding residents.

Please limit the developer to 3-stories – rather than 4 stories, which would completely box us in.

Set-back from Karlstad. Right now, the bulk of the Aixtron building is set-back about 50-60 feet (my rough guess) from Karlstad. The developer wants not only to build 4 stories, but also do so about 20-25 feet from Karlstad. This would be a huge change (again, very much for the worse) from the current Aixtron set-back. Please require the developer to lengthen the proposed set-back to a minimum of 35 feet.

George: Please do me a favor and provide a copy of this Comment for the Planning Commission's consideration. Thank you very much! Obviously this is very important to me.

Best regards,

Greg Storey

George Schroeder

Subject: FW: 1139 Karlstad Drive Study Session - June 12th

From: Gloria Jazmin Diaz
Sent: Monday, June 12, 2017 4:40 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Re: 1139 Karlstad Drive Study Session - June 12th

Thanks-for this information George!

The only concern I will continue to stress is parking - please, please, give the current parking situation some thought when planning for this build out.
Karlstad cannot handle another 250 + cars in and out on our street.

I look forward to the mail invite for the Planning Commission meeting.

Gloria Jazmin Diaz
408-306-5618

George Schroeder

Subject: FW: 1139 Karlstad Drive Study Session - June 12th

From: G Storey

Sent: Tuesday, June 06, 2017 12:22 PM

To: George Schroeder <GSchroeder@sunnyvale.ca.gov>

Subject: Re: 1139 Karlstad Drive Study Session - June 12th

Thank you George. I will be there. As I mentioned previously to the developer and I believe to your colleague, I have lived directly across the street from this development for the past 15 years. Aixtron is a one story building . Allowing this developer to construct a four-story complex would completely change the nature and feel of this neighborhood, in a very bad way, in addition to obliterating my nice view. That view is the reason I purchased my property 15 yrs ago. Furthermore, the developer not only wants to build a 4-story structure, they want to place it about 20-25 feet from the street (Karlstad), which is in sharp contrast to the existing structure, which is for the most part about 50 or 60 feet setback from the street. So in summary, they want to change a one-story building into a four-story Behemoth that is much closer to the street. Most of the residents have made comments about parking, which are valid. But in my opinion, this is far more important than the parking nightmare. If approved, this enormous structure will make our beautiful neighborhood feel like we're leaving in a box. I really think the city should limit them to 3 stories, which is consistent with essentially the entire area with the one exception of the new En Casa apartments, which is not analogous because most of that complex borders on the freeway and Fair Oaks. We have enjoyed a very nice neighborhood for many years, first and foremost because we don't have 4 story structures boxing us in. Please don't allow more 3 stories, and please require a further setback from Karlstad.

Thank you very much for your consideration. This issue is very important to me. I think about it every day when I go home now and look out my window.

Greg Storey, resident of Danberry Place, directly across the street.

George Schroeder

Subject: FW: 1139 Karlstad Drive Study Session - June 12th

From: Devota Cianci
Sent: Tuesday, June 06, 2017 12:13 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Re: 1139 Karlstad Drive Study Session - June 12th

Hi George,

It's good that we will possibly get more housing in the immediate vicinity. I would like to see more lower to moderate income housing for those that earn 40-60k per year. It's hard to afford rental housing with low/mod income. Lower income Rentals sometimes cap at 40-45k income.

Please continue to keep me posted. Thank you,

Devota Cianci
Life Guide Pro for the Shaney's
Compass Cares

Sent from my iPhone

George Schroeder

Subject: FW: Parking congestion in Tasman Crossings

From: Jennie W
Sent: Tuesday, May 16, 2017 7:41 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Parking congestion in Tasman Crossings

Hi George,

I am a concerned citizen regarding extreme parking congestion in the Tasman Crossing neighborhood.

ISSUE

Overflow parking from the surrounding communities and new developments has crowded out parking and there is NO LONGER ANY STREET PARKING AVAILABLE-- by around 6pm all streets in the Tasman Crossing area are completely parked up.

Additional developments (1139 Karlstad Development for example) have been approved for building and I am very concerned about the impact to parking during the construction period and even afterward when new people move in.

PROPOSED SOLUTION

One possible solution would be to open up parking along Tasman. There is a middle turn lane on Tasman that is not used at all and the street could be reconfigured to remove the middle turn lane and create space for both parking and bike lanes (similar to how it is laid out on Morse Ave).

MY ASK FROM YOU

Can you let me know who myself and others in our community can work with to get a solution to the issue? I am working to gather signature in support of this proposal - please let me know what we can do to push critical change through.



George Schroeder

Subject: FW: 1139 Karlstad Noticing Map

From: Bob DeRosier
Sent: Monday, May 15, 2017 9:14 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Re: 1139 Karlstad Noticing Map

that's good information. It means I need to address my issues at a higher level, since much of this was driven by city or state regulations.

A few things jumped out at me in the parking report. One was that its been a long time since a study was performed on how many people are living in a unit, on average. A change in that number could affect parking needs. Has a new study on been done or is one in the works ?

