

October 19, 2017

Ryan Kuchenig
Sunnyvale Planning Department
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: Discussion Regarding Unit Count

Dear Ryan,

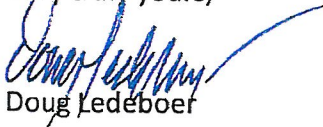
As a follow-up to our Planning Commission Workshop meeting, attached please find a copy of our earlier plan showing 15 units. As you might recall, the 15-unit plan required several deviations from development standards and we mutually decided that the 14-unit plan would result in a more successful project. The primary reasons for loss of the unit are shown below:

- The 15-unit plan required an 18-foot setback along the northern property line where the 8-unit building is located. Staff felt that 20 feet was necessary in this location.
- The 15-unit plan required two of the buildings to be connected, creating an odd configuration and making it very difficult to comply with the open space requirements.
- The 15-unit plan did not comply with public works and engineering requirements for the turning radius within the project.

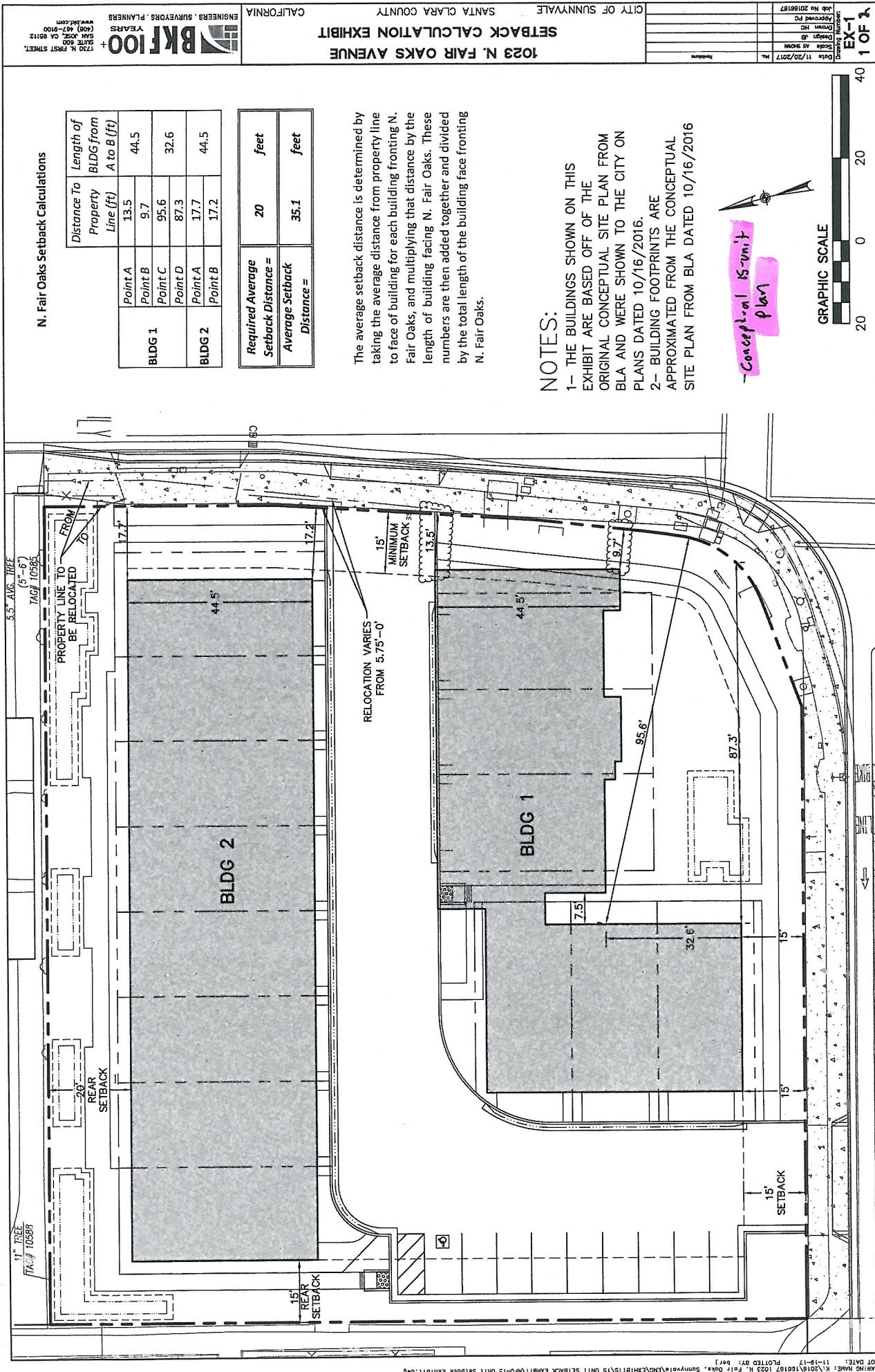
Additionally, it was discovered after drafting the attached plan that we needed to dedicate an additional three feet along N. Fair Oaks, which further compromised the 15-unit layout. In summary, the 15-unit plan was very tight for the site and required several deviations from the city's development standards.

