

Katherine Hall

From: Momoko Ishijima
Sent: Tuesday, June 05, 2018 4:51 PM
To: Katherine Hall
Subject: FW: Public Comment Letter and supporting Documents for 4/23/18 Planing Commission on No. 2017-2714 Blue Bonnet Tentative Map Application
Attachments: WJC-to-Sunnyvale Plan Comm 4-23-18 re No 2017-2714 -Blue Bonnet MHP into TownHouses Project..pdf; Documents Cited 04-23-18 -WJC to Sunnyvale Planning Dept ltr. Re No. 2017 -2714.pdf; WJC-to-Sunnyvale Plan Comm 4-23-18 re No 2017-2714 -Blue Bonnet MHP into TownHouses Project..pdf; Documents Cited 04-23-18 -WJC to Sunnyvale Planning Dept ltr. Re No. 2017 -2714.pdf

From: William Constantine [mailto:wconstantinesantacruz@gmail.com]
Sent: Monday, April 23, 2018 10:44 AM
To: Momoko Ishijima <mlshijima@sunnyvale.ca.gov>
Subject: Public Comment Letter and supporting Documents for 4/23/18 Planing Commission on No. 2017-2714 Blue Bonnet Tentative Map Application

Sunnyvale Planning Commission
Sent via email to: mishijima@sunnyvale.co.gov

Re: Planning Commission Hearing
Monday, April 23, 2018 at 7 PM
File Number: 2017 – 2714
Location: 617 Evelyn Ave. (APN: 209-02-001)
Proposed Project:

Special Development Permit to redevelop the Blue Bonnet Mobile Home Park to a 62 - unit Residential Lots with associated site improvements (net increase of eight units);
Tentative Map to subdivide one lot into 62 lots and three common lots
Applicant/Owner: East Dunne Investors, LLC/ Chein-Nan and Sue Chang trustee

Dear Momoko Ishijima:

Attached you will please find:

1. 1/23/18 - letter from William J Constantine, on behalf of the Blue Bonnett Residents Committee, to the Sunnyvale Planning Commission on the above referenced hearing and Tentative Map and SDP Permit approval application. and
2. A separate document, entitled "Documents Cited in January 23, 2018 – William J Constantine to Sunnyvale Planning Commission – Letter On Behalf Of the Blue Bonnet Residents Committee.

Please present both of these documents to the Planning Commission for consideration at tonight's hearing on the above matter and also submit them into the administrative record of this matter.

Also, kindly reply to me by return email that you received this email and were able to open both documents, that they were not corrupted, and that you have submitted them both to to the Planning Commission and included them in the administrative record of this matter.

Dictated on voice recognition software but not proofread to avoid delay

Thank you, Will Constantine

William J. Constantine, Attorney
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January 23, 2018

Sunnyvale Planning Commission

Sent via email to: mishijima@sunnyvale.co.gov

Re: **Planning Commission Hearing**

Monday, April 23, 2018 at 7 PM

File Number: 2017 – 2714

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Tentative Map to subdivide one lot into 62 lots and three common lots

Applicant/Owner: East Dunne Investors, LLC/ Chein-Nan and Sue Chang trustee

Staff Contact: Momoko Ishijima (408) 730-7532, mishijima@sunnyvale.co.gov

Dear Honourable Members of the Sunnyvale Planning Commission:

I am submitting this letter on behalf of the Blue Bonnet Residents Committee and it urges you to disapprove of the Tentative Map and SDP Permit approval application that you are considering tonight for the following reasons.

I. The Tentative Map Application Is Incomplete and Unlawful Because It Does Not Comply with the Provisions of Government Code §§66427.4's and 66473.5's and Civil Code § 798.56(g)(1)'s Requirements.

The State Legislature chose, through Government Code Sections 66427.4, to require that the conversion of a mobile home park to a subdivision requiring tentative map approval must be evaluated at the Project's tentative map hearing, that its impact on the park's homeowners' (*whom will be displaced by the conversion*) ability to obtain space in other mobile home parks must be evaluated (*through a report on the impact of the conversion - CIR*) as a component of the tentative map hearing and that any mitigation steps that the CIR demonstrates are necessary in order to enable the homeowners to obtain those spaces must be provided for as conditions of approval of the tentative map:

Sunnyvale Planning Commission
January 23, 2018
page no. 2

“66427.4. (a) At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a mobilehome park or floating home marina to another use, the subdivider shall also file a report on the impact of the conversion upon the displaced residents of the mobilehome park or floating home marina to be converted. In determining the impact of the conversion on displaced mobilehome park or floating home marina residents, the report shall address the availability of adequate replacement space in mobilehome parks or floating home marinas.

(b) The subdivider shall make a copy of the report available to each resident of the mobilehome park or floating home marina at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.

(c) The legislative body, or an advisory agency **that is authorized by local ordinance to approve, conditionally approve, or disapprove the map, may require the subdivider to take steps to mitigate any adverse impact of the conversion on the ability of displaced mobilehome park or floating home marina residents to find adequate space in a mobilehome park or floating home marina, respectively.”**

(d) This section establishes a minimum standard for local regulation of conversions of mobilehome parks and floating home marinas into other uses and shall not prevent a local agency from enacting more stringent measures.

The proposed approval of Blue Bonnet’s tentative map at this hearing is unlawful since it fails to comply with the above requirements of Government Code § 66427.4 for the following reasons:

1. In violation of subdivision (a) of Government Code §66427.4, the City failed to require, and the Developer failed to file, “a report on the impact of the conversion upon the displaced residents of the mobile home park” that among other relevant information, will... “address the availability of adequate replacement space in mobilehome parks.” Instead, the Developer unlawfully filed, and the City unlawfully approved of, a CIR at a standalone hearing on March 7, 2017, independently from this tentative map application hearing and approval. The March 7, 2017 - CIR approval hearing was unlawful because, pursuant to the above subdivision (a), that CIR was required to be filed with this Project’s tentative map application and evaluated at this hearing on the Project’s tentative

Sunnyvale Planning Commission
January 23, 2018
page no. 3

map approval. Additionally, the information regarding alternate spaces in other mobile home parks and on the mitigation benefits, which was approved as being adequate in the unlawful March 7, 2017 - CIR, is out of date and not relevant to the approval of the Project's tentative map application, and the conditions necessary for its approval, since the March 7, 2017 - CIR evaluation and approval is based on mobile home sales and resident income information from 2016 rather than more recent information that would be relevant to this application.

Even worse, the City encouraged and approved of, and the park owner then served the residents of the park with, unlawful termination of tenancy notices on March 31, 2017, which failed to comply with the provisions of Civil Code § 798.56 (g)(2) because they were served prior to the approval of the Project's Tentative Map and SDP permit application, the approval of which is the topic of this hearing. Those Termination Notices caused all of the park's tenants, and a majority of the park's homeowners, to accept inadequate mitigation benefits and move from the Park rather than face the evictions that were threatened in those Termination Notices.

Accordingly, the unlawful March 7, 2017 - CIR approval does not comply with the above requirements of Government Code §66427.4 and does not support the approval of this application tonight.

2. In violation of subdivision (b) of Government Code §66427.4, the City failed to require and the Developer failed to "make a copy of the report (i.e., the CIR) available to each resident of the mobilehome park .. at least 15 days prior to" this current tentative map hearing. Instead, the City only required, and the Developer only made available to the residents, a copy of the unlawful CIR which was unlawfully approved of at its unlawful hearing on March 7, 2017, and did so, at least 15 days prior to that hearing. These residents of Blue Bonnet (*whom moved from the Park based on the unlawful March 31, 2017 - Termination of Tenancy Notices, described above herein*), as well as the eight homeowner households who refused to move from the Park, are all entitled to receive copies of a lawful CIR, containing current information, as required by subdivision (b) and have not been provided with a copy of that CIR (*at least 15 days prior to this hearing*) such a lawful CIR has never been produced and does not currently exist.

3. In violation of subdivision (c) of Government Code §66427.4, the City failed to evaluate and require as conditions of approval of this tentative map that the park

Sunnyvale Planning Commission
January 23, 2018
page no. 4

owner and developer provide the displaced residents with mitigation benefits that will enable them to obtain adequate space in other mobile home parks.

The approval of the tentative map and SDP permit application will also be in violation of Civil Code §798.56(g)(1) because it applies and because the Park owner and Developer failed to give the residents *(both the residents who have already moved and the eight households whom have refused to - who are described in numbers 1 and 2 herein)* 15 days - written notice that the Developer and Park Owner would be appearing at this current hearing to request approval of the Project's Tentative Map and SDP permit, which are permits necessary for the requested change of use of Blue Bonnet:

Civil Code 798.56.

A tenancy shall be terminated by the management only for one or more of the following reasons:

(g) Change of use of the park or any portion thereof, provided:

(1) The management gives the homeowners at least 15 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.

Additionally, Government Code §66473.5 also applies, and it does **not** allow the City to approve of either the Project's tentative map or the Project's required CIR as a component of this tentative map hearing and approval, unless the proposed conversion is found to be consistent with the affordable housing preservation Goals and Policies of the City's Housing Element, since the City's Housing Element is one of the most important **mandatory** components of its General Plan:

"No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use **is compatible with the objectives,**

Sunnyvale Planning Commission
January 23, 2018
page no. 5

policies, general land uses, and programs specified in such a plan.” [See Government Code § 66473.5]

II. Sunnyvale’s Housing Element Shows the City Is Suffering a Horrible Deficit in its Current Affordable Housing Stock and Cannot Afford the Unmitigated Loss of the Low Income Affordable Housing Located in Blue Bonnet.

Sunnyvale's 2015-2023 Housing Element shows that Sunnyvale is suffering a horrible deficit in its current affordable housing stock. For example, it shows that, in 2010, Sunnyvale contained 10,540 very low income and below households and 4,175 low-income households (Table 30 p. 44 of Housing Element). It then shows that 7,815 of these very low income and below households are overpaying more than they can afford on their housing and experiencing “cost burden” and that 5,365 of that same group are experiencing “severe cost burden.” (Id.) This means that Sunnyvale has a current deficit of 7,815 affordable housing units to meet the needs of its current very low income and below households and, thus, is causing 74% of those households to have to live in housing that they cannot afford and still be able to meet their other basic living expenses. The Housing Element also shows that 2,785 of Sunnyvale’s 4,175 low income households (67% of them) are overpaying more than they can afford on their housing and experiencing “cost burden.” Thus, Sunnyvale has a deficit of 10,600 affordable housing units to meet the needs of its current low income, very low income and extremely low income population. (Id.)

Sunnyvale’s Housing Element also shows that Sunnyvale has consistently been able to meet only an extremely small fraction of its RHNA - allocated share of the new construction of affordable housing that is needed to meet the expanding population needs of the region. (Table 47, p. 102 of the City’s Housing Element) For example, it shows that Sunnyvale was able to meet only 17% of its RHNA quota for the construction of new very low income - affordable housing units of the quota that was assigned to the City for the 2007 – 2014 housing element period. (Id.) This occurred because Sunnyvale was able to produce only 187 of its RHNA new construction goal of 1,073 very low-income units and that it, therefore, fell short by 886 very low-income units. (Id.)

Likewise, the Housing Element also shows that Sunnyvale was able to meet only 37% of its 2007 – 2014 - RHNA quota for the construction of new low income - affordable housing units by being able to produce only 260 units of its RHNA - new construction quota of 708 low income units, thus falling short by 448 low-income housing

Sunnyvale Planning Commission
January 23, 2018
page no. 6

units. Id. This means that Sunnyvale has an additional deficit of 1,335 low and very low income housing units. On the other hand, Sunnyvale came very close to meeting its full 2007 – 2014 RHNA allocation for new construction of above moderate income housing, meeting 95% of that allocation by producing 1,773 of its 1,869 RHNA - new construction - above moderate income housing units goal. (Id.)

Sunnyvale's Housing Element also recognizes Blue Bonnet's 54 mobile home units to be part of the City's 16 mobile home parks' current supply of 4,000 mobile home units that, it states, are an important segment of Sunnyvale's current stock of affordable housing:¹

¹ The fact that Blue Bonnet is one of the two of the City's fourteen remaining mobile home parks that are not zoned RMH (Residential Mobile Home) but, instead, zoned R-4 does not alter the fact that it is still part of the City's 14 mobile home parks that the City's Housing Element acknowledges comprise an important segment of Sunnyvale's stock of affordable housing, which it then sets a Goal and a Policy of preserving (*i.e.*, *Goal B and Policy B.6*). This is particularly true because, as Table B of this letter shows, Blue Bonnet is Sunnyvale's only remaining park that actually has any affordable housing left in it. The only significance of Blue Bonnet's not being protected by RMH zoning is that, although the City's zoning code allows for the redevelopment of Blue Bonnet into non-mobile home park use, **for that non-mobile home park use to be consistent with Goal B and the first and primary part of Policy B.6 of the Housing Element, the City would have to require the production of an equivalent number of affordable housing units that are equally as affordable as the affordable mobile home units that will be lost at blue Bonnet.** Blue Bonnet's zoning designation appears to allow for this, since its R-4 zoning designation provides for high-density residential zoning of up to 36 dwelling units per acre. If, however, that R-4 zoning designation was not sufficient to allow for all of the affordable housing to be replaced, then the City would be required to change the zoning designation of Blue Bonnet to one that would either require the preservation of Blue Bonnet as an ongoing mobile home park or that would allow all of its affordable housing to be replaced within that new zoning designation. If neither of these alternatives could be accomplished, then the City would be required to "disapprove" of this tentative map pursuant to the above provisions of Government Code §§ 66427.4 and 65863.7, which require a finding of general plan consistency, inclusive of Policy B.6, of the City's housing element. The fact that Blue Bonnet is a nonconforming use is also irrelevant, since they City unlawfully choose to limit its zoning protections to the City's mobile home parks that have the larger spaces mobile homes (*which Table B demonstrates are not affordable to low income household*), by limiting those zoning protections to mobile home parks that contain 12 spaces per acre or less as a form of unlawful exclusionary zoning and the park can be preserved with its low-income housing saved as is.

Sunnyvale Planning Commission
January 23, 2018
page no. 7

“With 16 mobile home parks and over 4,000 mobile home units, mobile homes comprise an important segment of Sunnyvale’s stock of affordable housing.” [See p 116 of 2015 - 2023 Sunnyvale Housing Element]

Sunnyvale’s Housing Element also has a stated Goal to “maintain and enhance condition and affordability of existing housing in Sunnyvale. [See Goal B on p 105 of 2015 – 2023 Sunnyvale Housing Element]. In support of that Goal, Sunnyvale’s Housing Element has a stated two part policy of “**Preserving Sunnyvale’s mobile home parks as an affordable housing option.**” and of “Maintain at least 400 acres of mobile home park zoning.” [See Policy B.6 on p. 105 of 2015 – 2023 Sunnyvale Housing Element]

The fact that Blue Bonnet is not included in the City’s mobile home park zoning that is referred to in second part/ sentence of Policy B .6 does not matter. It only means that the conversion of Blue Bonnet is not inconsistent with that second part of Policy B.6.

However, it still is in violation of the first part of B.6 of “Preserving Sunnyvale’s mobile home parks as an affordable housing option.” In that regard, the mobile home sales and park space rent information contained in Table B, demonstrates that this Project’s purported consistency with part 2 of Policy B.6, does not mean that it is also consistent with part 1 of policy B.6 because, since the City has no programs to protect the affordability of the mobile homes located in its mobile home parks (i.e., such as mobile home rent control), the mobile homes protected by the City’s mobile home park zoning are no longer affordable to low and below income households. This is because the City’s mobile home protective zoning only protects the parks with larger spaces and larger mobile homes, which, as shown in Table B, are no longer affordable. In contrast, Blue Bonnet, contains smaller mobile home spaces and mobile homes, which are affordable to low income households. See Table B

Additionally, the fact that, the City unlawfully encouraged and approved of, and the developer and park owner unlawfully served the residents of Blue Bonnet with unlawful Termination of Tenancy Notices, which resulted in the removal of most of these smaller mobile homes from the park, does not impact this conclusion. The reason these empty mobile home spaces do not change the above circumstances or conclusion of is that those smaller spaces and Blue Bonnet still exist can still be maintained and operated as a current nonconforming use under its current zoning designation and, thereby, continue providing these affordable spaces. The park owner can simply replace the displaced mobile homes with other smaller mobile homes, which under current market

Sunnyvale Planning Commission
January 23, 2018
page no. 8

conditions and rents, would still be affordable to low-income homeowners. On the other hand, the Developer's March 15, 2017 - Project Description states that the 62 townhouses that will be replacing Blue Bonnets mobile homes will range in size from 1,474 to 1,910 square feet. Exhibit A to this letter is a sales brochure for the townhouse development almost adjacent to Blue Bonnet, and it shows that its units ranging from 1,375 - 1,914 square feet were being sold from between \$919,990 and \$1,064,990. Thus the townhouses replacing Blue Bonnet's - low income affordable mobile homes will not be affordable to low income and below or to moderate income households. (See Exhibit A to this letter).

III. The Due Process and Fair Hearing Rights of the Blue Bonnet Residents Committee's Members Are Being Violated at This Hearing So a New And Lawful Due Process Compliant Hearing Must Be Conducted.

The Blue Bonnet Residents Committee's Members (the Homeowners) are entitled to a fair hearing for this hearing on Planning Commission's evaluating of the Blue Bonnet Conversion Project' Tentative Map and SDP Permit application approval, particularly, because, as explained above, Government Code §66427.4, requires mitigation benefits for the homeowners to be evaluated and to be conditions of this application approval, which are directed at benefiting the homeowners, and because the approval of this application will result in the loss of their homes.

In that regard, since this hearing is a quasi-judicial hearing, in which the Homeowners had a significant interest in its outcome. CCP §1094.5(b); *Clark v. City of Hermosa Beach*, 48 Cal.App.4th 1152, 1172 (1996), *as modified on denial of reh'g* (Sept. 11, 1996) (A fair hearing requires a party to have an opportunity to refute, test, and explain the evidence against him) Where the fairness of an administrative hearing is challenged, the court independently reviews the proceedings to decide whether a party's rights were compromised. *Manufactured Home Cmty's, Inc. v. City of San Luis Obispo*. 167 Cal.App.4th 705, 711 (2008) The Homeowners are also entitled to due process protections under the California Constitution, which requires only the identification of a statutory conferred benefit or interest (*In re Thomas* (1984), 161 Cal.App.3d. 721, 727) which must be free from arbitrary adjudicative procedures. *Gresher v. Anderson* (2005), 127 Cal.App.4th 88 104-05. Its analysis requires the court to "evaluate the extent to which procedural protections can be tailored to promote more accurate and reliable administrative decisions **in light of the governmental and private interests at stake.**" *Gresher*, 127 CalApp.4th 88 at 105 The Members' "private interests" in this case are high, the loss of their homes and the deprivation of adequate mitigation assistance, to which they are entitled under the Relocation Statutes and Ordinance, thus, they are entitled to

Sunnyvale Planning Commission
January 23, 2018
page no. 9

adequate adjudicative procedures under the California Constitution. Likewise, the Members also have a protected property interest, also entitling them to due process under the U.S. Constitution, the interest in their homes and in the assistance required to mitigate the loss of their homes and community. "Property interests.... are created and their dimensions are defined by existing rules or understandings that stem from an independent source such a state law - rules or understandings that secure certain benefits and that support claims of entitlement to those benefits." *Bd. of Regents of State Colleges v. Roth* (1972), 408 U.S. 564, 577. Here, the Manufactured Home Owner Relocation Statutes and the Ordinance create an explicit entitlement to receiving mitigation assistance to mitigate the loss of their homes, thus, they also create a property interest for the Homeowners under the federal Constitution.

Here, the Homeowners above due process rights and right to a fair hearing have been violated by the City's unlawfully separating out the approval of the CIR, which is required to be evaluated at the hearing under Government Code §66427.4. The Legislature has imposed this requirement through that statute clearly stating that the impact on the homeowners is to be evaluated as a component of this hearing and that the City is required to disapprove of this application, if it is determined that the homeowners cannot be relocated to housing in other mobile home parks with the mitigation benefits that are proposed to be provided or can be imposed as conditions of this tentative map approval. None of those issues are being evaluated at this hearing in violation of the above statutes. Accordingly, it is pointless for the residents to even attend this unlawful hearing as none of the required evidence in order to make the above evaluation has been submitted by either the developer or the City for evaluation at this hearing.

Accordingly, this hearing must be postponed and an up-to-date CIR must be produced, properly served on the homeowners and residents and then evaluated at a rescheduled hearing, at which, the homeowners will have the right to make an adequate argument, to present evidence and have the right to cross-examine any witnesses that the City may rely on if the City chooses to rely on the testimony of any witnesses rather than solely on documentary evidence. This would require providing the Blue Bonnet Residents Committee's attorney is more than three minutes to make their presentation and with the right to cross-examine any witnesses relied on to the Planning Commission if that circumstance occurs.