How are the spaces to be used that are not specifically allocated to living units ? Will they be free form for anyone ? restricted to guests ? if they are restricted to guests, then the residents with extra cars will spill out onto the streets. If they are free for all, they may fill up with residents. Based on the experience with our HOA, once we started enforcing the guest rules, the residents started parking their excess cars on the street, which was painful for them but great for visitors. That detail could make a big difference in parking impact.

I saw this comment about an earlier study "During other code updates, a provision was inadvertently eliminated; it stated that additional on-site parking might be required if on-street parking was limited." but I didn't see where that provision was put back in.

There were some comments at the meeting about how the traffic flow for residential use is counter to the flow for industrial use, so the change over will have a bigger impact on residents than just the net increase in trips might indicate. Has that been addressed at all or brought up with the traffic people ? They are cordially invited to drive on Fair Oaks during peak traffic times, hopefully before an important deadline.

I'm not sure which way I would land on the storage space/parking trade off, without details. Some public input there might help, if you can find people who live in similar situations.

Bob

George Schroeder

Subject: FW: 1139 Karlstad Noticing Map

From: Bob DeRosier
Sent: Monday, May 15, 2017 9:46 AM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Re: 1139 Karlstad Noticing Map

thank you. This one certainly had some attendance.

I had a couple thoughts after leaving the meeting:

- pouring concrete for the sidewalks will disrupt parking, for 12-15 cars during that period. Would it be possible to do it in stages and reduce the impact at any one time?
- the sidewalks will be long straight runs. Across the street, they are curved and change height - which is not only much more pleasant to walk, it also helps with taking a break and avoiding a linear mindset. There is research to support this idea, I'm too lazy right now to hunt it down. On the other hand, having low, straight paths is easier for some people to navigate. Having both types, one on each side of the street, seems like a good idea. It won't affect this development, but it is something to keep in mind for others in the future.
- personal storage space. The managers pushed back, saying many people aren't using the space as it is. Since we don't know which units will be using it and people accumulate stuff over time and it may be that part of the reluctance to use it may be accessibility, would you fight to at least have it not reduced? Should it be set at the 20th percentile of use? 80th? 99th? That is probably a better way to look at the issue, although it might help to allow people to share out their unused space to someone who wants it.
- Future expandability for vehicle charging stations. I don't know what's involved to attempt to future proof the buildings. It seems their allowance for vehicle charging to encompass more parking spaces may not sit well with needs 20-30 years out. Anything they can do to allow future infrastructure backfill may be appreciated by the next generation of managers. Still, projecting out that far isn't something most of us get right.
- They aren't going to decide on solar until the rates are known for the intermediate term. Will they at least allow for that possibility if it makes sense before they redo their roofs? (clustering roof penetrations, positioning meters, checking roof access, cable runs, etc)
- Parking space count. I can't quite make sense of whether parking is adequate or not. They referenced parking spaces per bedroom and per unit. However a small studio is likely to have only person and one car. A two bedroom unit may well be a couple (2 cars) in one bedroom and teenager/single (fraction of 1 car on average?). It seems to depend on unit size as much as counting bedrooms. I think that parking needs change over the life of the occupants- teenage drivers or taking on roommates being big drivers. Are there any studies to look at such trends and see how they apply?
- I didn't check to see how placement of their trash cans would impact people as the pickup happened in the early morning
- thank you for the whole effort to make it fit in context with the existing neighborhood

Bob

Comments

05/11/17

Will Pizzolano

SERIOUSLY CONCERNED ABOUT PARKING
ON KALSTAD. ALREADY KALSTAD IS AT
100% CAPACITY EVERY DAY
WITH JUST 1.7 PARKING SLOTS PER
UNIT IN THE CURRENT PLAN, IT IS
OBVIOUS THAT THERE WILL BE ADDITIONAL
EXTERNAL PARKING REQUIRED. WHERE
WILL THESE EXTRA CARS PARK?

250 UNITS
347 BEDS

420 PARKING SPACES
350 ASSIGNED SPACES
70 GUEST PARKING

Comments

VERY CONCERNED ABOUT PARKING! THERE'S LESS THAN
2 SPACES PER UNIT. WHILE PUBLIC TRANSPORTATION OPTION
EXISTS, THE USAGE IS LIMITED WITH MOST PEOPLE HAVING 1-2 CARS.
THERE IS GOING TO BE SEVERE PRESSURE ON PARKING.

Comments

TRAFFIC ACCOMMODATION FOR AN ADDITIONAL 250 UNIT
ALREADY GETTING MORE DIFFICULT WITH CURRENT NEW DEU

With 250 more Units get into this neighbor^{hood} will ~~instead~~ make the traffic
and parking more difficult.

As a local Resident I am concerned w/ street parking
And traffic congestion.

Comments

I live in Danbury Place (directly across the street).
I have been enjoying the view in that direction
for 15 yrs. and am very concerned about

(1) the ~~height~~ height (4 stories); and

(2) the set-back.

I heard you say the set-back will be 25-30 ft.
from Karlstad. I would really really appreciate a
further set-back from Karlstad. (at least 40 ft.)
This is very important to me and ~~my~~ my neighbors
in Danbury.