Please review the above summary and contact me if you should have any questions.

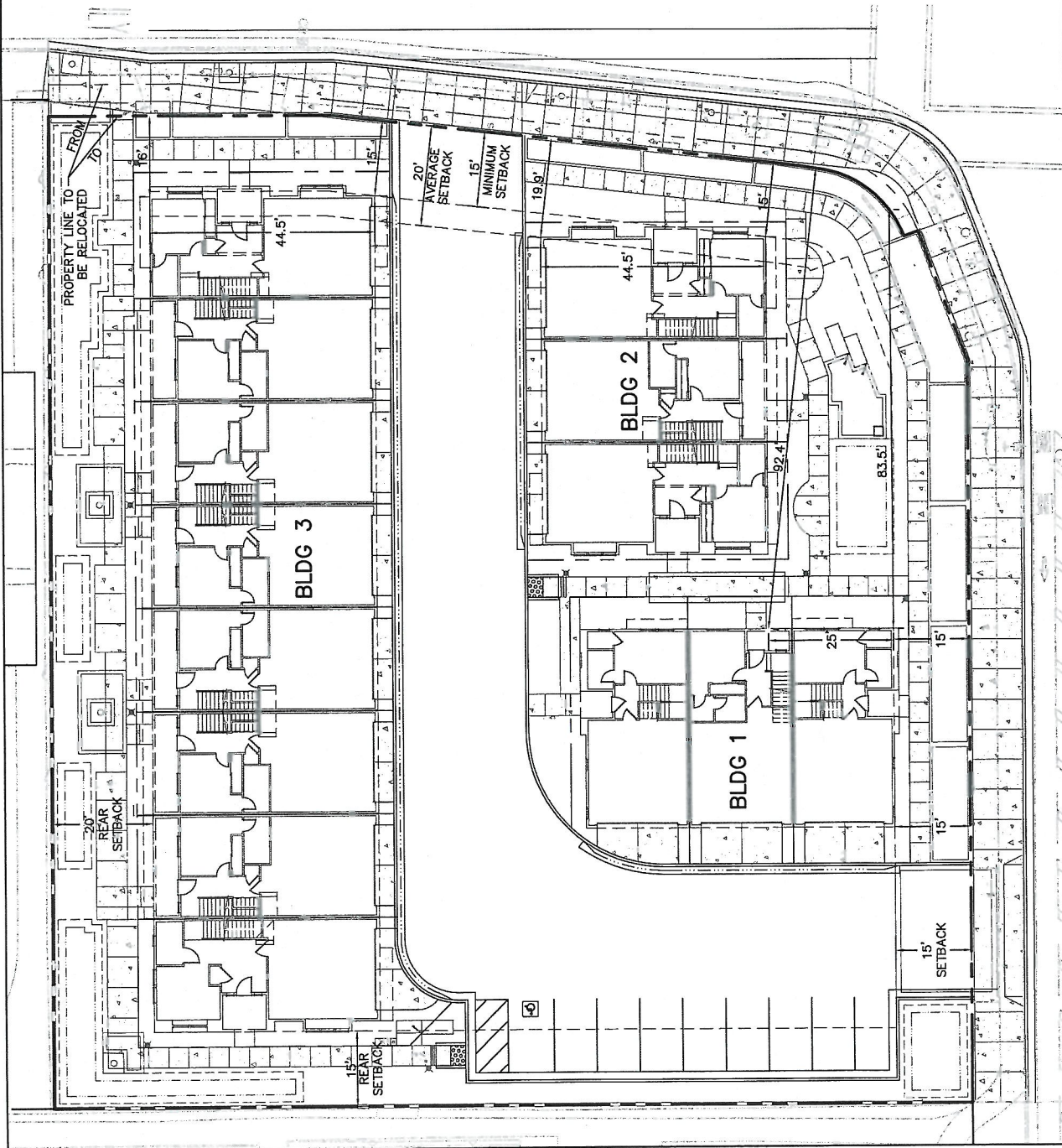
Very truly yours,



Doug Ledeboer



Job No 20166187		
Approved PC		
Drown HC		
Design JB		
Scale A3 SHOWN		
Date 8/18/2017	No.	Relations



The average setback distance is determined by taking the average distance from property line to face of building for each building fronting N. Fair Oaks, and multiplying that distance by the length of building facing N. Fair Oaks. These numbers are then added together and divided by the total length of the building face fronting N. Fair Oaks.

		Distance To Property Line (ft)	Length of BLDG from A to B (ft)
BLDG 1	Point A	92.4	25
	Point B	83.5	
	Point A	19.9	
BLDG 2	Point B	15	44.5
	Point A	16	
	Point B	15	
BLDG 3	Point A	16	44.5
	Point B	15	

Current
- 14-unit plan