IV. Conclusion

For all the above reasons, the Blue Bonnet Residents Committee respectfully requests that you disapprove of the Tentative Map and Special Development Permit for the Blue Bonnet Conversion Project, which you are considering tonight.

Sunnyvale Planning Commission
January 23, 2018
page no. 10

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

William J Constantine
Attorney for the Blue Bonnet
Residents Committee

**Documents Cited in January 23, 2018 - William J.
Constantine to Sunnyvale Planning Commission -
Letter on Behalf of the Blue Bonnet Residents
Committee.**

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Monday, April 23, 2018 at 7 PM

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Applicant/Owner: East Dunne Investors, LLC/ Chein-Nan and Sue Chang trustee

INDEX

1. Table A
2. Table B
3. Exhibit A
4. Appendix 1
5. Appendix 2
6. Appendix 3

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TABLE A
SUNNYVALE PARK CLOSURE HISTORY AND CURRENT STATUS

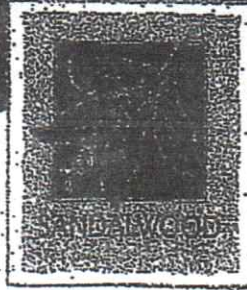
<i>PARKS NO CURRENT APPLICATIONS FOR CLOSURE (RMH Zoning Protected)</i>	Park Acreage	Park Number of Spaces	Year Closed
Aloha Mobile Village <i>(Not RMH Zoning Protected)</i>	1.46	39	
Adobe Wells (RMH Zoning Protected)	63.15	613	
Casa de Amigos (RMH Zoning Protected)	98.04	909	
Plaza Del Ray (RMH Zoning Protected)	98	800	
Fox Hollow (RMH Zoning Protected)	11.72	99	
El Dorado (RMH Zoning Protected)	27.68	285	
Fair Oaks (RMH Zoning Protected)	8.69	102	
Willow Ranch (RMH Zoning Protected)	27.75	236	
Cape Cod Village (RMH Zoning Protected)	22.70	188	
Mary Manor (RMH Zoning Protected)	9.85	117	
Rancho La Mesa (RMH Zoning Protected)	14.76	215	
Total No Current Applications Filed For Closure	383.8	3603	
<i>PARKS TO BE CONVERTED (Applications filed)</i>			
Blue Bonnet <i>(Not RMH Zoning Protected)</i>	3.26	54	
Ranchero (RMH Zoning Protected)	9.86	111	
Thunderbird (RMH Zoning Protected)	11.92	166	
Total Acres & Spaces To Be Closed (Applications Filed)	25.04	331	
<i>CLOSED PARKS</i>			
Ferndale <i>(Not RMH Zoning Protected)</i>	2.42	41	1996
Deluxe Trailer Park (RMH Zoning Protected)	1.67	30	1992
Oasis (RMH Zoning Protected)	4.77	67	2005
Flicks <i>(Not RMH Zoning Protected)</i>	1.85	29	2007
Nicks <i>(Not RMH Zoning Protected)</i>	1.82	44	2016
Mobileland Manor (RMH Zoning Protected)	6.8	105	1991
Total Acres and Spaces Closed	19.33	316	

TABLE B
AFFORDABILITY OF MOBILE HOME PARKS IN SUNNYVALE
 (Current Sales - 4/19/17 to 4/19/18 - of Mobile Homes in Parks listed in Appendix 19 of CIR)

1. Park	2. No. of Spaces & Homes in Park	3. Average Price Sold At ¹	4. Monthly Mortgage Insurance & Taxes on Sales On Price Sold At (3.) See footnote 1	5. Rent, Maintenance & Utilities See footnote 1	6. Total Monthly Housing Cost (4. + 5.)	7. Affordability Limit to Low Income (two person households \$1,697 ²)	8. Affordability Limit to Low Income (four person households \$2,123)
Adobe Wells	613	\$234,448	\$1,680	\$1,041+\$120	\$2,841	Not Affordable	Not Affordable
Casa de Amigos	909	\$297,340	\$2,111	\$1,000+\$120	\$3,231	Not Affordable	Not Affordable
Plaza Del Ray	800	\$233,790	\$1,676	\$1,290+\$120	\$3,086	Not Affordable	Not Affordable
Fox Hollow	99	\$172,746	\$1,258	\$1,393+\$120	\$2,771	Not Affordable	Not Affordable
El Dorado	285	\$220,048	\$1,582	\$1,200+\$120	\$3,095	Not Affordable	Not Affordable
Fair Oaks	102	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR
Willow Ranch	236	\$210,938	\$1,519	\$1,195+\$120	\$2,834	Not Affordable	Not Affordable
Cape Cod	188	\$235,125	\$1,685	\$1,027+\$120	\$2,832	Not Affordable	Not Affordable
Mary Manor	117	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR
Ranchero	111	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR
Rancho La Mesa	215	\$172,299	\$1,255	\$2,145+\$120 See footnote 1	\$3,520	Not Affordable	Not Affordable
Thunderbird	166	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR	NL in CIR
Blue Bonnet	56	\$87,586	675	\$899+\$120	\$1,694	Affordable	Affordable

¹ Blue Bonnet average home value and space rent taken from 10/3/16 - CIR. (CIR pp 43&35 Appendix 1 - this letter). All other mobile home sales are taken from the Santiago Financial comparable sales reports. (Appendix 2 - this letter). Monthly mortgage, insurance and taxes from www.trulia.com. (Appendix 3 - this letter) Space Rents taken from Table 5 of October 5, 1016 CIR so they are lower than current rents. (CIR at pp. 29-30 Appendix 1 - this letter) The CIR reports that Rancho La Mesa's space rents at \$1,150. (CIR at p. 30 Appendix 1 - this letter) However, in Section 15 of the CIR (Relocation and Vacant Spaces within Desired Locations) it reports that there were only "two vacancies that lease at \$2145 per month." (CIR at p. 27 Appendix 1 - this letter) Accordingly, that appears to be the rent that would be charged to new low income households who wish to obtain housing in Rancho La Mesa so it is used in this Table B.

² Low Income Affordability Limits from Table 24 Sunnyvale 2015 – 2023 Housing Element



Move in July &
August 2016

RESIDENCE THREE • 1,700 sq. ft. (approx.)
3 Bedrooms, 3.5 Baths, 2-Car Garage

<u>Lot</u>	<u>Plan/Elevation</u>	<u>Address</u>	<u>Price</u>
8	3A - Phase 1	102 Hornbeam Terrace	\$1,049,990
9	3A - Phase 2	103 Incense Terrace	\$1,069,990

RESIDENCE FOUR • 1,375 sq. ft. (approx.)
2 Bedrooms, 2.5 Baths, 2-Car Garage

<u>Lot</u>	<u>Plan/Elevation</u>	<u>Address</u>	<u>Price</u>
1	4A - Phase 1	116 Hornbeam Terrace	\$919,990
16	4A - Phase 2	117 Incense Terrace	\$941,990

RESIDENCE FIVE • 1,653 sq. ft. (approx.)
3 Bedrooms, 3.5 Baths, 2-Car Garage

<u>Lot</u>	<u>Plan/Elevation</u>	<u>Address</u>	<u>Price</u>
15	5A - Phase 2	115 Incense Terrace	\$1,064,990 RSVD

RESIDENCE SIX • 1,683 - 1,735 sq. ft. (approx.)
3 Bedrooms, 3.5 Baths, 2-Car Garage

<u>Lot</u>	<u>Plan/Elevation</u>	<u>Address</u>	<u>Price</u>
12	6A - Phase 2	109 Incense Terrace	\$1,064,990

RESIDENCE EIGHT • 1,914 sq. ft. (approx.)
4 Bedrooms, 3.5 Baths, 2-Car Garage

<u>Lot</u>	<u>Plan/Elevation</u>	<u>Address</u>	<u>Price</u>
	Phase 3 Coming Soon	Interest List Forming Now!	

Chris King, Sales Representative, BRE Lic. #01156488
CJKing@DRHorton.com (925) 719-8154

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CA Bureau of Real Estate Corp. Lic. #01810171

March 3, 2016

D.R. HORTON
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EXHIBIT A

Brokers
Welcome

**THE NUMBER ONE
HOMEBUILDER
IN AMERICA SINCE 2002**

AR 00505

APPENDIX 1

Blue Bonnet Mobile Home Park

Conversion Impact Report

Submitted to the City of Sunnyvale

BY:

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Date submitted: October 3, 2016

The owners of the twenty four owner occupied units at Blue Bonnet reported to the Relocation Specialist that they preferred to relocate to Sunnyvale, Mountain View, Campbell and Fremont. Therefore, mobilehome parks located in Sunnyvale, Santa Clara, San Jose and Mountain View were canvassed for available spaces.

As of June 24, 2016, of the forty-two parks that were canvassed, there were ten possible spaces available for either single wide or double wide mobilehomes at seven parks.

Lamplighter San Jose: Lamplighter San Jose is located at 4201 North 1st Street in San Jose. It had two vacancies for a single wide and one vacancy for a double wide mobilehome. Lamplighter is approximately two miles from public transportation, five miles to medical facilities, and half a mile to a grocery store. The spaces lease for \$2,000 per month.

Cape Cod Village Mobilehome Community: Cape Cod Village is located at 1050 Borregas Avenue in Sunnyvale. There are 0 empty spaces for incoming mobilehomes but there are existing mobilehomes available for lease. The existing homes at Cape Cod Village lease from \$850-\$1,200 per month. Cape Cod Village is a community for seniors 55 and older. Cape Cod Village is located approximately three miles from medical facilities, one mile from public transportation, and three miles from a local shopping center.

Old Orchard Mobilehome Community: Old Orchard is a mobilehome park for all ages located at 2135 Little Orchard Street in San Jose. Old Orchard does not have any current spaces available but they will be leasing brand new single-wide and double-wide mobilehomes which are coming soon. The incoming mobilehomes will be leased at the current market rate upon arrival. Old Orchard is located approximately one mile from medical facilities, two miles from public transportation, and two miles to a grocery store.

Rancho La Mesa Mobilehome Park: Rancho La Mesa is an all age mobilehome park located at 1201 Sycamore Terrace in Sunnyvale. There are two vacancies that lease at \$2,145 per month. Rancho La Mesa is located approximately half a mile from medical facilities, quarter of a mile from public transportation, and quarter of a mile from a grocery store.

Sahara Mobile Village: Sahara Mobile Village is an all age mobilehome park located at 191 E El Camino Real in Mountain View, CA. Sahara Mobile Village has two spaces available for lease; a single-wide vacant mobilehome space leasing at \$2,050 per month, and a double-wide vacant mobilehome space leasing at \$2,495 per month. Sahara

whether any units were for sale in any of those parks, and what the space rent would be to a new buyer of a home in that park. Often, it was difficult to reach park managers or others who were willing to respond to these questions. The full results of the telephone surveying of the parks listed in Table 5 below are reflected in Appendix 18.

TABLE 5: SURVEY OF SALES PRICES IN SURROUNDING AREA MOBILEHOME PARKS

PARK	CITY	OPEN SPACES	MOBILE HOMES FOR SALE	SPACE RENT
Timber Cove MHP	Campbell	0	0	N/A
Besaro MP	Fremont	0	0	N/A
Niles Canyon Mobile Estates	Fremont	0	0	\$900-\$1,250
Southlake MH Estates	Fremont	0	0	\$1,000-\$1,500
New England Village	Hayward	0	0	\$1,000
Moorpark MHP	Mountain View	0	0	N/A
Moffett MHP	Mountain View	0	0	N/A
New Frontier MHP	Mountain View	0	0	N/A
Sahara Village MHP	Mountain View	2	0	\$,2050-\$2,495
Sunset Estates MHP	Mountain View	0	0	\$1,190
Imperial San Jose Mobile Estates	San Jose	0	0	\$1,150
Lamplighter MH Park	San Jose	3	0	\$2,000
Magic Sands	San Jose	0	0	\$1,000
Mill Pond	San Jose	0	0	\$1,195
Moss Creek MH Community	San Jose	0	0	\$1,020
Mountain Shadows	San Jose	0	0	\$1,170
Mountain Springs	San Jose	0	0	\$1,170
Old Orchard MHP	San Jose	0	0	N/A
Pepper Tree Estates	San Jose	0	0	\$700

PARK	CITY	OPEN SPACES	MOBILE HOMES FOR SALE	SPACE RENT
Quail Hollow MHP	San Jose	0	0	\$1,170
River Glen MHP	San Jose	0	0	\$975
Silver Creek Mobile Estates II	San Jose	0	0	\$1,150
Spanish Cove MHP	San Jose	0	0	\$945
Summerset MHP	San Jose	0	0	N/A
Town\Country Mobile Village	San Jose	0	0	\$850
Whispering Hills MHP	San Jose	0	0	\$950
Willow Glen Mobile Estates	San Jose	0	0	\$750
Winchester Ranch MH Community	San Jose	0	0	N/A
Woodbridge MH Community	San Jose	0	0	\$1,040
Adobe Wells	Sunnyvale	0	0	N/A
Cape Cod Village	Sunnyvale	0	0	\$850-1,200
Casa de Amigos	Sunnyvale	0	0	\$1,000
El Dorado MP	Sunnyvale	0	0	\$1,200
Fox Hollow MHP	Sunnyvale	0	0	Varies by home
Plaza del Rey	Sunnyvale	0	0	\$1,290
Rancho la Mesa MHP	Sunnyvale	2	0	\$1,150
Willow Ranch	Sunnyvale	0	0	\$1,195
AVERAGE SPACE RENT	\$1,145			

The following information was obtained from Santiago Financial, a subscriber service which reports information collected from the files of the Department of Housing and

Based on the household interviews conducted earlier in 2016 by the Relocation Specialist, it is anticipated that nearly all of the Park residents (Resident Homeowners, Tenants and Subtenants but not Absentee Homeowners) will qualify as low income, and/or disabled and/or senior³⁰, and thus will receive a rent subsidy. The Housing Relocation Specialist will verify each household's income to determine which households qualify as "low income" for the rent subsidy. Households that are not willing to verify their household income with the Housing Relocation Specialist will not receive the rent subsidy. Absentee Mobilehome Owners (whose primary residence is not at the Park) will not receive a rent subsidy or related relocation assistance (but will receive compensation for the appraised amount of their mobilehomes).

Relocation options for *residents* who are eligible for a rent subsidy include:

- Keeping their homes and potentially relocating them to another mobilehome park that will accept them, and receiving a rent subsidy, depending on the amount of their new rent for a 24 month period.
- Selling their homes for the full appraised value to the Applicant, moving into standard rental housing (not a mobilehome), and receiving a rent subsidy for a 24 month period.
- Selling their homes for the full appraised value to the Applicant, purchasing a mobilehome at another park and receiving a rent subsidy for a 24 month period.

Mobilehome sales data in Sunnyvale and surrounding cities, as referenced in Appendix 19, and the appraisals of the mobilehomes at Blue Bonnet reveal that that the selling price (appraised value) may be "inadequate to secure comparable replacement housing for at least 24 months," and thus residents who are eligible to sell their mobilehomes to the Applicant at its in-place value will most likely, also qualify for the rent subsidy. In those cases, if the resident purchases a mobilehome at another park, the Applicant will pay the difference between the resident's current base space rent at Blue Bonnet and the base space rent at the new park for twenty-four months. Currently, the average mobilehome base space rent at Blue Bonnet is \$899 per month.

As to tenants who qualify for the rent subsidy, the Applicant will pay the difference between the tenant's current rent and the actual rent, up to the current fair market rent as discussed below, for an equivalent accommodation for 24 months. The average rent for a home at Blue Bonnet is \$1,600.50.

³⁰ Age 62 or older.

mobilehomes and live in them at the Park. The second group consists of Tenants and Subtenants who rent their mobilehomes. Both of these groups are considered “residents” as defined in SMC Section 19.72. Absentee Mobilehome Owners, who do not live at the Park, will not receive relocation assistance.

A. RELOCATION ASSISTANCE FOR RESIDENTS (MOBILE HOME OWNERS WHO RESIDE AT THE PARK)

Within the group, there are two options presented to each resident under the Ordinance. The first is to sell their home to the Applicant for 100% of the appraised on-site value of their homes and receive Option 1, the “Fully Verified Option.” The second option is to sell their home to the Applicant as above and receive Option 2, the “Lump Sum Option.” Since most of the homes at Blue Bonnet are single wide mobilehomes that are most often are or one or two bedrooms, the payment scenarios in the tables below provide an anticipated hypothetical breakdown of payment options by one-bedroom and two-bedroom unit size.

TABLE 10: OPTION 1, FULLY VERIFIED SCENARIO FOR MOBILEHOME OWNERS WHO LIVE IN THE PARK

ITEM		1-BEDROOM	2-BEDROOM
A.	Current rent for space in the Park (<i>estimated with Park average</i>)	\$900	\$900
B.	Actual new rent (<i>not to exceed Average Sunnyvale Rent</i> ³⁵)	\$2,255 ³⁶	\$2,567 ³⁷
C.	Monthly rent subsidy (B – A) ³⁸	\$1,355	\$1,667
D.	Total rent subsidy for 24 months (C x 24)	\$32,520	\$40,008
E.	First month’s rent	\$2,255	\$2,567
F.	Last month’s rent	\$2,255	\$2,567
G.	Deposit (<i>not to exceed 1 month of rent</i>)	\$2,255	\$2,567
H.	Total Rent Subsidy (D + E + F + G)	\$39,285	\$47,709
I.	Moving allowance	\$1,750 ³⁹	\$2,150 ⁴⁰
J.	Full appraised value (<i>average appraised amount is shown here</i>)	\$87,586	\$87,586
K.	TOTAL ASSISTANCE	\$128,621	\$137,445

³⁵ See Appendix 22.

³⁶ Estimate only.

³⁷ Estimate only.

³⁸ Not all residents will receive this subsidy. Only residents who are senior, low income or disabled are entitled to receive the rent subsidy. SMC Section 19.72.080(2) (B).

³⁹ Based on a single wide mobilehome.

⁴⁰ Based on a double wide mobilehome.

