

Memo to: Shétal Divatia, Staff, Sunnyvale Planning Commission
From: James & Evelyn Peterson 978 La Mesa Terrace Unit G,
Sunnyvale California 94086
Date: January 17, 2018
Re: File # 2016-7173, Planning Commission Hearing 2/12/18

We have received the “Notice of Public Hearing” for the Planning Commission hearing scheduled for February 12, 2018 on the proposed development of an office building at 265 Sobrante Way. This is the first notice we can recall ever receiving on this project and wonder what happened to earlier notices and opportunities to provide input to this project before it got to the “final action” stage. We have several comments and questions to enter into the public record, as follows:

1. We strenuously object to the approval of this project on the basis of the impact on the neighborhood with respect to traffic, parking, infrastructure provision, environmental impact report, and balance of housing and office space in Sunnyvale in general and this neighborhood in particular.
2. Traffic: The neighborhood, particularly California Avenue and Sobrante Way has experienced a significant increase in traffic just from the further development already completed at the Sunnyvale Business Park. The traffic impact of the office building now under construction at California Avenue and Mathilda Avenue (the former Mellow nursery) is yet to be seen, but is bound to be considerable. To add yet another multi-story office building in the same area will further burden the local residential streets (California Avenue, Shirley Avenue, Lori Avenue) beyond the already over-burdened streets.
3. Parking: In the past year, parking along California Avenue, Shirley Avenue, Lori Avenue, Pajaro Avenue, and Pastoria Avenue has gone from crowded to over flowing. Cars are frequently parked at the corners, crowding the crosswalk areas; cars are frequently parked beside fire hydrants, and very few if any parking spaces are available on those streets during business hours. This is despite the availability of a few hundred open spots, even at the peak work time, in the Sunnyvale Business Park lots. Although the new construction at California Avenue and Mathilda Avenue will have a new parking garage, and the proposed new office building will have some underground parking, it is not clear that this additional parking will provide for all the need generated by these two office buildings.
4. Infrastructure: What provisions have been made in the Peery Park Specific Plan for the added infrastructure needs generated by this new office complex? This includes street widening, on and off ramps to connect to Central Expressway, water and sewer, the impact of additional trips by automobile into Sunnyvale, housing for the added employees who will work at the facility, schools for their children, and other added public services that this development will generate, including public safety. I would note that street cleaning in the neighborhood is already a challenge: the additional traffic is generating a great deal of additional street trash, and with the streets parked up street cleaners cannot gain access to the

- curbsides to clean the streets. The trash is downgrading the quality of the neighborhood.
5. Environmental Impact: Although the Notice states that the project is exempt from additional CEQA review per section 15168 (c)(2), (3), and (4) of the Guidelines, this conclusion is in no way clear from the text of those sections. Section (2) requires "... no new effects ...". Clearly this project has multiple new effects as indicated in items 1 through 4 above. Section (4) requires a written checklist to be used to assess mitigation needs. Has that checklist been developed and entered into the public record?
 6. Balance of housing and office space: It is clear that Sunnyvale is developing rapidly both in the development of new office and retail space and housing. But it is not clear that those developments are in balance. And even if in balance, it is clear that the development is putting great pressure on the city's infrastructure, especially transportation. The traffic challenges throughout Sunnyvale have increased significantly within the last half-dozen years, indicating that development is outpacing the capacity of the transportation system to handle the flow. How is this issue of balance addressed with regard to this project specifically? Is there a specific housing project development tied to this office building development to ensure that the work force it will generate can be housed locally? Are there specific plans for increasing the capacity of the school system to absorb the new students that will be generated?
 7. Finally, the Staff Report for this Hearing is to be released (subject to availability, it appears: See Paragraph under Staff Report) only on the Friday before the Hearing that is scheduled for the following Monday. Does this extremely short time between release and meeting conform to legal requirements? Even if it does, it is too short to allow the public to locate, obtain, study, and comment on the report. The time allowed should be at least two weeks.

In conclusion, we are strenuously opposed to approval of this project and urge its outright rejection. We also strongly believe and feel that the Hearing should be postponed to allow for the time the public needs to digest the Staff Report when it is made available. We would appreciate staff response to the specific questions posed in the above.

Shetal Divatia

From: Jeff Brainard [REDACTED]
Sent: Thursday, February 08, 2018 12:39 PM
To: Shetal Divatia
Subject: Construction

Shetal,

I wanted to reach out regarding the 4-story construction planned at 256 Sobrante Way in Sunnyvale. I live off Shirley Avenue and hope there are NO plans to have the office complex empty out or connect in any way to my street or Pastoria. I've always seen in the Peery Park plans a good buffer between commercial and residential. I hope the city of Sunnyvale lives up to its word!

Even bigger issue is California Ave. and to lesser degree Mathilda/Mary. Right now traffic is out of control during rush hour and in an emergency fire trucks won't even be able to get through. Yesterday we had a car flipped over at intersection of California and Mary. Surely this new construction will make situation much worse and dangerous.

Plus if you talk to your counterparts in the city that are involved in traffic control/parking, we already have major issue with overflow from the existing commercial buildings on California impacting Lori and Shirley Avenues. No parking spots for residents on street any longer and real chaos during the daytime hours because the commercial buildings were not designed with enough parking spaces to accommodate workers.

I don't think the city is thinking through the balance of residential and commercial development, as well important considerations like parking and traffic. I know commercial is good for city and drives in tax dollars plus makes city attractive place to live, but we need balance.

Please don't forget us. I am in the middle of re-modeling my house and have worked in Sunnyvale since 2001 and lived here since 2006. I plan to stay for some time.

Thank you and feel free to call me with any questions or to discuss further. I will be unable to attend the meeting next week.

-Jeff Brainard
[REDACTED]

Shetal Divatia

From: Lidia Marchioni [REDACTED]
Sent: Thursday, February 08, 2018 11:25 AM
To: Shetal Divatia
Subject: new development on Sobrante

Hello Shetal

I'm writing to voice my opinion about the proposed 4 story building development on 265 Sobrante Way. I'm opposed to erecting such a high building in this area. It will adversely affect already bad traffic on Mathilda and streets near by extending the standstill on the streets considerably. I think that maximum height should be 2 story also to preserve some of the character of the area. This is specifically important since it's yet another exclusively R&D building offering nothing to the neighborhood. If developer considered adding restaurants/cafes, etc. on the ground floor, it would be acceptable to erect a 3 story building.

Lastly, but importantly, I have never received any prior notice regarding this development, other than the one about public hearing this coming Monday. It is my understanding that the developer was required to inform neighbors but failed to do so. It is unacceptable. We should have a say in what is happening in our neighborhood. Unfortunately, I'll be out of the country this coming week and won't be able to attend public hearing in person, hence I'm writing this email. Hope it will be taken under consideration.

Kind regards
Lidia Marchioni