Greg Stoney

[REDACTED]

George Schroeder

Subject: FW: parking issues regarding 1139 Karlstad

From:
Sent: Wednesday, May 10, 2017 12:42 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: parking issues regarding 1139 Karlstad

Mr. Schroeder of Sunnyvale Planning,

Just because you can build it, does not mean that you should build. Please consider the harm to the existing residential community of the already overdeveloped Tasman / Fair Oaks area. Where are we to park? The planning commission allows the developers to hide behind the fact that Light Rail is nearby. The Light Rail does not replace cars as Light Rail offers only a very limited service area. Our area around Tasman Crossing is surrounded by large streets with no parking options as is the case with Fair Oaks, Tasman, and Persian. The only overflow parking streets available to us are the small streets Karlstad, Morse, and Toyama. All of which are already maxed out in the evening. The MANY existing housing developments in the area include multiple bedrooms, but only parking for two cars per unit in the garage. The city planning allows the complexes to offer less than one overflow parking spot per house. How does this math work?

Here is an example of how the allowed street parking ratio affects my development of Traditions. Traditions has approximately 70 common area parking spots to support 169 units. This ratio, which was allowed by the city, is not sufficient to allow residents to park in our own complex. The limited access to available parking has forced my complex to pay \$700 a month for a patrol company to monitor our own residents or neighbors just trying to park. Why does the city care more about money than quality of life for its residents? The pace of development for Sunnyvale far exceeds the infrastructure to support such development. Please address parking concerns in a realistic manner when granting your approval for developments in general and specifically for this residential space at 1139 Karlstad.

Thank you for your consideration,

We are original Traditions residents from 1994 when the neighborhood was comprised of many small business and few housing developments.

Brenda & Wayne George
1152A La Rochelle Terrace
Sunnyvale, CA

George Schroeder

Subject: FW: Request #46587 - Parking-nightmare on Karlstad Dr.

From: Gloria Jazmin Diaz
Sent: Monday, May 08, 2017 5:24 PM
To: George Schroeder <GSchroeder@sunnyvale.ca.gov>
Subject: Fw: Request #46587 - Parking-nightmare on Karlstad Dr.

Hello Mr. Schroeder,
Passing along this email as an FYI, we received notification for the new development on Karlstad.

I can't stress to you enough-parking is extremely challenging in this area-more homes is going to be horror for sure.

Gloria Jazmin Diaz

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

From: Gloria Jazmin Diaz
To: Public Works <pubworks@sunnyvale.ca.gov>
Cc: Shahid Abbas <sabbas@ci.sunnyvale.ca.us>
Sent: Friday, February 10, 2017 10:10 AM
Subject: Re: Request #46587 - Parking-nightmare on Karlstad Dr.

Thanks for responding Ralph, I appreciate it.

Is there any plans for parking relief? Yes, there is parking on Karlstad, but it's definitely not enough to accommodate all the residents in the area-I am not kidding when I tell you by 5:30/6PM every night, street is full and will stay full until morning.

There are two pending home developments on Karlstad, this is going to add more horror to our nightmare.

I would be grateful if the City can at least survey the parking situation, talk to communities or propose a plan...

Gloria Jazmin Diaz

From: Public Works <pubworks@sunnyvale.ca.gov>
To:
Cc: Shahid Abbas <sabbas@ci.sunnyvale.ca.us>

George Schroeder

Subject: FW: 1139 Karlstad development

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

From: Bob DeRosier

Sent: Sunday, April 30, 2017 7:23 PM

To: George Schroeder <GSchroeder@sunnyvale.ca.gov>

Subject: 1139 Karlstad development

Hi George;

I saw flyer on a proposed development at 1139 Karlstad by the Sobrato organization. I live less than a block away from that site. If you happen to drive by there late a night or ealy morning, you will see that the street is lined with parked cars. These are the overflow vehicles for our complex and others in the area, vehicles belongig to people in households with more than 2 cars. Given the current housing prices, many units have more than two working adults in the household, so these are often not "spare" cars, they are working vehicles.

I fear that building this complex will remove the last significant block of on-street parking in the area. Please have someone take tour of the area around midnight of a week and determine where those cars will be able to park when the development is complete. There isn't anything within reasonable walking distance. Any time after about 7pm, the parking is really tight. Eliminating this parking would push it Morse, which does not have the capacity.

Prior comments to Sunnyvale planning have shown no mercy for these people, new structures go in. The drive to high density goes on and the drive to reduce cars continues. However, living in this part of Sunnyvale requires an ability to move beyond the neighborhood- the stores within walking distance are minimal and have not kept up to the population growth. If a job is outside the immediate area, a car is a necessity as public transportation is inadequate to the need.

I have neighbors who leave early in the morning to retrieve their car and go to work, this project appears to add more stress on them to no net benefit to the neighborhood. There are no new business to patronize and the existing street parking gets clobbered, both from removing the existing on-street parking and the added need for it from new residential units.

Please take care of existing residents before adding more.

Bob

Bob DeRosier

1147 - G La Rochelle Terr

Sunnyvale CA 94089