APPENDIX 2

Santiago Financial, Inc. - COMPARABLE SALES REPORT



Park Name : **ADOBE WELLS**
 Park : 1220 TASMAN DR
 Address : SUNNYVALE, CA 94089
 Spaces : 613
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1220 TASMAN DR #12 SUNNYVALE	03/03/1999 SKYLINE HOMES INC OAK MANOR	\$93,359.00 \$215,000.00 01/31/2018	LAZ6191	10 60 10 60	1200 \$179.17
1220 TASMAN DR #481 SUNNYVALE	04/22/1998 FLEETWOOD HOMES OF CALIF. INC SUNCREST	\$112,004.00 \$265,000.00 01/26/2018	LAY8558 UNITED BANK ALLIANCE MANUFACTURED HOMES INC	11.75 52 11.75 52	1222 \$208.67
1220 TASMAN DR #65 SUNNYVALE	06/21/1989 SILVERCREST MFD HOUSING SILVERCREST	\$71,653.00 \$225,000.00 01/17/2018	LAP3870 ORION FEDERAL CREDIT UNION	12 65.3333 12 65.3333	1568 \$143.49
1220 TASMAN DR #168 SUNNYVALE	04/14/1998 DELAWARE WESTERN HOMES CORP SILVERCREST	\$81,500.00 \$237,000.00 12/29/2017	LAZ2836 GLOBAL CREDIT UNION	10 58.6667 10 52.6667	1113.33 \$212.87
1220 TASMAN DR SP 154 SUNNYVALE	03/27/2013 CHAMPION HOME BUILDERS INC CAL ADVANTAGE	\$122,400.00 \$226,000.00 12/28/2017	LBL5530 COMMUNITY WEST BANK NA REALTY WORLD TODD SU & COMPANY, INC.	9.83333 58.6667 9.83333 58.6667	1153.78 \$195.88
1220 TASMAN DR #332 SUNNYVALE	10/13/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$168,425.00 \$225,000.00 12/27/2017	LBC2058 21ST MORTGAGE CORPORATION REALTY WORLD TODD SU & COMPANY, INC.	13.5 55.6667 12.8333 49.6667	1388.89 \$162.00
1220 TASMAN DR #280 SUNNYVALE	09/13/2017 SKYLINE HOMES INC BROOKSTONE	\$375,000.00 \$375,000.00 12/21/2017	LBN4106 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	15.1667 62.6667 15.1667 62.6667	1900.89 \$197.28
1220 TASMAN DR #173 SUNNYVALE	10/18/1999 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$119,000.00 \$186,000.00 12/18/2017	LBA9221 21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	9.83333 50 9.83333 56	1042.33 \$178.45



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1220 TASMAN DR #248 SUNNYVALE	03/13/2000 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$177,000.00 \$250,000.00 12/08/2017	LBB3773 21ST MORTGAGE	13.5 56 13.5 56	1512 \$165.34
1220 TASMAN DR #205 SUNNYVALE	06/27/2017 CHAMPION HOME BUILDERS INC SILVERCREST	\$295,000.00 \$295,000.00 12/07/2017	LBN3913 ADVANTAGE HOMES	10 58.6667 10 58.6667	1173.33 \$251.42
1220 TASMAN DR 31 SUNNYVALE	01/01/1968 CASA LOMA CASA LOMA	\$10,500.00 \$130,000.00 12/05/2017	LAX6635 HUNTER	10 53 10 53	1060 \$122.64
1220 TASMAN DR #285 SUNNYVALE	10/29/2009 PALM HARBOR HOMES INC PALM HARBOR	\$145,000.00 \$282,000.00 12/04/2017	LBN7608 21ST MORTGAGE CORPORATION	13.5 54.6667 13.5 48	1386 \$203.46
1220 TASMAN DR #128				13.3333 61 13.3333 64	1666.67 \$88.06

SUNNYVALE	12/01/2017	CHAMPION HOME BUILDERS INC CREEKSIDE MANOR	\$146,774.00 \$146,774.00	LBN4255	GREEN GALAXY HOMES, INC.		
1220 TASMAN DR #452	05/10/2006	DELAWARE WESTERN HOMES CORP SILVERCREST	\$169,000.00 \$240,000.00	LBN5006	MAPS CREDIT UNION ADVANTAGE HOMES	12.8333 50 13.5 57	1411.17 \$170.07
SUNNYVALE			11/30/2017				
1220 TASMAN DR #212	04/22/1999	DELAWARE WESTERN HOMES CORP SILVERCREST	\$160,435.00 \$260,000.00	LAZ8128	UNITED BANK	13.5 50 13.5 56	1431 \$181.69
SUNNYVALE			11/28/2017				
1220 TASMAN DR #95	08/18/2017	KARSTEN HOMES KARSTEN	\$299,000.00 \$299,000.00	LBN3850	COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	9.83333 66 9.83333 66	1298 \$230.35
SUNNYVALE			11/15/2017				



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1220 TASMAN DR #552	01/01/1968	FUQUA LA CORONA	\$10,900.00 \$1,000.00	AAD7792		12 60 12 60	1440 \$0.69
SUNNYVALE			11/06/2017				
1220 TASMAN DR #440	01/01/1969	HOLIDAY HOMES HOLIDAY HOUSE	\$12,700.00 \$150,000.00	AAK3062		12 58 12 58	1392 \$107.76
SUNNYVALE			11/01/2017				
1220 TASMAN DR #523	04/09/2014	CMH MANUFACTURING WEST INC KARSTEN	\$269,000.00 \$284,000.00	LBL9772	CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	13.5 56 13.5 56	1512 \$187.83
SUNNYVALE			11/01/2017				
1220 TASMAN DR #18	01/01/1969	NASHUA HOMES NASHUA	\$6,500.00 \$129,900.00	AAP6894	21ST MORTGAGE CORPORATION ADVANTAGE HOMES	12 56	672 \$193.30
SUNNYVALE			10/31/2017				
1220 TASMAN DR #468	12/04/1998	DELAWARE WESTERN HOMES CORP SILVERCREST	\$138,000.00 \$240,000.00	LAZ3648	REALTY WORLD TODD SU & COMPANY, INC.	13.5 60 12.8333 58.6667	1562.89 \$153.56
SUNNYVALE			10/26/2017				
1220 TASMAN DR #123	07/27/2001	FLEETWOOD HOMES CA INC SUNPOINTE II 2002 MODEL	\$171,600.00 \$250,000.00	LBD1196	MAPS CREDIT UNION	13.3333 56 13.3333 64	1600 \$156.25
SUNNYVALE			10/18/2017				
1220 TASMAN DR #36	07/07/2000	DELAWARE WESTERN HOMES CORP SILVERCREST	\$125,425.00 \$240,000.00	LBB8310		14.8333 53.6667 14.8333 62	1715.72 \$139.88
SUNNYVALE			10/18/2017				
1220 TASMAN DR #51	07/16/1999	DELAWARE WESTERN HOMES CORP SILVERCREST	\$155,900.00 \$249,900.00	LBA8237		14.8333 60 14.8333 52	1661.33 \$150.42
SUNNYVALE			09/29/2017				



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1220 TASMAN DR #457	08/18/1989	HM SYSTEMS INC BAINBRIDGE IMPE	\$89,000.00 \$229,500.00	LAP2699	CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 60 12 62	1464 \$156.76
SUNNYVALE			09/29/2017				
1220 TASMAN DR #445	01/01/1969	BUDGER BUDGER	\$11,300.00 \$155,000.00	AAD7553		10 54 10 54	1080 \$143.52
SUNNYVALE			09/29/2017				
1220 TASMAN DR #222	08/28/2009	CMH MANUFACTURING WEST INC HATHAWAY SERIES	\$130,000.00 \$275,000.00	LBK3606	CREDIT HUMAN FEDERAL CREDIT UN ADVANTAGE HOMES	13.5 56 13.5 49	1417.5 \$194.00
SUNNYVALE			09/21/2017				

1220 TASMAN DR #121	01/14/2013 CMH MANUFACTURING WEST INC KARSTEN	\$209,000.00 \$289,000.00 09/20/2017	LBL4790 CAPARO ALLIANCE MANUFACTURED HOMES INC	13.5 57.3333 13.5 60	1584 \$182.45
SUNNYVALE					
1220 TASMAN DR #375	01/01/1969 FUQUA PARKLANE	\$11,300.00 \$141,500.00 09/18/2017	AAP6854 PAM'S HOMES, INC.	10 54 10 54	1080 \$131.02
SUNNYVALE					
1220 TASMAN DR #114	07/12/2011 CHAMPION HOME BUILDERS INC SMARTER DESIGN	\$105,000.00 \$215,000.00 09/15/2017	LBK9547 CUFBL DIV OF SAN ANTONIO FEDE	9.83333 59 9.83333 60	1170.17 \$183.73
SUNNYVALE					
1220 TASMAN DR #354	01/26/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$89,757.00 \$210,000.00 09/13/2017	LBC4831 21ST MORTGAGE CORPORATION BURKE MOBILEHOME SALES	10 50.6667 10 56.6667	1073.33 \$195.65
SUNNYVALE					
1220 TASMAN DR #259	04/20/1998 SKYLINE HOMES INC OAK MANOR	\$129,785.00 \$235,000.00 09/07/2017	LAY9623 REALTY WORLD TODD SU & COMPANY, INC.	13 58.6667 13 60	1542.67 \$152.33
SUNNYVALE					

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1220 TASMAN DR #176	10/29/2010 SKYLINE HOMES INC BROOKSTONE	\$170,000.00 \$295,000.00 09/01/2017	LBK7339 ADVANTIS CREDIT UNION ADVANTAGE HOMES	14 56 14 56	1568 \$188.14
SUNNYVALE					
1220 TASMAN DR #295	06/27/2017 SKYLINE HOMES INC BROOKSTONE	\$191,000.00 \$191,000.00 08/15/2017	LBN2923 GEORGIA BANKING COMPANY ALLIANCE MANUFACTURED HOMES INC	13.5 57.5 13.5 54.8333	1516.5 \$125.95
SUNNYVALE					
1220 TASMAN DR #39	02/04/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$129,900.00 \$235,000.00 08/09/2017	LBA4603	13.5 52 12.8333 52	1369.33 \$171.62
SUNNYVALE					
1220 TASMAN DR #517	01/13/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$98,000.00 \$254,000.00 07/17/2017	LBF8008 ADVANTAGE HOMES	12 56 12 52	1296 \$195.99
SUNNYVALE					
1220 TASMAN DR #1F	04/06/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$129,000.00 \$219,000.00 07/14/2017	LBD8008 ADVANTIS CREDIT UNION	9.83333 57.6667 9.83333 51.6667	1075.11 \$203.70
SUNNYVALE					
1220 TASMAN DR #529	11/14/2016 CHAMPION HOME BUILDERS INC SILVERCREST	\$345,000.00 \$345,000.00 07/11/2017	LBN2656 COMMUNITY WEST BANK N A ADVANTAGE HOMES	15.1667 56.6667 15.1667 56.6667	1718.89 \$200.71
SUNNYVALE					
1220 TASMAN DR #282	12/03/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$147,000.00 \$260,000.00 06/23/2017	LBA5759 21ST MORTGAGE CORP	13.5 60.6667 13.5 53	1534.5 \$189.44
SUNNYVALE					
1220 TASMAN DR SP 441	10/08/1991 DELAWARE WESTERN HM CORP SILVERCREST	\$47,461.00 \$190,000.00 06/22/2017	LAT7102 ADVANTIS CREDIT UNION PAM'S HOMES, INC.	9.83333 56 9.83333 56	1101.33 \$172.52
SUNNYVALE					

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1220 TASMAN DR SP 200	10/24/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$176,630.00 \$199,000.00 06/20/2017	LBD3713 CUFBL DIV OF SAN ANTONIO FEDER	12.8333 57.6667 12.8333 55.6667	1454.44 \$136.82
SUNNYVALE					
1220 TASMAN DR 442	01/01/1969 GOLDEN WEST GOLDEN WEST	\$14,100.00 \$180,000.00 06/20/2017	LBK3873 CREDIT HUMAN FEDERAL CREDIT UN	10 57 10 57	1140 \$157.89
SUNNYVALE					

1220 TASMAN DR #385	04/26/2017 KARSTEN HOMES KARSTEN	\$212,500.00 \$212,500.00 06/16/2017	LBN1964 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	13.5 54.6667 13.5 58.6667	1530 \$138.89
SUNNYVALE					
1220 TASMAN DR #359	01/01/1969 CHAMPION CHAMPION	\$6,500.00 \$125,000.00 06/06/2017	ABG7881 21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	12 56	672 \$186.01
SUNNYVALE					
1220 TASMAN DR #10	02/22/2016 SKYLINE HOMES INC BROOKSTONE	\$299,000.00 \$310,000.00 05/26/2017	LBM7294 ORION FEDERAL CREDIT UNION PAM'S HOMES, INC.	13.5 42 15.1667 61	1492.17 \$207.75
SUNNYVALE					
1220 TASMAN DR #204	02/02/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$206,850.00 \$244,000.00 05/19/2017	LBC5271 GLOBAL CREDIT UNION REALTY WORLD-TODD SU & ASSOCIATES	14.8333 50 14.8333 58	1602 \$152.31
SUNNYVALE					
1220 TASMAN DR #578	05/31/2013 SKYLINE HOMES INC BROOKSTONE	\$239,000.00 \$339,000.00 05/17/2017	LBL6358 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	15.1667 58 15.1667 58	1759.33 \$192.69
SUNNYVALE					
1220 TASMAN DR #448	07/28/2008 CHAMPION HOME BUILDERS COMPANY BAYSHORE	\$210,000.00 \$280,000.00 05/05/2017	LBJ9525 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	13.3333 60 13.3333 52	1493.33 \$187.50
SUNNYVALE					



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	Original	Resale
Total	\$6,833,158.00	\$11,020,074.00
Average	\$142,357.46	\$229,584.88
Max	\$375,000.00	\$375,000.00
Min	\$6,500.00	\$1,000.00
Avg \$SqFt	\$98.81	\$168.92
Avg SqFt	1371	1371
Number of records	48	

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Santiago Financial, Inc. - COMPARABLE SALES REPORT



Park Name : **CAPE COD VILLAGE**
 Park : 1050 BORREGAS AVE
 Address : SUNNYVALE, CA 94089
 Spaces : 188
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1050 BORREGAS AVE #28 SUNNYVALE	08/17/2000 GOLDEN WEST HOMES INC GOLDEN WEST HOMES	\$167,735.00 \$239,000.00 02/23/2018	LBC2247 COMMUNITY WEST BANK NA	13.5 60 13.5 52	1512 \$158.07
1050 BORREGAS AVE #75 SUNNYVALE	10/26/2017 KARSTEN HOMES KARSTEN	\$352,000.00 \$362,000.00 12/22/2017	LBN4137 ALLIANCE MANUFACTURED HOMES INC	14.8333 59 14.8333 60	1765.17 \$199.41
1050 BORREGAS AVE #73 SUNNYVALE	01/01/1977 SIGNATURE SIGNATURE	\$30,420.00 \$177,600.00 10/20/2017	AAX6394 GEORGIA BANKING COMPANY ALLIANCE MANUFACTURED HOMES INC	12 65 10 23 12 65	1790 \$99.16
1050 BORREGAS AVE #110 SUNNYVALE	04/19/2007 THE ANDREW KARSTEN CO INC ALLIANCE SERIES	\$219,000.00 \$300,000.00 09/20/2017	LBJ2503	14.8333 54 14.8333 60	1691 \$177.41
1050 BORREGAS AVE #167 SUNNYVALE	01/01/1976 DUALWIDE DUALWIDE	\$33,300.00 \$148,000.00 09/20/2017	LBA6918 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 62 12 62	1488 \$99.46
1050 BORREGAS AVE #63 SUNNYVALE	01/01/1976 DUALWIDE DUALWIDE	\$32,100.00 \$165,000.00 08/31/2017	ABA2289 REALTY WORLD TODD SU & COMPANY, INC.	12 62 12 62	1488 \$110.89
1050 BORREGAS AVE #62 SUNNYVALE	01/01/1976 BUDGER BUDGER	\$32,700.00 \$193,000.00 08/23/2017	AAS9934 CREDIT HUMAN FEDERAL CREDIT UN ADVANTAGE HOMES	12 63 12 63 8 30	1752 \$110.16
1050 BORREGAS AVE #161 SUNNYVALE	01/01/1976 WESTERN	\$24,900.00 \$169,000.00 08/07/2017	AAP6043 ALLIANCE MANUFACTURED HOMES INC	12 60 12 60	1440 \$110.42



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1050 BORREGAS AVE #91 SUNNYVALE	01/01/1976 DUALWIDE	\$24,100.00 \$179,000.00 06/15/2017	ABB6401 ALLIANCE MANUFACTURED HOMES INC	12 60 12 60	1440 \$124.31
1050 BORREGAS AVE #141 SUNNYVALE	01/01/1976 GOLDENWEST GOLDENWEST	\$30,700.00 \$180,000.00 05/31/2017	ABD2368 BURKE MOBILEHOME SALES	12 65 12 65 10 24	1800 \$100.00
1050 BORREGAS AVE #14 SUNNYVALE	09/03/1998 DELAWARE WESTERN HOMES CORP SILVERCREST	\$155,000.00 \$265,000.00 05/26/2017	LAZ3171 ALLIANCE MANUFACTURED HOMES INC	15.5 59.5 14.8333 52	1693.58 \$156.47
1050 BORREGAS AVE #17 SUNNYVALE	12/10/2013 CMH MANUFACTURING WEST INC KARSTEN	\$190,000.00 \$285,000.00 05/26/2017	LRL 8082 ADVANTIS CREDIT UNION PAM'S HOMES, INC.	14.8333 59.6667 14.8333 62.3333	1809.67 \$157.49
1050 BORREGAS AVE #177			LAX7571	12 66 12 66	1584 \$113.01

SUNNYVALE	01/01/1977 LANCER LANCER	\$29,300.00 \$179,000.00 05/19/2017	ALLIANCE MANUFACTURED HOMES INC		
1050 BORREGAS AVE #38	01/01/1977	\$34,500.00 \$174,000.00 04/28/2017	AAE8137	11.3333 62 11.3333 62 11.3333 62	2108 \$82.54
SUNNYVALE	DUAL WIDE		PAM'S HOMES, INC.		
	Original	Resale			
Total	\$1,355,755.00	\$2,995,500.00			
Average	\$96,839.64	\$213,964.29			
Max	\$352,000.00	\$352,000.00			
Min	\$24,100.00	\$148,000.00			
Avg \$SqFt	\$57.28	\$128.49			
Avg SqFt	1669	1669			
Number of records	14				

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Santiago Financial, Inc. - COMPARABLE SALES REPORT



Park Name : **CASA DE AMIGOS**
 Park : 1085 TASMAN DR
 Address : SUNNYVALE, CA 94089
 Spaces : 909
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfg Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1085 TASMAN DRIVE #110A SUNNYVALE	01/31/2018 SKYLINE HOMES INC BROOKSTONE	\$349,000.00 \$349,000.00 03/22/2018	LBN4414 GLOBAL CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	13 60 13 60	1560 \$223.72
1085 TASMAN DR #128B SUNNYVALE	12/12/2017 KARSTEN HOMES KARSTEN	\$342,500.00 \$342,500.00 03/20/2018	LBN4333 ALLIANCE MANUFACTURED HOMES INC	11.8333 60 11.8333 60	1420 \$241.20
1085 TASMAN DR #110C SUNNYVALE	11/22/2017 SKYLINE HOMES INC BROOKSTONE	\$371,500.00 \$371,500.00 02/28/2018	LBN4063 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	12.8333 56 12.8333 58.6667	1471.56 \$252.45
1085 TASMAN DR #507 SUNNYVALE	01/26/2004 PALM HARBOR HOMES INC PALM HARBOR	\$196,000.00 \$322,000.00 02/26/2018	LBF8218	13.5 62 13.5 62	1674 \$192.35
1085 TASMAN DRIVE #660 SUNNYVALE	12/12/2017 SKYLINE HOMES INC BROOKSTONE	\$429,000.00 \$429,000.00 02/21/2018	LBN4195 ALLIANCE MANUFACTURED HOMES INC	15.1667 65 15.1667 65	1971.67 \$217.58
1085 TASMAN DR #110B SUNNYVALE	12/12/2017 SKYLINE HOMES INC BROOKSTONE	\$369,000.00 \$369,000.00 02/09/2018	LBN4223 ALLIANCE MANUFACTURED HOMES INC	13 59 13 57.3333	1512.33 \$243.99
1085 TASMAN DR #577 SUNNYVALE	06/18/2007 THE ANDREW KARSTEN CO INC CHATEAU SERIES	\$193,500.00 \$280,000.00 01/19/2018	LBJ7321 UNITED BANK ALLIANCE MANUFACTURED HOMES INC	13.5 56 13.5 56	1512 \$185.19
1085 TASMAN DRIVE #128A SUNNYVALE	11/02/2017 KARSTEN HOMES KARSTEN	\$342,000.00 \$342,000.00 01/11/2018	LBN4150 ORION FEDERAL CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	11.8333 60 11.8333 60	1420 \$240.85
1085 TASMAN DR #74 SUNNYVALE	10/16/2013 SKYLINE HOMES INC SUMMERHILL LIMITED	\$339,000.00 \$399,000.00 01/09/2018	LBL7667 ALLIANCE MANUFACTURED HOMES INC	10 45 12 58.6667 12 60	1874 \$212.91
1085 TASMAN DR #767 SUNNYVALE	01/27/2015 SKYLINE HOMES INC SUMMERHILL LIMITED	\$379,000.00 \$400,000.00 01/09/2018	LBM3401 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	12 59 12 59 12 60	2136 \$187.27
1085 TASMAN DR #218 SUNNYVALE	11/20/1999 SKYLINE HOMES INC SUMMERHILL	\$125,000.00 \$260,000.00 12/28/2017	LBA4522 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	13 58 13 60	1534 \$169.49
1085 TASMAN DR #467 SUNNYVALE	01/17/1997 DELAWARE WESTERN HM CORP SILVERCREST	\$103,177.00 \$252,000.00 12/22/2017	LAW1114 UNITED BANK ADVANTAGE HOMES	13.5 60 12.8333 58	1554.33 \$162.13
1085 TASMAN DR SP 873 SUNNYVALE	11/21/2012 SKYLINE HOMES INC BROOKSTONE	\$256,173.00 \$365,000.00 12/22/2017	LBI4228 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	14 65 14 61.3333	1768.67 \$206.37



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1085 TASMAN DR #563	11/18/1997	\$132,500.00	LAY9072	13.5 60	1602
SUNNYVALE	THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$279,000.00 12/19/2017	ALLIANCE MANUFACTURED HOMES INC	13.5 58.6667	\$174.16
1085 TASMAN DR #77	01/08/1992	\$82,500.00	LAR9643	13 65.3333	1646.67
SUNNYVALE	FLEETWOOD HM INC BARRINGTON	\$250,000.00 12/15/2017		13 61.3333	\$151.82
1085 TASMAN DR. #556	10/24/2017	\$149,657.00	LBN3954	11.8333 59	1396.33
SUNNYVALE	SKYLINE HOMES INC BROOKSTONE	\$149,657.00 11/29/2017	COMMUNITY WEST BANK ALLIANCE MANUFACTURED HOMES INC	11.8333 59	\$107.18



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291 N MERCURY		\$48,300.00	LAF2752	10 52	1040
SANTA NELLA	CANYON CREST	\$1,600.00 11/27/2017	ALLIANCE MANUFACTURED HOMES INC	10 52	\$1.44
1085 TASMAN DR #68	08/31/2000	\$220,848.00	LBC1150	13.5 58.6667	1602
SUNNYVALE	THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$268,000.00 11/22/2017	PAM'S HOMES, INC.	13.5 60	\$167.29
1085 TASMAN DR #243	10/16/2017	\$87,609.00	LBN4343	13.3333 54	1440
SUNNYVALE	CHAMPION HOME BUILDERS INC CREEKSIDE MANOR	\$87,609.00 11/20/2017	AMERICAN HOME SALES	13.3333 54	\$60.84
1085 TASMAN DR #676	12/16/1999	\$156,900.00	LBA8867	12.8333 64	1565.67
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$250,000.00 11/17/2017	SUPERIOR CHOICE CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	12.8333 58	\$159.68
1085 TASMAN DR #409	06/02/1998	\$149,900.00	LAY6091	12.8333 52	1386
SUNNYVALE	FLEETWOOD HOMES OF CALIF. INC SUNCREST	\$255,000.00 11/02/2017	PAM'S HOMES, INC.	12.8333 56	\$183.98
10415 NEW AVE	03/26/1982	\$45,425.00	LAR6928	10 52	1040
GILROY	COMMODORE HOMES SYS INC BAYSHORE HOMES	\$21,600.00 10/27/2017	CUFBL DIV OF SAN ANTONIO FEDER	10 52	\$20.67
1085 TASMAN DR SP 248	01/20/2005	\$157,900.00	LBG9985	13.5 60	1602
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$127,370.00 10/24/2017	CREDIT HUMAN FEDERAL CREDIT UN	13.5 58.6667	\$79.51
1085 TASMAN DR #14	10/23/2006	\$203,190.00	LBI9267	14.8333 60	1820
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$320,000.00 10/20/2017		15.5 60	\$175.82







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1085 TASMAN DR #514	02/24/2017	\$389,000.00	LBN1582	15.1667 62.6667	1900.89
SUNNYVALE	SKYLINE HOMES INC BROOKSTONE	\$10.00 10/18/2017		15.1667 62.6667	\$0.01
1085 TASMAN DR #150	10/10/2002	\$211,422.00	LBE5000	11.8333 56	1325.33
SUNNYVALE	PALM HARBOR HOMES INC PALM HARBOR	\$279,000.00 10/17/2017	21ST MORTGAGE CORPORATION	11.8333 56	\$210.51
1085 TASMAN DRIVE #698	08/30/2017	\$429,000.00	LBN4488	15.1667 62	1880.67
SUNNYVALE	SKYLINE HOMES INC BROOKSTONE	\$429,000.00 10/13/2017	COMMUNITY WEST BANK N.A. ALLIANCE MANUFACTURED HOMES INC	15.1667 62	\$228.11
1085 TASMAN DR #906	02/16/1998	\$153,300.00	LAY4427	14.8333 61.3333	1860.44
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$235,000.00 09/28/2017	21ST MORTGAGE CORP PAM'S HOMES, INC.	15.5 61.3333	\$126.31
1085 TASMAN DR #881	08/03/2017	\$429,000.00	LBN4425	15.1667 64	1941.33
SUNNYVALE	SKYLINE HOMES INC BROOKSTONE	\$429,000.00 09/19/2017	ALLIANCE MANUFACTURED HOMES INC	15.1667 64	\$220.98

1085 TASMAN DR #124 SUNNYVALE	02/15/2007 THE ANDREW KARSTEN CO INC CHATEAU SERIES	\$164,400.00 \$234,000.00 09/08/2017	LBJ2471 ADVANTAGE HOMES	11.8333 52 11.8333 52	1230.67 \$190.14
1085 TASMAN DR #506 SUNNYVALE	04/16/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$139,650.00 \$275,000.00 08/30/2017	LBA3011 BANK OF THE WEST PAM'S HOMES, INC.	13.5 64 12.8333 63	1672.5 \$164.42
1085 TASMAN DRIVE #883 SUNNYVALE	10/31/1997 DELAWARE WESTERN HOMES CORP SILVERCREST	\$125,000.00 \$245,000.00 08/22/2017	LAX3830 PAM'S HOMES, INC.	12 56 12 64	1440 \$170.14
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1085 TASMAN DR #82 SUNNYVALE	02/15/1996 DELAWARE WESTERN HM CORP SILVERCREST	\$87,059.00 \$230,000.00 08/22/2017	LAV9923 ORION FEDERAL CREDIT UNION PAM'S HOMES, INC.	11.8333 52 11.8333 60	1325.33 \$173.54
1085 TASMAN DR #449 SUNNYVALE	06/27/2017 SKYLINE HOMES INC BROOKSTONE	\$389,000.00 \$389,000.00 08/18/2017	LBN2924 MASIA FAMILY TRUST 082616 ALLIANCE MANUFACTURED HOMES INC	15.1667 60 15.1667 56	1759.33 \$221.11
1085 TASMAN DR #167 SUNNYVALE	03/09/2001 SKYLINE HOMES INC SUMMERHILL	\$168,900.00 \$245,000.00 08/18/2017	LBD1256 GLOBAL CREDIT UNION PAM'S HOMES, INC.	13 57.6667 13 58.6667	1512.33 \$162.00
1085 TASMAN DR #207 SUNNYVALE	06/01/2017 SKYLINE HOMES INC BROOKSTONE	\$379,000.00 \$379,000.00 08/08/2017	LBN2727 ALLIANCE MANUFACTURED HOMES INC	15.5833 54 15.5833 54	1683 \$225.19
1085 TASMAN DR #504 SUNNYVALE	03/17/2004 PALM HARBOR HOMES INC PALM HARBOR	\$219,745.00 \$300,000.00 08/04/2017	LBF9831 PAM'S HOMES, INC.	13.5 52 13.5 52 13.5 52	2106 \$142.45
1085 TASMAN DR #93 SUNNYVALE	06/09/2017 SKYLINE HOMES INC BROOKSTONE	\$403,700.00 \$403,700.00 08/01/2017	LBN2725 ALLIANCE MANUFACTURED HOMES INC	15 60 15 59	1785 \$226.16
1085 TASMAN DR #287 SUNNYVALE	08/10/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$210,000.00 \$257,500.00 07/31/2017	LBD1530 PAM'S HOMES, INC.	15.5 60 15.5 58.6667	1839.33 \$140.00
33158 BASSWOOD UNION CITY	01/01/1971 GOLD MEDAL	\$15,300.00 \$50,000.00 07/27/2017	LAS5009	12 60 12 60	1440 \$34.72
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1085 TASMAN DR #470 SUNNYVALE	05/26/2017 KARSTEN HOMES KARSTEN	\$203,500.00 \$203,500.00 07/24/2017	LBN2291 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	14.8333 60 14.8333 58.6667	1760.22 \$115.61
1085 TASMAN DR #854 SUNNYVALE	04/17/1991 FLEETWOOD HM INC SANDALWOOD	\$66,000.00 \$195,000.00 07/21/2017	LAS7811 MAPS CREDIT UNION PAM'S HOMES, INC.	12 56 12 56	1344 \$145.09
1085 TASMAN DR 766 SUNNYVALE	11/15/1996 DELAWARE WESTERN HM CORP SILVERCREST	\$98,566.00 \$230,000.00 07/20/2017	LAI4087 COMMUNITY WEST BANK NA ADVANTAGE HOMES	13.5 60 12.6667 58.6667	1553.11 \$148.09
1085 TASMAN DR #184 SUNNYVALE	06/19/2013 CMH MANUFACTURING WEST INC KARSTEN	\$308,635.00 \$400,000.00 07/14/2017	LBI6347 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	11.8333 57 11.8333 54 9.83333 9.83333	1410.19 \$283.65
1085 TASMAN DR #454 SUNNYVALE	04/05/1996 DELAWARE WESTERN HM CORP SILVERCREST	\$89,900.00 \$239,000.00 07/14/2017	LAV4486 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	12.8333 58.6667 13.5 60	1562.89 \$152.92
1085 TASMAN DR #361				13 56.6667 13 60	1516.67 \$183.96

SUNNYVALE	01/14/1999 SKYLINE HOMES INC FAIRVIEW	\$137,500.00 \$279,000.00 07/07/2017	LAZ4867 PAM'S HOMES, INC.		
1085 TASMAN DR #473 SUNNYVALE	05/08/1998 DELAWARE WESTERN HOMES CORP SILVERCREST	\$122,000.00 \$220,000.00 07/07/2017	LAY8622 21ST MORTGAGE PRESTIGE MANUFACTURE HOMES	13.5 60 12.8333 56	1528.67 \$143.92
11662 N HAM LN #25 LODI	01/01/1974 PARK MANOR PARK MANOR	\$16,100.00 \$5,000.00 07/07/2017	LAV4560	11.8333 57.3333 11.8333 63.5	1429.86 \$3.50



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1085 TASMAN DR #424 SUNNYVALE	09/23/2015 CHAMPION HOME BUILDERS INC CREEKSIDE MANOR	\$165,707.00 \$320,000.00 06/28/2017	LBM5473 21ST MORTGAGE PRESTIGE MANUFACTURE HOMES	11.6667 57 11.6667 58.5	1347.5 \$237.48
1085 TASMAN DR #704 SUNNYVALE	06/25/1997 KARSTEN CO EO SPECIAL	\$120,543.00 \$180,000.00 06/28/2017	LAW5263 HAUG	12.6667 60 12.6667 58.6667	1503.11 \$119.75
1085 TASMAN DR #555 SUNNYVALE	04/24/2017 SKYLINE HOMES INC BROOKSTONE	\$314,913.00 \$314,923.00 06/20/2017	LBN1961 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	12.8333 58 12.8333 59	1501.5 \$209.74
1085 TASMAN DR #370 SUNNYVALE	04/21/1999 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$139,900.00 \$262,000.00 06/16/2017	LBB2812	13.5 56 13.5 56	1512 \$173.28
1085 TASMAN DR #221C SUNNYVALE	12/12/2013 CMH MANUFACTURING WEST INC KARSTEN	\$250,000.00 \$325,000.00 06/15/2017	LBI8430 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	13.5 55 13.5 59	1539 \$211.18
1085 TASMAN DR #781 SUNNYVALE	04/12/2017 SKYLINE HOMES INC BROOKSTONE	\$400,800.00 \$400,800.00 06/07/2017	LBN1935 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	182 720 182 720	262080 \$1.53
1085 TASMAN DR #519 SUNNYVALE	02/25/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$149,900.00 \$270,000.00 06/02/2017	LAZ5324 GLOBAL CREDIT UNION	14.8333 58 15.5 62	1821.33 \$148.24
1085 TASMAN DRIVE #6 SUNNYVALE	04/18/2017 SKYLINE HOMES INC BROOKSTONE	\$270,808.00 \$270,808.00 06/02/2017	LBN2130 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	15.1667 50 15.1667 47.3333	1476.22 \$183.45



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1085 TASMAN DR #222 SUNNYVALE	04/25/2017 SKYLINE HOMES INC BROOKSTONE	\$245,000.00 \$245,000.00 05/26/2017	LBN1739 ADVANTIS CREDIT UNION	15.1667 56 15.1667 56	1698.67 \$144.23
1085 TASMAN DR #71 SUNNYVALE	05/23/2008 CMH MANUFACTURING WEST INC ALLIANCE SERIES	\$52,308.00 \$329,000.00 05/25/2017	LBJ9378 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	13.5 60 14.8333 60	1700 \$193.53
1085 TASMAN DR 133 SUNNYVALE	01/15/1988 BAYSHORE HM CALIF INC BAYSHORE HM	\$73,000.00 \$130,000.00 05/11/2017	LAJ4903 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 54 12 54	1296 \$100.31
1085 TASMAN DR #477 SUNNYVALE	02/06/1997 DELAWARE WESTERN HM CORP SILVERCREST	\$118,300.00 \$240,000.00 05/01/2017	LAW1134 ADVANTIS CREDIT UNION	12.8333 58.6667 13.5 60	1562.89 \$153.56
1085 TASMAN DR #27 SUNNYVALE	02/10/2009 SKYLINE HOMES INC WOODFIELD DESIGNER	\$195,000.00 \$288,000.00 04/27/2017	LBK7751 PAM'S HOMES, INC.	15.1667 60 15.1667 60	1820 \$158.24
1085 TASMAN DR #75					

SUNNYVALE	02/27/2017	\$399,000.00	LBN1638	15.1667 60	1820
	SKYLINE HOMES INC	\$399,000.00		15.1667 60	\$219.23
	BROOKSTONE	04/25/2017	ALLIANCE MANUFACTURED HOMES INC		
1085 TASMAN DR #456	08/04/2000	\$171,100.00	LBB7727	13.5 56	1397.67
SUNNYVALE	DELAWARE WESTERN HOMES CORP	\$250,000.00		12.8333 50	\$178.87
	SILVERCREST	04/25/2017	ALLIANCE MANUFACTURED HOMES INC		
1085 TASMAN DR #800	01/01/1976	\$30,100.00	AAF4349	12 62	1488
SUNNYVALE	DUALWIDE	\$159,500.00	TRAN	12 62	\$107.19
		04/24/2017	BURKE MOBILEHOME SALES		
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1085 TASMAN DR #551	06/19/1998	\$121,000.00	LAY5591	13.5 60	1528.67
SUNNYVALE	DELAWARE WESTERN HOMES CORP	\$239,000.00		12.8333 56	\$156.35
	SILVERCREST	04/21/2017	COMMUNITY WEST BANK NA ADVANTAGE HOMES		
	Original	Resale			
Total	\$13,402,635.00	\$17,265,377.00			
Average	\$206,194.38	\$265,621.18			
Max	\$429,000.00	\$429,000.00			
Min	\$15,300.00	\$10.00			
Avg \$SqFt	\$123.36	\$161.95			
Avg SqFt	5592	5592			
Number of records	65				

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Park Name : **EL DORADO MP**
 Park : 600 E WEDDELL DR
 Address : SUNNYVALE, CA 94089
 Spaces : 285
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
600 E WEDDELL DR #243 SUNNYVALE	05/27/1999 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$149,000.00 \$269,000.00 03/14/2018	LBB2288 ALLIANCE MANUFACTURED HOMES INC	13.5 56 13.5 56	1512 \$177.91
600 E WEDDELL DR #231 SUNNYVALE	01/21/1994 DELAWARE WESTERN HM CORP SILVERCREST	\$110,000.00 \$289,000.00 03/01/2018	LAS7775 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	12.6667 66 13.3333 66	1716 \$168.41
600 E WEDDELL DR #202 SUNNYVALE	12/29/2008 DELAWARE WESTERN HOMES CORP SILVERCREST	\$263,625.00 \$340,000.00 02/23/2018	LBB1918 21ST MORTGAGE CORPORATION	11.8333 56 9.8333 56 11.8333 62	1947 \$174.63
600 E WEDDELL DR #97 SUNNYVALE	02/23/2016 HALLMARK-SOUTHWEST CORP HALLMARK	\$200,000.00 \$200,000.00 12/29/2017	LBN3738 MODULAR LIFESTYLES INC	9.8333 48 9.8333 48	944 \$211.86
600 E WEDDELL DR #84 SUNNYVALE	12/01/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$124,552.00 \$220,000.00 11/13/2017	LBA5413 21ST MORTGAGE CORPORATION ALLIANCE MANUFACTURED HOMES INC	11.8333 53 11.8333 48	1195.17 \$184.07
600 E WEDDELL DR #61 SUNNYVALE	01/01/1979 FAR WEST HOMES FARWEST	\$24,500.00 \$138,000.00 11/08/2017	AAB6992 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	10 54 10 54	1080 \$127.78
600 E WEDDELL DR #275 SUNNYVALE	11/05/1985 FAR WEST HMS INC FAR WEST	\$60,000.00 \$166,000.00 10/18/2017	LAH1529 UNITED BANK C/O TRIAD FINANCIA	12 56 12 52	1296 \$127.31
600 E WEDDELL DR #212 SUNNYVALE	04/26/2001 FLEETWOOD HOMES CA INC SANDALWOOD	\$242,635.00 \$295,000.00 09/29/2017	LBC9318 CUBBL DIV OF SAN ANTONIO FEDER ALLIANCE MANUFACTURED HOMES INC	11.75 49.3333 11.75 60 11.75 60	1989.67 \$148.27



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600 E WEDDELL DR #248 SUNNYVALE	08/13/1990 GOLDEN WEST GOLDEN WEST	\$112,000.00 \$253,000.00 09/28/2017	LAM7451 MAPS CREDIT UNION	14 56 14 56	1568 \$161.35
600 E WEDDELL AVE #233 SUNNYVALE	06/30/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$120,966.00 \$250,000.00 09/25/2017	LBG3771 ALLIANCE MANUFACTURED HOMES INC	13.5 55.6667 12.8333 54.6667	1453.06 \$172.05
600 E WEDDELL DR #27 SUNNYVALE	01/19/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$192,700.00 \$270,000.00 09/25/2017	LBC5418 GEORGIA BANKING COMPANY	12.8333 58 12.8333 62	1540 \$175.32
600 E WEDDELL DR #47 SUNNYVALE	12/14/1999 FLEETWOOD HOMES CA INC LAKE SPRINGS	\$133,225.00 \$192,500.00 07/18/2017	LBB7781 21ST MORTGAGE CORP NEW HORIZON MOBILEHOMES	9.8333 56 9.8333 48	1022.67 \$188.23

600 E WEDDELL DR #127	01/01/1972 US FINANCAL SALEM HOUSE	\$8,300.00 \$129,000.00 07/17/2017	AAD2547	12 62	744 \$173.39
SUNNYVALE					
600 E WEDDELL DR SP 206	08/28/2014 SKYLINE HOMES INC BROOKSTONE	\$271,015.00 \$329,000.00 07/13/2017	LBM1654 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	15.1667 60 15.1667 60	1820 \$180.77
SUNNYVALE					
600 E WEDDELL DR #17	04/21/1998 FLEETWOOD HOMES OF CALIF. INC STONE CREEK	\$165,900.00 \$205,000.00 07/12/2017	LAY7598	12.8333 64 12.8333 60	1591.33 \$128.82
SUNNYVALE					
600 E WEDDELL DR #71	05/25/1990 HM SYSTEMS INC BAYWOOD	\$94,800.00 \$217,000.00 07/06/2017	LAM7349 PAM'S HOMES, INC.	12 56 12 52	1296 \$167.44
SUNNYVALE					



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600 E WEDDELL DR 43	11/29/1991 GOLDEN WEST HM GOLDEN WEST	\$126,000.00 \$200,000.00 06/21/2017	LAZ5055 21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	14 60 14 56	1624 \$123.15
SUNNYVALE					
600 E WEDDELL DR #187	04/13/2017 SKYLINE HOMES INC BROOKSTONE	\$330,556.00 \$330,556.00 06/16/2017	LBN1952 NORMAN TOM LEE AND SHARON CHRI ALLIANCE MANUFACTURED HOMES INC	15.1667 51 13.5 52	1475.5 \$224.03
SUNNYVALE					
600 E WEDDELL DR #44	03/15/2000 FLEETWOOD HOMES OF CALIF. INC ANNIVERSARY	\$175,352.00 \$200,000.00 06/02/2017	LBB6224 21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	13.3333 56 13.3333 56	1493.33 \$133.93
SUNNYVALE					
600 E WEDDELL DR #35	04/01/1997 FLEETWOOD HM INC SUNCREST	\$0.00 \$110,000.00 05/19/2017	LBB1137	11.75 52 11.75 52	1222 \$90.02
SUNNYVALE					
600 E WEDDELL DR #225	01/28/1994 DELAWARE WESTERN HM CORP SILVERCREST	\$99,900.00 \$239,000.00 05/02/2017	LAS7877 CORREA	11.8333 56 11.8333 64	1420 \$168.31
SUNNYVALE					

	Original	Resale
Total	\$3,005,026.00	\$4,841,056.00
Average	\$143,096.48	\$230,526.48
Max	\$330,556.00	\$340,000.00
Min	\$0.00	\$110,000.00
Avg \$SqFt	\$97.24	\$162.24
Avg SqFt	1426	1426
Number of records	21	

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Park Name : **FAIROAKS MOBILE LODGE**
 Park : 590 AHWANEE
 Address : SUNNYVALE, CA 94086
 Spaces : 102
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
580 AHWANEE #91 SUNNYVALE	12/19/2017 KARSTEN HOMES CLAYTON	\$72,753.00 \$72,753.00 12/29/2017	LBN4070 CLAYTON HOMES	9.83333 48 9.83333 48	944 \$77.07
580 AHWANEE AVE #96 SUNNYVALE	03/04/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$103,900.00 \$144,999.00 10/26/2017	LAZ5393 21ST MORTGAGE CORPORATION	10.1667 52 10.1667 52	1057.33 \$137.14
580 AHWANEE AVE #3 SUNNYVALE	11/21/1997 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$86,000.00 \$102,000.00 09/29/2017	LAY8438 REALTY WORLD TODD SU & COMPANY, INC.	9.83333 52 9.83333 56	1062 \$96.05
580 AHWANEE AVE #64 SUNNYVALE	01/01/1979 GOLDEN WEST CALYPSO	\$25,700.00 \$95,000.00 07/25/2017	AAX2872 21ST MORTGAGE CORPORATION REALTY WORLD TODD SU & COMPANY, INC.	10 48 10 48	960 \$98.96
580 AHWANEE AVE #21 SUNNYVALE	01/01/1976 DUALWIDE DUALWIDE	\$24,100.00 \$109,000.00 06/23/2017	AAE7733	12 52 12 52	1248 \$87.34
580 AHWANEE AVE #12 SUNNYVALE	02/28/1997 DELAWARE WESTERN HM CO SILVERCREST	\$81,100.00 \$163,000.00 06/23/2017	LAW5203 ADVANTIS CREDIT UNION	9.83333 56 9.83333 56	1101.33 \$138.92



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	Original	Resale
Total	\$393,553.00	\$676,752.00
Average	\$65,592.17	\$112,792.00
Max	\$103,900.00	\$153,000.00
Min	\$24,100.00	\$72,753.00
Avg \$SqFt	\$62.67	\$105.91
Avg SqFt	1062	1062
Number of records	6	

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Park Name : **FOX HOLLOW MHP**
 Park : 690 PERSIAN DR
 Address : SUNNYVALE, CA 94089
 Spaces : 99
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
690 PERSIAN DR #27 SUNNYVALE	12/15/2017 SKYLINE HOMES INC BROOKSTONE	\$366,470.00 \$366,470.00 02/28/2018	LBN4062 MAPS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	15.1667 59 15.1667 59	1789.67 \$204.77
690 PERSIAN DR #38 SUNNYVALE	01/01/1977 BENDIX BENDIX	\$9,100.00 \$70,000.00 02/23/2018	LAY3238	12 60 12 60	1440 \$48.61
690 PERSIAN DR #79 SUNNYVALE	01/01/1977 AMERICAN HERITAGE AMER HERITAGE	\$36,500.00 \$149,500.00 11/01/2017	AAL5878 21ST MORTGAGE CORPORATION	12 64 12 64	1536 \$97.33
690 PERSIAN DR #57 SUNNYVALE	08/02/2017 SKYLINE HOMES INC BROOKSTONE	\$243,500.00 \$243,500.00 10/06/2017	LBN4294 ALLIANCE MANUFACTURED HOMES INC	15.1667 58 15.1667 58	1759.33 \$138.40
690 PERSIAN DR #59 SUNNYVALE	01/01/1977 PACIFIC LIVING SYSTEMS LA JOLLA	\$37,300.00 \$110,000.00 09/22/2017	AAR4569	12 62 10 32 12 62	1808 \$60.84
690 PERSIAN DR #34 SUNNYVALE	01/01/1977 SILVERCREST SILVERCREST	\$30,500.00 \$170,000.00 09/15/2017	AAD2378 21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	12 60 8 60 12 60	1920 \$88.54
690 PERSIAN DR #6 SUNNYVALE	01/01/1977 GUERDON DUALWIDE	\$35,100.00 \$147,500.00 09/05/2017	AAT1004 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 60 12 60	1440 \$102.43
690 PERSIAN DR #45 SUNNYVALE	01/01/1977 LANCER HM INC LANCER	\$27,799.00 \$125,000.00 08/08/2017	LAV4894 REALTY WORLD TODD SU & COMPANY, INC.	10 47 12 60 12 60	1910 \$65.45



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	Original	Resale
Total	\$786,269.00	\$1,381,970.00
Average	\$98,283.62	\$172,746.25
Max	\$366,470.00	\$366,470.00
Min	\$9,100.00	\$70,000.00
Avg \$SqFt	\$56.09	\$100.80
Avg SqFt	1700	1700
Number of records	8	

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Park Name : **MARY MANOR MOBILE ESTATES**

Park : 125 N MARY AVE


Address : SUNNYVALE, CA 94086

Spaces : 116

From : 4/19/2017 to 4/19/2018

Report date : 4/19/2018


Address City	Mfg Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
125 N MARY AVE #78 SUNNYVALE	09/07/2017 SKYLINE HOMES INC BROOKSTONE	\$188,608.00 \$188,608.00 10/26/2017	LBN4535 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	15.1667 61 15.1667 58.3333	1809.89 \$104.21
125 N MARY AVE #4 SUNNYVALE	08/28/2007 THE ANDREW KARSTEN CO INC ALLIANCE SERIES	\$250,000.00 \$365,000.00 09/29/2017	LBJ8893 PAM'S HOMES, INC.	11.8333 60 9.83333 54 11.8333 54	1880 \$194.15
125 N MARY AVE #78 SUNNYVALE	01/01/1973 DUALWIDE DUALWIDE	\$22,900.00 \$189,000.00 07/24/2017	LAX5310 COMMUNITY WEST BANK NA	12 62 12 62	1488 \$127.02
125 N MARY AVE 60 SUNNYVALE	05/05/1994 SKYLINE WOODMANOR	\$57,725.00 \$290,000.00 06/23/2017	LAV1655 21ST MORTGAGE CORPORATION ALLIANCE MANUFACTURED HOMES INC	12 60 12 60	1440 \$201.39
125 N MARY AVE #18 SUNNYVALE	04/07/2017 CHAMPION HOME BUILDERS INC SILVERCREST	\$420,000.00 \$420,000.00 06/19/2017	LBN2399 COMMUNITY WEST BANK NA ADVANTAGE HOMES	13.3333 58 13.3333 58	1546.67 \$271.55
125 N MARY AVE #67 SUNNYVALE	07/06/1989 FLEETWOOD BARRINGTON	\$92,500.00 \$235,000.00 06/19/2017	LAP8576 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	12 56 12 56	1344 \$174.85
125 N MARY AVE #14 SUNNYVALE	01/25/2007 FLEETWOOD HOMES OF CALIF. INC WATERFORD	\$178,641.00 \$279,900.00 04/24/2017	LBJ1180 REALTY WORLD TODD SU & COMPANY, INC.	13.3333 60 13.3333 60	1600 \$174.94



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	Original	Resale
Total	\$1,210,374.00	\$1,967,508.00
Average	\$172,910.57	\$281,072.57
Max	\$420,000.00	\$420,000.00
Min	\$22,900.00	\$188,608.00
Avg \$SqFt	\$106.38	\$178.30
Avg SqFt	1587	1587
Number of records	7	

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Park Name : **PLAZA DEL REY**
 Park : 1225 VIENNA DR
 Address : SUNNYVALE, CA 94089
 Spaces : 800
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1225 VIENNA DR SP 974 SUNNYVALE	10/21/2013 CMH MANUFACTURING WEST INC KARSTEN	\$364,610.00 \$360,000.00 02/23/2018	LBL7576 ADVANTIS CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	11.8333 44 9.83333 44 12.8333 61	1736.17 \$207.35
1225 VIENNA DR #335 SUNNYVALE	05/04/1995 GOLDEN WEST HM GOLDEN WEST	\$127,650.00 \$267,500.00 01/11/2018	LAU3942 21ST MORTGAGE CORPORATION	11.8333 61.3333 11.8333 60 11.8333 46	1980.11 \$135.09
1225 VIENNA DR #52 SUNNYVALE	08/02/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$201,000.00 \$210,000.00 12/29/2017	LBD5974 PAM'S HOMES, INC.	15.5 61 14.8333 61	1850.33 \$113.49
1225 VIENNA DR #57 SUNNYVALE	07/25/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$234,000.00 \$260,000.00 12/29/2017	LBD1872 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	14.8333 61.6667 14.8333 55.6667	1740.44 \$149.39
1220 VIENNA DR SP 701 SUNNYVALE	11/18/2005 DELAWARE WESTERN HOMES CORP SILVERCREST	\$228,000.00 \$276,000.00 12/28/2017	LBI1266 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	14.8333 54 15.5 62	1762 \$156.07
1225 986 VIENNA DR SUNNYVALE	09/09/1981 GOLDEN WEST HOMES IMMOBILE	\$66,340.00 \$255,000.00 12/27/2017	LAA3391 CREDIT HUMAN FEDERAL CREDIT UN	12 16.1667 12 64 12 44	1490 \$171.14
1220 VIENNA DR #470 SUNNYVALE	12/14/2007 PALM HARBOR HOMES INC PALM HARBOR	\$246,000.00 \$289,000.00 12/22/2017	LBJ7416 GLOBAL CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	15 60 15 60	1800 \$160.56
1225 VIENNA DR SP 299 SUNNYVALE	07/26/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$168,100.00 \$255,000.00 12/20/2017	LBC1162 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	13.5 60 12.8333 58.6667	1562.89 \$163.16



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1225 VIENNA DR #669 SUNNYVALE	06/14/2005 PALM HARBOR HOMES INC PALM HARBOR	\$245,928.00 \$235,000.00 12/18/2017	LBH4488 GLOBAL CREDIT UNION PAM'S HOMES, INC.	13.5 64 13.5 64	1728 \$136.00
1225 VIENNA DR #928 SUNNYVALE	01/01/1981 GOLDEN WEST HOMES IMMOBILE	\$58,890.00 \$250,000.00 12/15/2017	LAA6048 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 64 12 64	1536 \$162.76
1225 VIENNA DR #165 SUNNYVALE	03/31/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$169,900.00 \$260,000.00 12/12/2017	LBB3419 21ST MORTGAGE CORPORATION	13.5 60 12.8333 60	1580 \$158.23
1225 VIENNA DR SP 265 SUNNYVALE	10/26/2005 DELAWARE WESTERN HOMES CORP SILVERCREST	\$236,000.00 \$262,000.00 12/08/2017	LBI1766 COMMUNITY WEST BANK N A ALLIANCE MANUFACTURED HOMES INC	13.3333 54 15.3333 60	1640 \$159.76
1225 VIENNA DR #181 SUNNYVALE	04/24/1990 FLEETWOOD HM INC BARRINGTON	\$79,000.00 \$225,000.00 11/30/2017	LAM7303 MAPS CREDIT UNION PAM'S HOMES, INC.	11.6667 60 9.83333 38.6667 11.6667 56	1733.56 \$129.79
1225 VIENNA DR #150 SUNNYVALE	01/01/1972 SHERATON SHERATON	\$15,300.00 \$80,000.00 11/30/2017	AAE3906	12 60 12 60	1440 \$55.56
1225 VIENNA DR #92 SUNNYVALE	01/01/1973 SEACREST SEACREST	\$14,500.00 \$80,000.00 11/30/2017	AAT1101	12 56 12 56	1344 \$59.52

1225 VIENNA DR #437	06/29/2006	\$243,550.00	LBI8999	9.83333 55	1913.33
SUNNYVALE	PALM HARBOR HOMES INC	\$280,000.00		9.83333 61	\$146.34
	PALM HARBOR	11/27/2017	PAM'S HOMES, INC.	12.6667 61	



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1225 VIENNA DR #449	01/01/1973	\$17,399.00	LBH1821	12 61	1464
SUNNYVALE	DOMUS	\$150,000.00		12 61	\$102.46
		11/20/2017	ADVANTAGE HOMES		
1225 VIENNA DR #35	12/11/2002	\$201,375.00	LBE8479	13.6667 60	1640
SUNNYVALE	PALM HARBOR HOMES INC	\$249,000.00	21ST MORTGAGE CORPORATION	13.6667 60	\$151.83
	PALM HARBOR	11/16/2017	PAM'S HOMES, INC.		
1220 VIENNA DR #515	08/17/2005	\$222,500.00	LBH6520	14.8333 60	1720.67
SUNNYVALE	DELAWARE WESTERN HOMES CORP	\$295,000.00	21ST MORTGAGE CORPORATION	14.8333 56	\$171.45
	SILVERCREST	11/09/2017	PAM'S HOMES, INC.		
1225 VIENNA DR #288	02/23/1994	\$104,500.00	LAS7784	13.3333 60	1543.11
SUNNYVALE	DELAWARE WESTERN HM CORP	\$239,000.00	21ST MORTGAGE CORP	12.6667 58.6667	\$154.88
	SILVERCREST	11/03/2017			
1225 VIENNA DR #119	01/01/1972	\$16,000.00	ABA2039	12 61	1464
SUNNYVALE	HOLIDAY	\$119,000.00		12 61	\$81.28
		10/31/2017	ALLIANCE MANUFACTURED HOMES INC		
1225 VIENNA DR #943	01/01/1981	\$60,005.00	LAA6462	12 64	1296
SUNNYVALE	GOLDEN WEST HOMES	\$240,000.00		12 44	\$185.19
	IMMOBILE	10/30/2017	PAM'S HOMES, INC.		
1225 VIENNA DR #80	03/12/1999	\$87,897.00	LAZ6172	14.8333 59	1616.83
SUNNYVALE	DELAWARE WESTERN HOMES CORP	\$219,000.00		14.8333 50	\$135.45
	SILVERCREST	10/26/2017			
1225 VIENNA DR #131	10/26/1998	\$168,000.00	LAY8962	13.5 60	1512
SUNNYVALE	THE ANDREW KARSTEN CO INC	\$269,000.00	LYNCH	13.5 52	\$177.91
	E&O SPECIAL	10/26/2017			



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1225 VIENNA DR #951	08/14/1981	\$68,725.00	LAA4402	12 64	1490
SUNNYVALE	GOLDEN WEST	\$236,500.00		12 44	\$158.72
	IMMOBILE	10/25/2017		12 16.1667	
1225 VIENNA DR #310	01/01/1972	\$16,500.00	AAB5164	12 60	1440
SUNNYVALE	PATRICIAN	\$130,000.00	CUFBL A DIVISION OF SAN ANTONI	12 60	\$90.28
		10/24/2017	PAM'S HOMES, INC.		
1225 VIENNA DR #29	01/21/2011	\$210,000.00	LBK9538	15.1667 62	1880.67
SUNNYVALE	SKYLINE HOMES INC	\$289,000.00	CREDIT HUMAN FEDERAL CREDIT UN	15.1667 62	\$153.67
	COTTAGE PARK	10/24/2017			
1225 VIENNA DR #990	06/11/1991	\$91,000.00	LAR9660	10 56	1120
SUNNYVALE	GOLDEN WEST HM	\$182,160.00	UNITED BANK	10 56	\$162.64
	GOLDEN WEST	10/20/2017	ALLIANCE MANUFACTURED HOMES INC		
125 VIENNA DR #649	08/09/2001	\$199,000.00	LBD3099	13.5 60	1562.89
SUNNYVALE	DELAWARE WESTERN HOMES CORP	\$261,888.00		12.8333 58.6667	\$167.57
	SILVERCREST	10/20/2017			
1225 VIENNA DR #390	01/01/1972	\$14,100.00	ABE3734	12 56	1344
SUNNYVALE	WICK BLDG	\$125,000.00	21ST MORTGAGE CORP	12 56	\$93.01
	WICKSHIRE	10/11/2017	PAM'S HOMES, INC.		
1225 VIENNA DR #317	01/01/1973	\$8,900.00	AAE7766	12 60	1440
SUNNYVALE	SILVERCREST	\$125,000.00		12 60	\$86.81
	SILVERCREST	10/06/2017			
1225 VIENNA DR #983	01/01/1981	\$56,075.00	LAA4650	12 44	1296
SUNNYVALE	GOLDEN WEST HOMES	\$235,000.00		12 64	\$181.33
	IMMOBILE	09/26/2017			

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1225 VIENNA DR #375 SUNNYVALE	02/04/2005 PALM HARBOR HOMES INC PALM HARBOR	\$232,000.00 \$327,000.00 09/22/2017	LBH7052 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	13.5 64 13.5 64	1728 \$189.24
1220 VIENNA DR #547 SUNNYVALE	08/26/2016 CHAMPION HOME BUILDERS INC CREEKSIDE MANOR	\$185,500.00 \$185,500.00 09/15/2017	LBN4307 GREEN GALAXY HOMES, INC.	15 64 15 64	1920 \$96.61
1225 VIENNA DR #440 SUNNYVALE	05/12/2004 PALM HARBOR HOMES INC PALM HARBOR	\$243,852.00 \$282,888.00 09/14/2017	LBG2133 MAPS CREDIT UNION PAM'S HOMES, INC.	9.83333 55 12.6667 61 9.83333 61	1913.33 \$147.85
6601 EUCALYPTUS DR SP 291 BAKERSFIELD	01/01/1974 CLAYTON HOMES INC WOODLAND	\$16,500.00 \$7,000.00 09/12/2017	LAN3171	10 54 10 54	1080 \$6.48
1225 VIENNA DR #175 SUNNYVALE	03/07/2005 PALM HARBOR HOMES INC PALM HARBOR	\$199,942.00 \$239,000.00 09/11/2017	LBH3589 CUFBL DIV OF SAN ANTONIO FEDER PAM'S HOMES, INC.	13.5 60 13.5 60	1620 \$147.53
1220 VIENNA DR #526 SUNNYVALE	05/25/2000 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$209,136.00 \$260,000.00 09/06/2017	LBB4526 MAPS CREDIT UNION PAM'S HOMES, INC.	13.5 60 13.5 58.6667	1602 \$162.30
1225 VIENNA DR #16 SUNNYVALE	01/11/1990 FLEETWOOD HM BARRINGTON	\$100,836.00 \$184,000.00 08/31/2017	LAM7254	11.6667 62.6667 11.6667 62.6667	1462.22 \$125.84
1220 VIENNA DR #472 SUNNYVALE	03/10/1973 LIVING CONCEPTS IND INC URBAN	\$20,500.00 \$167,000.00 08/31/2017	LBJ4756 21ST MORTGAGE CORPORATION	12 67 12 67	1608 \$103.86

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1225 VIENNA DR #415 SUNNYVALE	08/19/2009 CHAMPION HOME BUILDERS COMPANY INFINITY LTD	\$111,600.00 \$205,000.00 08/31/2017	LBK3652	13.3333 60 13.3333 60	1600 \$128.13
1225 VIENNA DR #293 SUNNYVALE	01/01/1972 GOLDEN WEST GOLDEN WEST	\$14,100.00 \$140,000.00 08/29/2017	LAL1264 CREDIT HUMAN FEDERAL CREDIT UN REALTY WORLD TODD SU & COMPANY, INC.	12 60 12 60	1440 \$97.22
1225 VIENNA DR #85 SUNNYVALE	03/05/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$192,200.00 \$286,888.00 08/28/2017	LBF9495 MAPS CREDIT UNION PAM'S HOMES, INC.	15.5 60 14.8333 54	1731 \$165.74
1225 VIENNA DR #971 SUNNYVALE	01/01/1981 GOLDEN WEST HOMES IMMOBILE	\$68,230.00 \$225,000.00 08/25/2017	LAC4835 PAM'S HOMES, INC.	12 44 12 44 12 16,1667	1250 \$180.00
1225 VIENNA DR #381 SUNNYVALE	01/31/2001 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$258,523.00 \$263,000.00 08/23/2017	LBC4954 PAM'S HOMES, INC.	13.5 60 15.5 58.6667	1719.33 \$152.97
1225 VIENNA DR #182 SUNNYVALE	02/08/2007 THE ANDREW KARSTEN CO INC CHATEAU SERIES	\$198,024.00 \$220,000.00 08/18/2017	LBJ1724 CUFBL DIV OF SAN ANTONIO FEDER	13.5 60 13.5 60	1620 \$135.80
1220 VIENNA DR #549 SUNNYVALE	01/01/1989 HOLIDAY HOUSE HOLIDAY HOUSE	\$14,100.00 \$100,000.00 08/15/2017	ABD5345 21ST MORTGAGE CORPORATION ADVANTAGE HOMES	12 56 12 56	1344 \$74.40
1225 VIENNA DR #655 SUNNYVALE	10/18/2004 PALM HARBOR HOMES INC PALM HARBOR	\$291,000.00 \$300,000.00 08/11/2017	LBH2441 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	13.5 43 13.5 43 13.5 64	2025 \$148.15

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1225 VIENNA DR #452	08/31/2001	\$200,000.00	LBD7778	14.8333 55	1720.67
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$255,000.00 08/10/2017	ORION FEDERAL CREDIT UNION ALLIANCE MANUFACTURED HOMES INC	14.8333 61	\$148.20
1225 VIENNA DR #5	11/29/2007	\$235,194.00	LBJ6783	13.5 58	1566
SUNNYVALE	PALM HARBOR HOMES INC PALM HARBOR	\$250,000.00 07/31/2017	PAM'S HOMES, INC.	13.5 58	\$159.64
1220 VIENNA DR #538	05/18/2000	\$79,950.00	LBA9782	13.5 60	1562.89
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$230,000.00 07/26/2017	GLOBAL CREDIT UNION ADVANTAGE HOMES	12.8333 58.6667	\$147.16
1225 VIENNA DR #644	10/29/1996	\$125,211.00	LAU4081	12.6667 58.6667	1503.11
SUNNYVALE	KARSTEN CO VILLA	\$243,000.00 07/26/2017	COMMUNITY WEST BANK NA PAM'S HOMES, INC.	12.6667 60	\$161.66
1225 VIENNA DR #195	11/05/1998	\$144,900.00	LAZ5229	13.5 60	1562.89
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$199,500.00 07/21/2017	COMMUNITY WEST BANK NA REALTY WORLD TODD SU & COMPANY, INC.	12.8333 58.6667	\$127.65
1225 VIENNA DR #641	05/25/2000	\$208,793.00	LBB5820	13.5 60	1740
SUNNYVALE	THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$230,000.00 07/20/2017	ADVANTIS CREDIT UNION PAM'S HOMES, INC.	15.5 60	\$132.18
1225 VIENNA DR #198	02/27/2017	\$349,900.00	LBN2282	15.1667 60.6667	1820
SUNNYVALE	CHAMPION HOME BUILDERS INC SILVERCREST	\$349,900.00 07/19/2017	ADVANTAGE HOMES	14.8333 60.6667	\$192.25
1220 VIENNA DR SP 697	08/10/2000	\$229,000.00	LBB9871	13.5 60	1562.89
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$230,000.00 07/14/2017	21ST MORTGAGE CORPORATION	12.8333 58.6667	\$147.16



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1225 VIENNA DR #202	09/18/2007	\$215,000.00	LBJ9014	14 58.3333	1652
SUNNYVALE	SKYLINE HOMES INC WOODFIELD LIMITED	\$241,500.00 07/14/2017	PAM'S HOMES, INC.	14 59.6667	\$146.19
1220 VIENNA DR 680	06/25/2003	\$165,995.00	LBF2325	12 60	1424
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$265,000.00 07/13/2017	GLOBAL CREDIT UNION PAM'S HOMES, INC.	12 58.6667	\$186.10
1225 VIENNA DR #434	05/24/1996	\$105,650.00	LAU4047	13.5 60	1562.89
SUNNYVALE	DELAWARE WESTERN HM CORP SILVERCREST	\$200,000.00 07/07/2017	21ST MORTGAGE CORPORATION REALTY WORLD TODD SU & COMPANY, INC.	12.8333 58.6667	\$127.97
1220 VIENNA DR SP 695	06/22/2000	\$195,000.00	LBB5181	14.8333 54	1691
SUNNYVALE	DELAWARE WESTERN HOMES CORP SILVERCREST	\$264,900.00 07/07/2017	PAM'S HOMES, INC.	14.8333 60	\$156.65
1225 VIENNA DR #969	08/19/2008	\$386,488.00	LBK1235	13.5 43	2025
SUNNYVALE	PALM HARBOR HOMES INC PALM HARBOR	\$410,000.00 06/30/2017	PAM'S HOMES, INC.	13.5 43	\$202.47
1225 VIENNA DR #931	09/14/2007	\$251,329.00	LBJ6239	14.6667 60	1760
SUNNYVALE	PALM HARBOR HOMES INC PALM HARBOR	\$295,000.00 06/29/2017		14.6667 60	\$167.61
1225 VIENNA DR #153	01/01/1972	\$15,700.00	AAX7649	12 52	1248
SUNNYVALE	SILVERCREST SIGNATURE	\$98,000.00 06/26/2017		12 52	\$78.53
1225 VIENNA DR SP 908	01/01/1981	\$57,045.00	LAC4841	12 64	1296
SUNNYVALE	GOLDEN WEST HOMES IMMOBILE	\$270,000.00 06/23/2017	21ST MORTGAGE CORPORATION PAM'S HOMES, INC.	12 44	\$208.33





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1225 VIENNA DR #401	01/01/1972	\$16,900.00	AAX6016	12 60	1440
SUNNYVALE	SKYLINE BUDDY	\$124,000.00 06/23/2017	EVANS AND O'BRIEN TRUST 050399 PAM'S HOMES, INC.	12 60	\$86.11
1225 VIENNA DR #125				15.1667 60	1820
SUNNYVALE				15.1667 60	\$202.75

	01/30/2015 SKYLINE HOMES INC BROOKSTONE	\$339,000.00 \$369,000.00 06/05/2017	LBM3869 COMMUNITY WEST BANK N A ALLIANCE MANUFACTURED HOMES INC		
1225 VIENNA DR #282 SUNNYVALE	07/28/2003 PALM HARBOR HOMES INC PALM HARBOR	\$214,031.00 \$288,800.00 05/31/2017	LBF2576 ADVANTAGE HOMES	9.83333 55 11 61 9.83333 61	1811.67 \$159.41
1225 VIENNA DR SP 154 SUNNYVALE	01/31/2011 SKYLINE HOMES INC BROOKSTONE	\$196,967.00 \$223,000.00 05/26/2017	LBK7947 CUBFL DIV OF SAN ANTONIO FEDER PAM'S HOMES, INC.	14 56 14 56	1568 \$142.22
1220 VIENNA DR #508 SUNNYVALE	09/20/1993 GOLDEN WEST HM GOLDENWEST	\$144,845.00 \$236,000.00 05/16/2017	LAS7726 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12.5 56.6667 12.5 56.6667	1416.67 \$166.59
1225 VIENNA DR SP 278 SUNNYVALE	01/14/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$164,900.00 \$210,000.00 05/12/2017	LAZ3696 PAM'S HOMES, INC.	14.8333 54 15.5 62	1762 \$119.18
1225 VIENNA DR #142 SUNNYVALE	04/22/1994 SKYLINE HM INC OAK MANOR	\$98,807.00 \$200,000.00 05/10/2017	LAU3614 21ST MORTGAGE CORPORATION ADVANTAGE HOMES	13 60 13 60	1560 \$128.21
1225 VIENNA DR SP 948 SUNNYVALE	07/06/1981 GOLDEN WEST HOMES IMMOBILE	\$57,305.00 \$234,600.00 05/05/2017	LAA4754 PAM'S HOMES, INC.	12 64 12 44	1296 \$180.94
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1225 VIENNA DR #111 SUNNYVALE	05/23/2005 PALM HARBOR HOMES INC PALM HARBOR	\$105,000.00 \$227,000.00 04/28/2017	LBH7197 PAM'S HOMES, INC.	13.5 58 13.5 58	1566 \$144.96
1225 VIENNA DR SP 629 SUNNYVALE	01/01/1974 FUQUA CASINO	\$14,900.00 \$130,000.00 04/28/2017	ABA8343 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 56 12 56	1344 \$96.73
1225 VIENNA DR #395 SUNNYVALE	01/31/1984 KAUFMAN/BROAD CANYON CREST	\$36,000.00 \$161,888.00 04/26/2017	LAZ4065 CREDIT HUMAN FEDERAL CREDIT UN PAM'S HOMES, INC.	12 44 12 44	1056 \$153.30
1225 VIENNA DR #117 SUNNYVALE	02/21/2006 PALM HARBOR HOMES INC PALM HARBOR	\$215,000.00 \$255,000.00 04/25/2017	LBI8395 PAM'S HOMES, INC.	13.5 58 13.5 58	1566 \$162.84
1225 VIENNA DR #678 SUNNYVALE	03/11/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$189,900.00 \$260,000.00 04/25/2017	LAZ7891 PAM'S HOMES, INC.	13.5 62 13.5 59 12.8333 45	2211 \$117.59
	Original	Resale			
Total	\$11,355,497.00	\$17,541,312.00			
Average	\$147,473.99	\$227,809.25			
Max	\$386,488.00	\$410,000.00			
Min	\$8,900.00	\$7,000.00			
Avg \$SqFt	\$88.16	\$141.97			
Avg SqFt	1590	1590			
Number of records	77				

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Park Name : **RANCHO LA MESA MHP**
 Park : 1201 SYCAMORE
 Address : TERRACE
 SUNNYVALE, CA 94086
 Spaces : 215
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfg Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1201 SYCAMORE TERRACE #123 SUNNYVALE	01/17/2018 SKYLINE HOMES INC LAURELWOOD ELITE	\$119,429.00 \$119,429.00 03/05/2018	LBN4518 ALLIANCE MANUFACTURED HOMES INC	15.5 40	620 \$192.63
1201 SYCAMORE TERRACE #172 SUNNYVALE	11/03/1998 DELAWARE WESTERN HOMES CORP SILVERCREST	\$89,900.00 \$187,000.00 02/07/2018	LAZ3616 HERBELIN	10 52 10 52	1040 \$179.81
1201 SYCAMORE TERRACE #214 SUNNYVALE	10/30/1998 DELAWARE WESTERN HOMES CORP SILVERCREST	\$115,900.00 \$216,000.00 08/08/2017	LAZ2061 CREDIT HUMAN FEDERAL CREDIT UN	12 56 12 54	1320 \$162.88
1201 SYCAMORE TERRACE #62 SUNNYVALE	05/18/2017 SKYLINE HOMES INC LAURELWOOD ELITE	\$118,429.00 \$118,429.00 07/26/2017	LBN2367	15.4167 44	678.33 \$174.59
1201 SYCAMORE TERRACE #118 SUNNYVALE	01/01/1980 MADISON MADISON	\$26,900.00 \$100,000.00 07/10/2017	ABA7945	10 40 10 40	800 \$125.00
1201 SYCAMORE TERRACE #165 SUNNYVALE	04/27/2017 SKYLINE HOMES INC BROOKSTONE	\$127,020.00 \$127,020.00 06/21/2017	LBN2110	8.83333 44 8.83333 44	777.33 \$163.40
1201 SYCAMORE TERRACE #85 SUNNYVALE	04/27/2017 SKYLINE HOMES INC LAURELWOOD ELITE	\$121,629.00 \$121,629.00 06/21/2017	LBN2108	15.5 44	682 \$178.34
1201 SYCAMORE TERRACE #42 SUNNYVALE	04/28/2000 FLEETWOOD HOMES CA INC WINGATE	\$80,000.00 \$139,000.00 06/01/2017	LBB7009	15.5 47	728.5 \$190.80



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1201 SYCAMORE TERRACE #114 SUNNYVALE	12/20/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$194,900.00 \$250,888.00 04/28/2017	LBI4083 ADVANTAGE HOMES	15.5 52 15.5 39	1410.5 \$177.87
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	Original	Resale
Total	\$994,107.00	\$1,378,395.00
Average	\$110,456.33	\$153,155.00
Max	\$194,900.00	\$250,888.00
Min	\$26,900.00	\$100,000.00
Avg \$SqFt	\$129.42	\$171.70
Avg SqFt	895	895
Number of records	9	

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Park Name : **WILLOW RANCH**
 Park : 1111 MORSE AVE
 Address : SUNNYVALE, CA 94089
 Spaces : 236
 From : 4/19/2017 to 4/19/2018
 Report date : 4/19/2018

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
1111 MORSE AVE #102 SUNNYVALE	08/09/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$217,500.00 \$255,000.00 03/06/2018	LBI6810 ALLIANCE MANUFACTURED HOMES INC	15.5 60 14.8333 52	1701.33 \$149.88
1111 MORSE AVE #149 SUNNYVALE	05/24/2001 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$203,748.00 \$220,000.00 01/09/2018	LBC7378 21ST MORTGAGE CORPORATION	13.5 59 15.5 51	1587 \$138.63
1111 MORSE AVE #2 SUNNYVALE	03/21/2003 DELAWARE WESTERN HOMES CORP SILVERCREST	\$191,055.00 \$260,000.00 01/05/2018	LBE8265 ALLIANCE MANUFACTURED HOMES INC	14.8333 47.6667 14.8333 55.6667	1532.78 \$169.63
1111 MORSE AVE #116 SUNNYVALE	10/19/2017 CHAMPION HOME BUILDERS INC SILVERCREST	\$364,200.00 \$364,200.00 12/29/2017	LBN3968 ADVANTAGE HOMES	15.1667 59 15.1667 59	1789.67 \$203.50
1111 MORSE AVE #25 SUNNYVALE	01/01/1975 LANCER COLONIAL	\$21,300.00 \$145,000.00 11/09/2017	AAN3967	12 61 12 61	1464 \$99.04
1111 MORSE AVE #190 SUNNYVALE	01/01/1975 GOLDEN WEST GOLDEN WEST	\$21,900.00 \$179,000.00 10/27/2017	LBE9700	12 60.6667 12 60.6667	1456 \$122.94
1111 MORSE AVE #224 SUNNYVALE	07/18/2000 THE ANDREW KARSTEN CO INC KARSTEN VILLA	\$191,935.00 \$239,000.00 10/23/2017	LBR6228 COMMUNITY WEST BANK N.A. ALLIANCE MANUFACTURED HOMES INC	13.5 60 15.5 52	1616 \$147.90
1111 MORSE AVE #211 SUNNYVALE	02/09/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$219,000.00 \$215,000.00 10/16/2017	LBI9312 ADVANTIS CREDIT UNION	14.8333 52 15.5 60	1701.33 \$126.37
1111 MORSE AVE #26 SUNNYVALE	01/01/1975 GOLDEN WEST GOLDEN WEST	\$31,500.00 \$157,000.00 10/13/2017	AAF2168 PAM'S HOMES, INC.	12 40 12 40 12 40 12 40	1920 \$81.77
1111 MORSE AVE #66 SUNNYVALE	07/26/2001 DELAWARE WESTERN HOMES CORP SILVERCREST	\$159,900.00 \$218,000.00 06/15/2017	LBD4741 REALTY WORLD TODD SU & COMPANY, INC.	13.5 58.6667 12.8333 57.3333	1527.78 \$142.69
1111 MORSE AVE #167 SUNNYVALE	01/01/1975 DUALWIDE DUALWIDE	\$24,100.00 \$148,000.00 05/24/2017	AAN8282 PAM'S HOMES, INC.	12 60 12 60	1440 \$102.78
1111 MORSE AVE #173 SUNNYVALE	03/08/2017 KARSTEN HOMES KARSTEN	\$279,000.00 \$279,000.00 05/16/2017	LBN1747 COMMUNITY WEST BANK NA ALLIANCE MANUFACTURED HOMES INC	14.8333 56 14.8333 60	1720.67 \$162.15
1111 MORSE AVE 146 SUNNYVALE	01/01/1975 DUALWIDE	\$24,900.00 \$163,000.00 05/01/2017	AAY3145 PAM'S HOMES, INC.	12 64 12 64	1536 \$106.12



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	Original	Resale
Total	\$1,950,038.00	\$2,842,200.00
Average	\$150,002.92	\$218,630.77
Max	\$364,200.00	\$364,200.00
Min	\$21,300.00	\$145,000.00
Avg \$SqFt	\$90.59	\$134.88
Avg SqFt	1615	1615
Number of records	13	

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No decal is linked to the above park details

Park Name : **RANCHERO MOBILE
ESTATES**Park : 900 HENDERSON AVE
Address : SUNNYVALE, CA 94086


Spaces : 94

From : 4/19/2017 to 4/19/2018

Report date : 4/19/2018

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 SANTIAGO FINANCIAL, INC. www.santiagofinancial.com 800-232-3908	Park Name : ALOHA MOBILE VILLAGE Park : 915 E EL CAMINO REAL Address : SUNNYVALE, CA 94086 Spaces : 39 From : 4/19/2017 to 4/19/2018 Report date : 4/19/2018
No decal is linked to the above park details	<i>NO SALES</i>

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No decal is linked to the above park details

Park Name : **THUNDERBIRD
MOBILE ESTATES**
Park : 954 HENDERSON AVE
Address : SUNNYVALE, CA 94806
Spaces : 166
From : 4/19/2017 to 4/19/2018
Report date : 4/19/2018

NO SALES

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APPENDIX 3

Home Price

\$ 234,448

Down Payment

\$ 46,890

20 %

Interest Rate

6.99 % [Reset](#)

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$1,453)
PROPERTY TAXES	(\$152)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

See if you qualify for this home

[Get Pre-Qualified](#)

or

[See today's mortgage rates](#)

Additional Costs

Insurance

You've worked hard for your home.

Let us help you give your home the protection it deserves.

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Local Legal Protections



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Home Price

\$ 297,340

Down Payment

\$ 59,468

20 %

Interest Rate

6.99

%

[Reset](#)

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$1,843)
PROPERTY TAXES	(\$193)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

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Home Price

\$ 233,790

Down Payment

\$ 46,758

20 %

Interest Rate

6.99

%

[Reset](#)

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$1,449)
PROPERTY TAXES	(\$152)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

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Home Price

\$ 172,746

Down Payment

\$ 34,54920 %

Interest Rate

6.99 %Reset

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$1,071)
PROPERTY TAXES	(\$112)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

See if you qualify for this home

Get Pre-Qualified

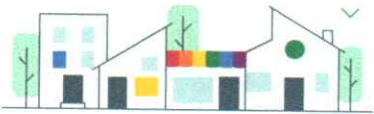
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Price Trends

Real Estate Trends ⓘ

Average Listing Price for 94089	\$309,740	18% below listing price
Median Sale Price for 94089	\$1,050,000	177% above listing price
Average Sale price/sqft for 94089	\$806/sqft	226% above listing price/sqft

[View more Sales Trends in 94089](#)

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Home Price

\$ 220,048

Down Payment

\$ 44,010 20 %

Interest Rate

6.99 % [Reset](#)

Loan Type

20-year fixed ▼



PRINCIPAL & INTEREST	(\$1,364)
PROPERTY TAXES	(\$143)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

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Home Price

\$ 210,938

Down Payment

\$ 42,188

20 %

Interest Rate

6.99

%

[Reset](#)

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$1,307)
PROPERTY TAXES	(\$137)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

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Home Price

\$ 235,125

Down Payment

\$ 47,025 20 %

Interest Rate

6.99 % [Reset](#)

Loan Type

20-year fixed ▼



PRINCIPAL & INTEREST	(\$1,457)
PROPERTY TAXES	(\$153)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

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Home Price	Down Payment
\$ 172,299	\$ 34,460 20 %
Interest Rate	Loan Type
6.99 % Reset	20-year fixed 



PRINCIPAL & INTEREST	(\$1,068)
PROPERTY TAXES	(\$112)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

See if you qualify for this home

Get Pre-Qualified

or

See today's mortgage rates

Additional Costs

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Request Info

Home Price

\$ 87,686

Down Payment

\$ 17,53720 %

Interest Rate

6.99 %Reset

Loan Type

20-year fixed



PRINCIPAL & INTEREST	(\$543)
PROPERTY TAXES	(\$57)
HOME INSURANCE	(\$75)
HOA	(\$0)
MORTGAGE INS. & OTHER	(\$0)

Next Steps:

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Additional Costs

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Request Info

Katherine Hall

From: Momoko Ishijima
Sent: Tuesday, June 05, 2018 4:51 PM
To: Katherine Hall
Subject: FW: Additional Documents Cited In Comment Letter for 4/23/18 Planning Commission on No. 2017-2714 Blue Bonnet Tentative Map Application
Attachments: Additional Documents Cited 04-23-18 -WJC to Sunnyvale Planning Dept ltr. Re No. 2017 -2714.pdf

From: William Constantine [mailto:wconstantinesantacruz@gmail.com]
Sent: Monday, April 23, 2018 12:16 PM
To: Momoko Ishijima <mlshijima@sunnyvale.ca.gov>
Subject: Additional Documents Cited In Comment Letter for 4/23/18 Planning Commission on No. 2017-2714 Blue Bonnet Tentative Map Application

Sunnyvale Planning Commission
Sent via email to: mishijima@sunnyvale.co.gov

Re: Planning Commission Hearing
Monday, April 23, 2018 at 7 PM
File Number: 2017 – 2714
Location: 617 Evelyn Ave. (APN: 209-02-001)
Proposed Project:
Special Development Permit to redevelop the Blue Bonnet Mobile Home Park to a 62 - unit Residential Lots with associated site improvements (net increase of eight units);
Tentative Map to subdivide one lot into 62 lots and three common lots
Applicant/Owner: East Dunne Investors, LLC/ Chein-Nan and Sue Chang trustee

Dear Momoko Ishijima:

Attached are Additional documents cited in my 4/23/18 letter to the Planning Commission on the above matter that I did not include in the first e-mail to keep it size down.. Please also provide these documents to the planning commission along with my letter of earlier today and the documents that I attached with it and include them in the administrative record. Please confirm via return e-mail that you were able to do so

Thank you, Will Constantine

**Additional Documents Cited in January 23, 2018 -
William J. Constantine to Sunnyvale Planning
Commission -Letter on Behalf of the Blue Bonnet
Residents Committee.**

Re: Planning Commission Hearing

Monday, April 23, 2018 at 7 PM

File Number: 2017 – 2714

Location: 617 Evelyn Ave. (APN: 209-02-001)

Proposed Project:

Special Development Permit to redevelop the Blue Bonnet Mobile Home Park to
a 62 - unit Residential Lots with associated site improvements (net increase
of eight units);

Tentative Map to subdivide one lot into 62 lots and three common lots

Applicant/Owner: East Dunne Investors, LLC/ Chein-Nan and Sue Chang trustee

INDEX

1. 7/14/15 - Preliminary Review Application
2. 8/3/15 - Planning PRC Comments
3. 11/13/15 - PRC Review Letter

**William J. Constantine, Attorney
303 Potrero Street, Building # 29, Suite 106
Santa Cruz, California 95060
(831) 420-1238
Fax: (831) 480-5934
E-mail: wconstantinesantacruz@gmail.com**

AR 06086



**City of Sunnyvale
Planning PRC Comments
08/03/2015**

Page 1

Project: 2015-7566 **Plan Submittal:** 1
PRC Date: 07/29/15
Division: Public Works

Address: 617 E EVELYN AV

Description: Preliminary Review for a redevelopment of an existing 54-unit mobile home park with 60 new three-story townhome units with associated site improvements (net increase of six units).

Comments:

If you have any questions about the following comments, please contact Bennett Chun, Civil Engineer, at bchun@sunnyvale.ca.gov or 408-730-7636.

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards. All items listed in this section shall be addressed prior to approval of the project.

- 1) Provide a current (dated within the past 6 months) preliminary title report and supporting reference documents.
- 2) This project shall be subject to, and contingent upon, the approval of a tentative map and recordation of a final map prior to any building permit issuance. The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- 3) Confirm and show the property line and right-of-way limits on both sides of Elm Court
- 4) Along the Evelyn Avenue frontage install 5'x5' wide tree wells (spaced at every 30'), and add a 5' wide sidewalk to the existing sidewalk (10' wide when not next to a tree well).
- 5) Along the Elm Court street frontage install 10' sidewalk with 4'x5' wide tree wells (per City detail 9C-2). Dedicate new right-of-way as needed along Elm unless otherwise directed by the City.
- 6) Provide street tree species *Cinnamomum camphora* (camphor) for the trees in the tree wells in the public right-of-way along the project frontage on E. Evelyn Avenue. Street tree species along Elm will be provided to applicant at a later date.
- 7) Show all easements (to remain and abandoned/quitclaimed) and all new proposed easements (i.e. private sanitary sewer, private storm drain, private water, emergency vehicle access, etc.).
- 8) Any private quitclaim or easement shall be recorded prior to map approval.
- 9) Please provide a street and building section that shows the proposed physical improvements, the existing and proposed right-of-way line, existing and proposed easements.
- 10) Label to upgrade the existing fire hydrant to a Clow model 865.
- 11) Provide a Trash Management Plan and size the trash enclosures, with



**City of Sunnyvale
Planning PRC Comment
08/03/2016**

Page 2

appropriate features, per the attached Solid Waste & Recycling Residential Guidelines.

12) Provide minimum 25' throat length for the driveway on Elm Court. Throat length is measured from the face of curb to the first parking stall.

13) Install a new ADA compliant curb ramp at the northeast end of the sidewalk on Elm Court.

14) To avoid turn conflict between proposed and existing driveways, align the center line of the proposed driveway with the existing driveway on the south side of the Evelyn. Or offset the centerline of the proposed driveway by minimum 150'.

15) Underground the overhead utility lines along the rear (north side) of the property.

Design - The following items should be addressed to ensure that the proposed design is in general compliance with the City's standard details, design guidelines/requirements or other similar documents. Questions regarding design elements should be directed to the project planner.

1) Submit a sanitary sewer analysis prior to submittal of the 1st plan check. Use a peak factor of 3.5. Discharge to Elm Court may be determined at a later date.

2) Submit a photometric analysis prior to submittal of the 1st plan check for Evelyn Avenue (from Elm Court to the channel) and Elm Court (from Evelyn Avenue to the end of the street) so as to determine that the street lighting meets current City Roadway Lighting Design Criteria. Meet the following roadway and sidewalk illuminance values:

Evelyn Avenue: Minimum Maintained Average Illuminance greater than or equal to 1.3 fc; Uniformity Ratio (Avg/Min) less than or equal to 3.0; Max/Min Ratio less than or equal to 20.

Elm Court: Minimum Maintained Average Illuminance greater than or equal to 0.7 fc; Uniformity Ratio (Avg/Min) less than or equal to 6.0; Max/Min Ratio less than or equal to 20.

The photometric plan must also show luminaire schedule and the calculation summary. Additional requirements/comments will be provided as needed.

3) Submit a Water System Hydraulic Model report verifying that project domestic and fire demands are met. Contact Environmental Services Department/Water Operations at 408-730-2744 for further details.

4) Provide new laterals for the domestic, irrigation and fire services. Do not use the existing laterals. Abandon existing laterals per City's abandonment requirements.

5) Change the reference for the fire detector assemblies from DCDA to RPDA.

6) Move the RPDA (at the eastern driveway) closer to the back of public sidewalk just on private property.

7) Upgrade the 4 fire hydrants along the project frontage to Clow 865.



**City of Sunnyvale
Planning PRC Comment
08/03/2015**

Page 3

- 8) Please confirm the sanitary sewer lateral and connection from the site to the 12" main in Evelyn Avenue.
- 9) This project is in a designated Sunnyvale ITR area and shall comply with all requirements.
- 10) All structures and vegetation within extended vision triangle must meet requirements per Sunnyvale Municipal Code.
- 11) Clearly indicate on the plans the owners of all existing vaults along the project frontage and whether they will be relocated, adjusted to grade, removed, etc.
- 12) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, utility grade adjustments, extensions and connections, meters/vaults, trees and landscaping, etc. prior to occupancy as required by the Director of Public Works.
- 13) The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the public area, caused by the development.
- 14) All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- 15) All public improvement plans shall be submitted to and be approved by the Department of Public Works.
- 16) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
- 17) Obtain an Encroachment Permit (EP) with insurance requirements for all public improvements. As part of the EP requirement, all construction related materials, equipment and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.
- 18) There is an existing bus stop fronting and just east of the project site. The developer shall provide a written statement to the City of VTA's requirement, subject to City's concurrence. The developer shall coordinate with VTA for temporary bus stop location or bus rerouting as approved by VTA prior to EP issuance. VTA contact is Michael Catangay, Service & Operations Planning (408) 321-7072.

Draft Conditions of Approval - The following Draft Conditions of Approval have been provided for your reference and are not all inclusive. Additional conditions may be applied prior to a decision or staff report preparation.

- 1) Along the Evelyn Avenue frontage install 5'x5' wide tree wells (spaced at every 30'), and add a 5' wide sidewalk to the existing sidewalk (10' wide when



**City of Sunnyvale
Planning PRC Comment
08/03/2015**

Page 4

not next to a tree well).

2) Along the Elm Court street frontage install 10' sidewalk with 4'x5' wide tree wells (per City detail 9C-2). Dedicate new right-of-way as needed along Elm unless otherwise directed by the City.

3) This project shall be subject to, and contingent upon, the approval of a tentative map and recordation of a final map prior to any building permit issuance. The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

4) The developer shall execute a Subdivision Agreement and provide improvement securities for all proposed public and/or private improvements prior to final map recordation or any permit issuance, whichever occurs first.

5) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. New sanitary sewer and water connection fee based on FY 2014/15 fee schedule will be provided to the applicant at a later date. Fees shall be paid prior to map recordation.

6) This project requires Conditions, Covenants, and Restrictions (CC&R's) to be recorded, with provisions including but not limited to the following items:

- * All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.

- * The developer shall maintain all private utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever comes first.

- * There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the stormwater management.

7) All streets, both public and private, shall be shown on the map. Street names shall be approved by the Director of Community Development. Private streets shall be designated as "Terrace".

8) This project requires reservation of emergency vehicle ingress-egress easement on the common lot.

9) Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits.

10) Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted to the City prior to occupancy release.

11) The developer/owner is responsible for research on private utility lines (PG&E, Comcast, AT&T, fiber optics, irrigation, etc.) to ensure there are no conflicts with the project.



**City of Sunnyvale
Planning PRC Comment
08/03/2015**

Page 5

- 12) All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
- 13) All public dry utility plans (PG&E, Comcast, AT&T, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- 14) Manhole(s) must be installed at the property line for mains that are to maintained privately for high density development for new 8" or larger lateral connection to City's main.
- 15) No street trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
- 16) Installation of new master radio-read meters will be required.
- 17) The existing four public fire hydrants shall be upgraded to Clow Rich 865.
- 18) Fire and domestic service shall be separate for condominiums/apartments with R-2 zoning and that fall under NFPA 13 requirements.
- 19) Install and/or upgrade an approved backflow prevention device on the discharge side of the irrigation, fire service and/or combined fire/domestic meter.
- 20) The fire and domestic water systems shall be privately owned and maintained beyond the meter.
- 21) Provide a separate tap for irrigation service for the entire site.
- 22) Applicant shall submit a Stormwater Management Plan (SWMP) and third party certification for review and approval during the building permit review process.
- 23) All catch basins and storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message as supplied by the Public Works Department.
- 24) This project shall comply with all applicable regulations pertaining to Flood Zone AO.
- 25) Adequate drainage/erosion control within the public right-of-way shall be provided at all times during each phase of the development.
- 26) No connection to the back of existing or proposed drainage inlets will be allowed.
- 27) Submit a traffic control plan with off-site improvement plans for review and approval. All construction related materials, equipment and construction worker parking needs to be stored on-site and the public streets needs to be kept free and clear of construction debris.
- 28) Construct City standard ADA-compliant driveway approaches per City standard detail 5C-1.
- 29) Developer shall slurry seal half-street section or beyond depending on the location of newly connected laterals.



**City of Sunnyvale
Planning PRC Comment
08/03/2015**

Page 6

30) Any landscaping proposed within the existing public utility easement is subject to approval by the Director of Public Works and Director of Community Development.

31) This project requires installation of street trees, one per 35 feet of street frontage. Species shall be *Cinnamomum camphora* (camphor). Street tree species along Elm will be provided to applicant at a later date. Trees shall be 24" box size or 15 gallon minimum.

32) The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc. for a minimum of 4 feet.

33) Any proposed private street will be considered a fire lane and should be marked as that.

34) Any damage to traffic signals, pull boxes, control panel or other traffic control devices shall be restored by the developer. All construction-related materials, equipment and construction parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.

35) The developer is responsible for restoring and replacing any damage in the public right of way or any damage to the traffic control devices caused due to construction activities.

36) Submit a photometric analysis prior to submittal of the 1st plan check for Evelyn Avenue (from Elm Court to the channel) and Elm Court (from Evelyn Avenue to the end of the street) so as to determine that the street lighting meets current City Roadway Lighting Design Criteria. Meet the following roadway and sidewalk illuminance values:

Evelyn Avenue: Minimum Maintained Average Illuminance greater than or equal to 1.3 fc; Uniformity Ratio (Avg/Min) less than or equal to 3.0; Max/Min Ratio less than or equal to 20.

Elm Court: Minimum Maintained Average Illuminance greater than or equal to 0.7 fc; Uniformity Ratio (Avg/Min) less than or equal to 6.0; Max/Min Ratio less than or equal to 20. The photometric plan must also show luminaire schedule and the calculation summary.



East Dunne Investors LLC
385 Woodview Ave #1
Morgan Hill, CA 95037

Project: 2015-7566
Submittal: 1
PRC Date: 07/29/15
Address: 617 E EVELYN AV
Description: Preliminary Review for a redevelopment of an existing 54-unit mobile home park with 60 new three-story townhome units with associated site improvements (net increase of six units).

The Project Review Committee (PRC) meeting is the first step of the planning application review process. The purpose of the PRC meeting is to provide an opportunity for the project applicant to meet with all appropriate City departments/divisions and to receive comments regarding the proposed project. Some of these comments need to be addressed prior to proceeding with the planning permit application and other comments are to be addressed at the time of the building permit application submittal.

Review comments by the PRC are based on information provided with the initial application and other issues may arise during the remainder of the project review process.

Please refer any questions to Momoko Ishijima at (408) 730-7532.

Building Safety

Advisory Comments - The following comments are provided for your information and generally will need to be addressed either on your building permit or prior to issuance of a building permit.

1. Building Permits are required prior to start of any construction. Submit five complete sets of plan (two sets to be wet signed and stamped) along with two copies of structural calculations, two set of title 24 energy calculations, five copies of the Storm Water Management Plan, and three copies of the soils report to the One-Stop Permit Center between the hours of 8:00 to 5:00 pm. This project will be submitted for a 21-day plan review.

2. A demolition permit is will be issued separately from the building permit. The demolition permit will require 3 sets of plans include a site plan, tree protection plan, utility release from PG&E, and approval from the BAAQMD (J-number). The demolition permit can be reviewed and issued over the counter.

3. School impact fees will be due to the school districts prior to issuance of a building permit.

4. Building Permit plans shall comply with the 2013 versions of the California Building, Electrical, Plumbing, Mechanical, Green Building, and Energy Codes (or the code versions in effect at the time of building permit submittal).

Please note that in Plan 1, the first floor Dens are required to have egress windows and smoke detectors.

5. Provide complete structural, electrical, plumbing, and mechanical, architectural, civil, landscaping, and grading plans.

6. Provide allowable area calculations for the new building including setbacks to property lines and any rated construction.

7. Show compliance with the 2013 California Building Code 1102A.3 for ground floor accessibility for 10% of the units. If full bathrooms are provided on the first floor, 10% of the units need to have compliant tub/showers.

8. Please note that all new residential construction is required to pre-wire 12.5% of the open parking spaces and all of the garage spaces are required to allow for a future Level 2 electric car charger.

9. All on-site walkways and parking shall comply with the 2013 CBC chapter 11B for accessibility standards.

Contact Diana Perkins in the Building Division at dperkins@sunnyvale.ca.gov or 408-730-7455 for any further questions regarding building code requirements or review process.

Fire Prevention

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. Comply with all applicable requirements of the Sunnyvale Municipal

Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations, and Sunnyvale Fire Prevention procedures/requirements.

2. Clarify if this project is R-2 or R-3 occupancy per CBC Chapter 3. I do not see property lines between units. This will not qualify the project for R-3.
3. Fire flow shall be provided in accordance with Appendix B. Not more than a 25 percent flow reduction is allowed for buildings having 4 or more floors above the lowest level of fire department access. A maximum flow reduction of 50 percent is allowed for all other structures. (CFC B105.2) Provide occupancy, construction type and square feet of each building for calculation.
4. Hydrants are required to be located every 300 feet along the emergency vehicle access roads. Existing hydrants serving the site that do not meet the current Department of Public Safety Standard may be required to be upgraded. Distance between the existing South hydrant on Evelyn and around Elm to private street hydrant is over spaced. The 2 on the private street is over spaced.
5. Fire apparatus access roads shall have an unobstructed width of 26 feet with a minimum inside curb radii of 30 feet if serving buildings over 30 feet in height and an unobstructed width of 20 feet with a minimum inside curb radii of 25 feet if serving buildings not exceeding 30 feet in height. (SMC 503.2.1) Note: The width of a fire department access road is measured from bottom face of the curb to bottom face of the curb on streets with curbs and gutters, and from flow line to flow line on streets with rolled curbs. Flow line is the lowest continuous elevation on a rolled curb street.
6. Approved fire apparatus access roads shall be asphalt, concrete or another approved all weather driving surface capable of supporting the imposed load of fire apparatus weighing at least 90,000 pounds. (SMC 503.2.3)
7. Basements and sleeping rooms below the fourth story above grade plane shall have at least one approved exterior emergency escape and rescue opening (rescue window) in accordance with CFC Section 1029 as amended by SMC. (CFC 1029)
8. Landscaping and location of sleeping rooms relative to property lines shall be located so as to provide approved ladder access to each sleeping room. Approved fire fighter ladder access requires a 70-75 degree climbing angle and at least 3 feet of clear space behind the base of the ladder to allow access to the ladder.

9. Ladder pads are required to have a minimum dimension of 3' x 6' and shall be oriented so that the 3' side is parallel to the building. Plans shall identify the location, size and orientation of the ladder pads and provide an exhibit showing that the ladder angle can be met to each sleeping room below the fourth story.

Advisory comments. The following comments are based on a preliminary review of the plans provided and will need to be fully addressed prior to plan approval.

1. Each residence shall be protected throughout with an approved automatic sprinkler system designed and installed in accordance with NFPA 13. (CFC/SMC 903)

2. A fire alarm system may be required. (CFC/SMC 907)

3. Construction plans shall include a Fire Apparatus Access Road and Hydrant Plan exhibit page that clearly:

- a) identifies the location, number and type of all existing and proposed public and onsite hydrants within 300 feet of the site
- b) identifies the location and dimensions of all fire apparatus access roads, including turning radius and turnarounds, and
- c) illustrates that every portion of the facility and every portion of the exterior walls of the first floor of every building is within 150-feet of an approved fire apparatus access road.

4. Provide the required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors.

5. Provide a written Fire Protection Construction Plan.

6. Provide an approved electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps.

7. Contact Russell Chung at (408) 730-7148 for additional questions.

8. Refer to our website, FirePrevention.InSunnyvale.com for more information regarding the items listed above and the specific requirements

Planning

GENERAL COMMENTS:

The project is a preliminary review for plans dated and received on July 14, 2015. The project proposes the redevelopment of an existing 54-unit mobile home park with 60 new three-story townhome units with associated site improvements (net increase of six units). The comments provided are based only on the information submitted, and therefore may not fully address all issues with the project. Staff has sought to identify all relevant issues. Based on new information provided with a formal application, staff may have additional comments that have not been addressed here. This application is subject to all City, regional, State and Federal

requirements, even if not included in this list. If you have any questions related to the following comments, please contact Momoko Ishijima, Associate Planner, at (408)730-7532.

1) Prior to closure of the mobile home park, a Mobile Home Park Conversion Impact Report must be prepared and approved by the Housing and Human Services Commission and City Council. Please refer to Sunnyvale Municipal Code (SMC) Chapter 19.72. [Mobile Home Park Conversions]. Planning and Housing Division staff are available for more detailed discussions of Conversion Impact Report requirements and compliance with SMC 19.72.

2) The proposal outlined in the Preliminary Review application requires a Major Special Development Permit and Tentative Map approvals and Environmental Review, subject to a public hearing by the Planning Commission.

3) The project site is located within the Southern Pacific Corridor Specific Plan planning area. The Plan was adopted in 1984. There may be conflicts between the development standards outlined in the Plan and the direction and development standards quoted by staff in this comment letter. Staff will provide a separate letter to the applicant clarifying the areas of the Plan which are no longer applicable. Deviations from the policies and development requirements outlined in the SPCSP which are still valid will require approval through the Special Development Permit.

USE:

1) The zoning designation for the site is R3-PD (Medium Density Residential - Planned Development Combining District) and the General Plan Land Use Designation is Residential Medium Density. The current zoning allows up to 24 dwelling units per acres (du/ac) and requires a minimum of 1,800 square feet of lot area per unit. A maximum of 78 units are permitted. General Plan Policy HE-4.4 requires new development to build at least 75% of the maximum permitted. Therefore, the preliminary project providing 60 units complies with the Policy.

BELOW MARKET RATE UNITS:

1) An ownership project would be required to provide 12.5% of the units (8 units) as Below Market Rate per SMC 19.67 [Below Market Rate Ownership Housing]. Planning and Housing Division staff are available to discuss the requirements with you.

DEVELOPMENT STANDARDS:

1) Lot Coverage - The maximum lot coverage in R3 zoning is 40%. Solid waste enclosures may be deducted from the lot coverage calculations but the

recreational building must be included.

2) Floor Area Ratio (FAR) - FAR is calculated by using the net lot area, exclusive of any dedicated right-of-way. If the Public Works Department requires any dedication of public right-of-way, the net lot area and FAR would need to be recalculated.

3) Setbacks - both the East Evelyn Avenue and Elm Court sides of the property are considered frontages. Please show all property lines and dimensions on site plans. The requirements are as follows:

- a. Front setback (Elm Court) - Minimum 15 feet, Average 20 ft.
- b. Front setback (E. Evelyn Avenue) - Minimum 15 feet, Average 20 ft.
- c. Rear setback (east property line) - 20 ft
- d. Side (north property line) - 12 ft

4) Height - Maximum building height permitted is 35 feet for three story buildings as measured from the top of the nearest adjacent public street curb. Refer to "Green Building" comment for incentives to increase building height. Grading up of the property for flood zone requirements must be considered in the overall height of the project.

5) Distance Between Buildings - A minimum distance of 26 feet is required between buildings including balconies and bay windows. Deviations may be considered acceptable depending on the overall merits of the project and must also be coordinated with clearance requirements of the Fire Prevention and Public Works Departments.

6) Pedestrian Circulation - Show walkway widths. Include offsite improvements on the site plan (Sheet A1). There will be a requirement from the Public Works Department for street improvements and installation of sidewalks along the frontages. Please re-evaluate the pedestrian circulation shown on Sheet A1 and how it should be integrated with the public sidewalk and circulation. Show individual walkways from units facing East Evelyn Avenue to the public sidewalk. Increase cross-walks between the south-side buildings and the north side.

7) Paving - show the different types of paving proposed. Decorative paving should be used on the drive aisles and on pedestrian walkways crossing streets/drive aisles. The paving should be distinguish the pedestrian walkways from the vehicular drive aisles. Decorative paving should distinguish the driveway entries.

8) Mechanical Equipment - Per SMC 19.48.100, mechanical equipment (i.e. HVAC) are prohibited to be located between the face of the building and the street.

9) Solid Waste Enclosure - Residential uses shall provide recycling and solid waste enclosures within 150 feet from all dwelling units. Solid Waste enclosures shall comply with the setback requirements SMC 19.38.030 (see attachment)

10) Solar Analysis - SMC 19.56.020 requires that new structures not shade more than 10% of adjacent roofs including carports on neighboring properties. Provide a solar analysis. (see attachment)

11) Vision Triangle - Please include extended driveway vision triangle (15' x 40') analysis on all driveways on the Site Plan. Corner vision triangle (40' x 40') should be included on the site plan for the corners of East Evelyn Avenue and Elm Court. Parking is prohibited and structures and vegetation are limited to 3.5 feet in height in the vision triangle. (see attachment)

12) Private Street - A new private street must be named in accordance with the City's street naming scheme. Private streets would be required to be marked for no parking, except in the designated guest parking spaces. Provide speed bumps or other methods such as landscaping or breaks in the driveway to deter speeding especially for the long east-west driveway through the development.

13) Green Building - The project will be subject to GreenPoint Rated Checklist v6.0 or later, with at least 80 points, to be verified by a Green Point Rater. The building height may be increased to 40 feet with 110 points.

14) CC&R's/HOA - Covenants, Conditions and Restrictions (CC&R) will be required during the final map/building permit review. A Homeowner's Association (HOA) will be required to be created by the developer to administrate the CC&R's.

15) Community Rooms - The community (or recreational) room must be at least 450 square feet in size.

LANDSCAPING AND STORMWATER MANAGEMENT: (see attachments)

1) Landscaping - A landscaping plan was not provided. The following Design Guidelines and Municipal Code requirements should be considered:

- a. A minimum of 20% of the lot area (or 10% of the floor area, whichever is more restrictive) must be landscaped.
- b. A 15-foot landscaped frontage is required [SMC 19.37.040(c)].
- c. Water-efficient landscaping design is required (SMC 19.37.050).
- d. The parking lot shading must achieve 50% in 15 years. A minimum of 20% of the parking lot area must be landscaped.
- e. Citywide Design Guidelines require that all parking areas adjacent to public

streets be screened by landscaping or berming and to integrate perimeter landscaping with adjacent developments (CDG 1.A4 and 3.C2). Please provide locations of backflow preventers and transformers on the site. Please note that these shall be adequately screened from view.

f. Show location, design and heights of all perimeter and interior fences. A minimum 6-foot tall decorative masonry wall along the site perimeter is required (not on E Evelyn Ave).

g. A minimum of 425 square feet of landscaping per unit is required. An exhibit showing all areas counted towards this requirement must be submitted during the formal application.

h. A minimum of 400 square feet of usable open space per unit is required. An exhibit showing all areas counted towards this requirement must be submitted during the formal application.

2) All trees with a circumference greater than 38 inches require a tree removal permit. The arborist report submitted did not include information on which trees would be removed. Staff recommends the preservation of as many trees as possible, especially in the area of the open space to the north. Please identify which protected trees are to be removed. Removal of all protected trees require tree removal permit and replacement trees to be planted.

3) Coordination with adjacent development - Staff strongly recommends outreach with DR Horton as they are developing a residential project to the east at 701 East Evelyn Avenue. Consider ways to create a seamless streetscape along Evelyn.

4) A preliminary Stormwater Management Plan is required in conformance with Low Impact Development (LID) requirements and should be coordinated with the landscape plans. Please make sure that you provide complete data sheet which includes the feasibility worksheets for rainwater harvesting.

PARKING:

1.) For 60 dwelling units of four (4) bedrooms with two (2) vehicle garages per unit requires an additional 0.65 unassigned parking spaces for a total of 159 parking spaces. For 60 dwelling units of three (3) bedrooms with two (2) vehicle garages per unit requires an additional 0.5 unassigned parking spaces for a total of 150 parking spaces.

a. Each garage shall be a minimum 400 square feet in size with clearance of 17 feet width by 18 feet depth available for parking.

b. All standard parking spaces shall be 8 ½ feet width by 18 feet depth. Refer to SMC 19.46 for all parking standards.

c. New developments of 5 or more units must provide one secured bicycle parking space for every 4 units, but no fewer than 4 secured bicycle parking

spaces.

- d. Show all parking space dimensions on the site plan.
- e. Pre-wiring for Level 2 electric vehicle chargers is required for all attached garages/carports (i.e., townhomes) and 12.5% of the total parking spaces provided in open parking lots or structures.
- f. Provide photometric plans for parking lot lighting.
- g. Wheel stops will be required for parking stalls along pedestrian walkways.
- h. Parking Management Plan - A Parking Management Plan will be required.
- i. Transportation Demand Management Plan (TDM) - The site is approximately 1 mile away from the Sunnyvale & Lawrence CalTrain Stations, with bike lanes along Evelyn. A Transportation Demand Management (TDM) plan is highly recommended and should take advantage of the alternative transportation amenities nearby to reduce trips.

NEIGHBORHOOD OUTREACH:

- 1) Neighborhood outreach is a requirement for any projects requiring a public hearing. Staff will provide you with a list (property owners, addresses) from the required noticing area (2,000 feet). (see attachment)

ARCHITECTURE & DESIGN:

- 1.) In order to provide detailed architectural comments, architectural elevations, renderings, color and material boards and streetscape drawings will be required. Please also include renderings that show the interior perspective as seen from the outside. Provide context study (view of building) as seen from further down on both sides of E Evelyn Ave.

- 2.) Streetscape - homes fronting the street should add positively to the streetscape.

- 3) The following Citywide Design Guidelines have been highlighted for consideration. Please review the full document which is available at the following website link: <http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Non-Residential/CityWideDesignGuidelines.pdf>

- 1.B12 - create main entries and define them with landscaping and other decorative features. entries and focal points may be combined.
- 2.C1 - maintain diversity and individuality in style but be compatible with the character of the neighborhood. [Staff is supportive of the architectural design represented in the rendering and elevations. However, each group of units should have varying details, colors, setbacks and style (especially the 5 buildings along E. Evelyn Ave as seen from the public side and interior side elevations)].
- 2.C9 - include decorative building elements in the design of all buildings. Add

more interest to buildings by incorporating changes in wall plane and height, arcades, porticos, trellises, porches, balconies, dormers, windows, opening, etc. [Build on the elements shown on Sheet A.2 and incorporate varying designs and detail for each building in the development.]

- 2.C18 - Consider privacy in placement of windows on adjacent structures in residential areas. Stagger windows, use high, frosted, or no windows where privacy is a concern.

IMPACT FEE AND OTHER REQUIREMENTS:

1.) The project is subject to payment of the traffic impact fee, which is currently estimated at \$7,686.00. The required fee will be based on the fee in place at the time of payment (typically at building permit issuance).

2.) The project is subject to payment of the park in lieu fee, which is currently estimated at \$225,815.04. The fee will be due prior to issuance of a Building Permit.

3) The project is subject to payment of school impact fees, at the time of building permit issuance.

4.) All utilities, including boundary lines and service drops, are required to be placed underground, except as exempted in SMC Chapter 19.38.

5.) The following environmental studies will be required:

- Phase I and Phase II Environmental Site Assessment
- Noise study
- Arborist Report
- Traffic Impact Analysis

- For all required studies, the applicant may proceed with retaining their own consultant. Please coordinate with staff on the scope of work.

- Please provide a letter of consultation with the California Office of Historic Preservation, California Historic Resources Information System (CHRIS) to determine probability of cultural resources discovered during grading and excavation. Contact Sonoma State University - Bryan Much, at (707) 588-8455.

- Please provide information on the construction schedule and activities. Based on CEQA case law, more extensive review of construction-related project impacts has been required (not just operation impacts). Please describe the duration of proposed construction and the proposed construction activities in detail. Indicate

whether noise-generating activities such as jack hammering or pile driving are to be used, and if so, the expected timing and duration of their use.

6) Application Fees:

Major Special Development Permit Application: \$3,278.00
Major Permit Plan Review: \$1,661.00
Tentative Map Application: \$4,107.00
Tentative Map Fee (per lot created): \$282.00
Environmental Assessment: \$747.00
Staff Review of Environmental Study (per report): \$1,407.00
Review of Transportation Demand Management Plan: \$765.00
Public Works Planning Application Review fee: \$4,891.00
Noticing Fee: \$1,929.00
Planner Attendance at After Hour Meeting: \$314.00
Recordation of Notice of Exemption: \$50.00
Recordation of Notice of Determination: \$2,231.25

7) Formal submittal shall include architectural plans, landscape plans, solar studies, all other plans/studies required for a full entitlement package, and complete project data. Additional items are needed as shown in the "Multi-Family Submittal Checklist". (see attached)

This concludes the comments by the Planning Division staff.

Public Safety

Comments specific to this project can be found on the PRC general comments sheet. The following is a list of safety recommendations, as conditions of approval. Implementation of the applicable items can help to increase security at this location. Please call (408) 730-7140 with any questions.

Addressing:

"An address monument shall be erected which is illuminated during the hours of darkness and positioned so as to be readily readable from the street. Numbers that are a minimum height of 12" recommended.

"Each individual building and unit shall be clearly marked with the appropriate building number and address.

Lighting:

"Adequate lighting of parking lots and associated carports, driveways, circulation areas, aisles, passageways and recesses. Grounds contiguous to buildings shall be provided with low pressure sodium lighting with sufficient wattage to provide

adequate illumination to make visible the presence of any person on or about the premises during the hours of darkness. Lighting should provide a safe, secure environment for all persons, property and vehicles on site.

Signage/Parking Lot:

"All entrances to parking areas shall be posted with appropriate signs per 22658 (a) CVC, to assist in removal of vehicles at the property owners/managers request.

Fencing/Access Control:

"Pedestrian and vehicular access control should be implemented

"Perimeter fencing of open design, such as wrought iron, should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.

Line of Sight/Natural Surveillance:

"Line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls, and interior hallways.

Security Systems:

"Silent and/or audible security alarm recommended

"Awareness of False Alarm Ordinance

Home Security Survey:

"Free service by appointment, phone (408)730-7116 to schedule

"Includes Operation Identification service when requested.

Landscaping:

Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Landscaping should be trimmed so as not to provide concealment opportunities or means to access roof. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

Address Numbers:

Addresses should be clearly marked and visible from the street.

Public Works

If you have any questions about the following comments, please contact Bennett Chun, Civil Engineer, at bchun@sunnyvale.ca.gov or 408-730-7636.

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards. All items listed in this section shall be addressed prior to approval of the project.

- 1) Provide a current (dated within the past 6 months) preliminary title report and supporting reference documents.
- 2) This project shall be subject to, and contingent upon, the approval of a tentative map and recordation of a final map prior to any building permit issuance. The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- 3) Confirm and show the property line and right-of-way limits on both sides of Elm Court
- 4) Along the Evelyn Avenue frontage install 5'x5' wide tree wells (spaced at every 30'), and add a 5' wide sidewalk to the existing sidewalk (10' wide when not next to a tree well).
- 5) Along the Elm Court street frontage install 10' sidewalk with 4'x5' wide tree wells (per City detail 9C-2). Dedicate new right-of-way as needed along Elm unless otherwise directed by the City.
- 6) Provide street tree species *Cinnamomum camphora* (camphor) for the trees in the tree wells in the public right-of-way along the project frontage on E. Evelyn Avenue. Street tree species along Elm will be provided to applicant at a later date.
- 7) Show all easements (to remain and abandoned/quitclaimed) and all new proposed easements (i.e. private sanitary sewer, private storm drain, private water, emergency vehicle access, etc.).
- 8) Any private quitclaim or easement shall be recorded prior to map approval.
- 9) Please provide a street and building section that shows the proposed physical improvements, the existing and proposed right-of-way line, existing and proposed easements.
- 10) Label to upgrade the existing fire hydrant to a Clow model 865.
- 11) Provide a Trash Management Plan and size the trash enclosures, with appropriate features, per the attached Solid Waste & Recycling Residential Guidelines.
- 12) Provide minimum 25' throat length for the driveway on Elm Court. Throat length is measured from the face of curb to the first parking stall.
- 13) Install a new ADA compliant curb ramp at the northeast end of the sidewalk on Elm Court.
- 14) To avoid turn conflict between proposed and existing driveways, align the center line of the proposed driveway with the existing driveway on the south side of the Evelyn. Or offset the centerline of the proposed driveway by minimum 150'.
- 15) Underground the overhead utility lines along the rear (north side) of the property.

Design - The following items should be addressed to ensure that the proposed design is in general compliance with the City's standard details, design guidelines/requirements or other similar documents. Questions regarding design elements should be directed to the project planner.

1) Submit a sanitary sewer analysis prior to submittal of the 1st plan check. Use a peak factor of 3.5. Discharge to Elm Court may be determined at a later date.

2) Submit a photometric analysis prior to submittal of the 1st plan check for Evelyn Avenue (from Elm Court to the channel) and Elm Court (from Evelyn Avenue to the end of the street) so as to determine that the street lighting meets current City Roadway Lighting Design Criteria. Meet the following roadway and sidewalk illuminance values:

Evelyn Avenue: Minimum Maintained Average Illuminance greater than or equal to 1.3 fc; Uniformity Ratio (Avg/Min) less than or equal to 3.0; Max/Min Ratio less than or equal to 20.

Elm Court: Minimum Maintained Average Illuminance greater than or equal to 0.7 fc; Uniformity Ratio (Avg/Min) less than or equal to 6.0; Max/Min Ratio less than or equal to 20.

The photometric plan must also show luminaire schedule and the calculation summary. Additional requirements/comments will be provided as needed.

3) Submit a Water System Hydraulic Model report verifying that project domestic and fire demands are met. Contact Environmental Services Department/Water Operations at 408-730-2744 for further details.

4) Provide new laterals for the domestic, irrigation and fire services. Do not use the existing laterals. Abandon existing laterals per City's abandonment requirements.

5) Change the reference for the fire detector assemblies from DCDA to RPDA.

6) Move the RPDA (at the eastern driveway) closer to the back of public sidewalk just on private property.

7) Upgrade the 4 fire hydrants along the project frontage to Clow 865.

8) Please confirm the sanitary sewer lateral and connection from the site to the 12" main in Evelyn Avenue.

9) This project is in a designated Sunnyvale ITR area and shall comply with all requirements.

10) All structures and vegetation within extended vision triangle must meet requirements per Sunnyvale Municipal Code.

11) Clearly indicate on the plans the owners of all existing vaults along the project frontage and whether they will be relocated, adjusted to grade, removed, etc.

12) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, utility grade adjustments, extensions and connections, meters/vaults, trees and landscaping, etc. prior to occupancy as required by the Director of Public Works.

- 13) The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the public area, caused by the development.
- 14) All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- 15) All public improvement plans shall be submitted to and be approved by the Department of Public Works.
- 16) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
- 17) Obtain an Encroachment Permit (EP) with insurance requirements for all public improvements. As part of the EP requirement, all construction related materials, equipment and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.
- 18) There is an existing bus stop fronting and just east of the project site. The developer shall provide a written statement to the City of VTA's requirement, subject to City's concurrence. The developer shall coordinate with VTA for temporary bus stop location or bus rerouting as approved by VTA prior to EP issuance. VTA contact is Michael Catangay, Service & Operations Planning (408) 321-7072.

Draft Conditions of Approval - The following Draft Conditions of Approval have been provided for your reference and are not all inclusive. Additional conditions may be applied prior to a decision or staff report preparation.

- 1) Along the Evelyn Avenue frontage install 5'x5' wide tree wells (spaced at every 30'), and add a 5' wide sidewalk to the existing sidewalk (10' wide when not next to a tree well).
- 2) Along the Elm Court street frontage install 10' sidewalk with 4'x5' wide tree wells (per City detail 9C-2). Dedicate new right-of-way as needed along Elm unless otherwise directed by the City.
- 3) This project shall be subject to, and contingent upon, the approval of a tentative map and recordation of a final map prior to any building permit issuance. The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- 4) The developer shall execute a Subdivision Agreement and provide improvement securities for all proposed public and/or private improvements prior to final map recordation or any permit issuance, whichever occurs first.
- 5) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to

any permit issuance. New sanitary sewer and water connection fee based on FY 2014/15 fee schedule will be provided to the applicant at a later date. Fees shall be paid prior to map recordation.

6) This project requires Conditions, Covenants, and Restrictions (CC&R's) to be recorded, with provisions including but not limited to the following items:

- * All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.

- * The developer shall maintain all private utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever comes first.

- * There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the stormwater management.

7) All streets, both public and private, shall be shown on the map. Street names shall be approved by the Director of Community Development. Private streets shall be designated as "Terrace".

8) This project requires reservation of emergency vehicle ingress-egress easement on the common lot.

9) Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits.

10) Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted to the City prior to occupancy release.

11) The developer/owner is responsible for research on private utility lines (PG&E, Comcast, AT&T, fiber optics, irrigation, etc.) to ensure there are no conflicts with the project.

12) All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.

13) All public dry utility plans (PG&E, Comcast, AT&T, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.

14) Manhole(s) must be installed at the property line for mains that are to maintained privately for high density development for new 8" or larger lateral connection to City's main.

15) No street trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.

16) Installation of new master radio-read meters will be required.

17) The existing four public fire hydrants shall be upgraded to Clow Rich 865.

18) Fire and domestic service shall be separate for condominiums/apartments

- with R-2 zoning and that fall under NFPA 13 requirements.
- 19) Install and/or upgrade an approved backflow prevention device on the discharge side of the irrigation, fire service and/or combined fire/domestic meter.
 - 20) The fire and domestic water systems shall be privately owned and maintained beyond the meter.
 - 21) Provide a separate tap for irrigation service for the entire site.
 - 22) Applicant shall submit a Stormwater Management Plan (SWMP) and third party certification for review and approval during the building permit review process.
 - 23) All catch basins and storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message as supplied by the Public Works Department.
 - 24) This project shall comply with all applicable regulations pertaining to Flood Zone AO.
 - 25) Adequate drainage/erosion control within the public right-of-way shall be provided at all times during each phase of the development.
 - 26) No connection to the back of existing or proposed drainage inlets will be allowed.
 - 27) Submit a traffic control plan with off-site improvement plans for review and approval. All construction related materials, equipment and construction worker parking needs to be stored on-site and the public streets needs to be kept free and clear of construction debris.
 - 28) Construct City standard ADA-compliant driveway approaches per City standard detail 5C-1.
 - 29) Developer shall slurry seal half-street section or beyond depending on the location of newly connected laterals.
 - 30) Any landscaping proposed within the existing public utility easement is subject to approval by the Director of Public Works and Director of Community Development.
 - 31) This project requires installation of street trees, one per 35 feet of street frontage. Species shall be *Cinnamomum camphora* (camphor). Street tree species along Elm will be provided to applicant at a later date. Trees shall be 24" box size or 15 gallon minimum.
 - 32) The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc. for a minimum of 4 feet.
 - 33) Any proposed private street will be considered a fire lane and should be marked as that.
 - 34) Any damage to traffic signals, pull boxes, control panel or other traffic control devices shall be restored by the developer. All construction-related materials, equipment and construction parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.
 - 35) The developer is responsible for restoring and replacing any damage in the

public right of way or any damage to the traffic control devices caused due to construction activities.

36) Submit a photometric analysis prior to submittal of the 1st plan check for Evelyn Avenue (from Elm Court to the channel) and Elm Court (from Evelyn Avenue to the end of the street) so as to determine that the street lighting meets current City Roadway Lighting Design Criteria. Meet the following roadway and sidewalk illuminance values:

Evelyn Avenue: Minimum Maintained Average Illuminance greater than or equal to 1.3 fc; Uniformity Ratio (Avg/Min) less than or equal to 3.0; Max/Min Ratio less than or equal to 20.

Elm Court: Minimum Maintained Average Illuminance greater than or equal to 0.7 fc; Uniformity Ratio (Avg/Min) less than or equal to 6.0; Max/Min Ratio less than or equal to 20. The photometric plan must also show luminaire schedule and the calculation summary.