

Project Description letter

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From: Cyrus Fakhari Homeowner of
Address: 932 Eleanor way & 1358 Hampton Drive

April 16, 2018

Request: Rezoning 932 Eleanor way and 1358 Hampton Drive from R-1 to R-0

As the owner of both properties who just had a preliminary review on March 21, 2018 about the LLA & R-0 rezoning, has come to a conclusion that rezoning must be done prior to the LLA of 932 Eleanor way and 1358 Hampton Drive.

Justification:

1. Turning 2 existing lots into 3 even rectangle shaped lots.

(Please see: Survey Parcel Map) shown in the diagram the Red angled mark line is R-1 lots 2 & 3 line boundary in an angle, the line is not a desirable right angle. The proposed Green dash line is a better choice for lots 2 & 3 line that requires to be rezoned to R-0. Additionally, all three lots will be closer to 7000 sq. ft. This matches the neighborhood lot size and shape as well, which make more sense for the future new homes to be built.

2. Continuous match of the neighborhood R-0 zoning

(Please see: Track No. 360 RAY-NOR PARK map No. 1)

I mark all the R-0 lots in orange highlight on my street, as shown.

All homes on Hampton Drive are R-0 except for mine. (Block 7,8,9,10)

All homes on Eleanor way are R-0 and only few homes are R-1. (Block 4,5,6,7,8)

The 3 homes next to me on Eleanor way with larger lots are also R-0 as well.

All Homes on Wolfe road are R-0. (Block 8 &10)

(Please see: Sunnyvale Zoning Map)

I mark arrows of the 2 homes on the opposite corner of Hampton drive and Marion way are R-0 as well, I would be a mirror image of the other end of Hampton drive.

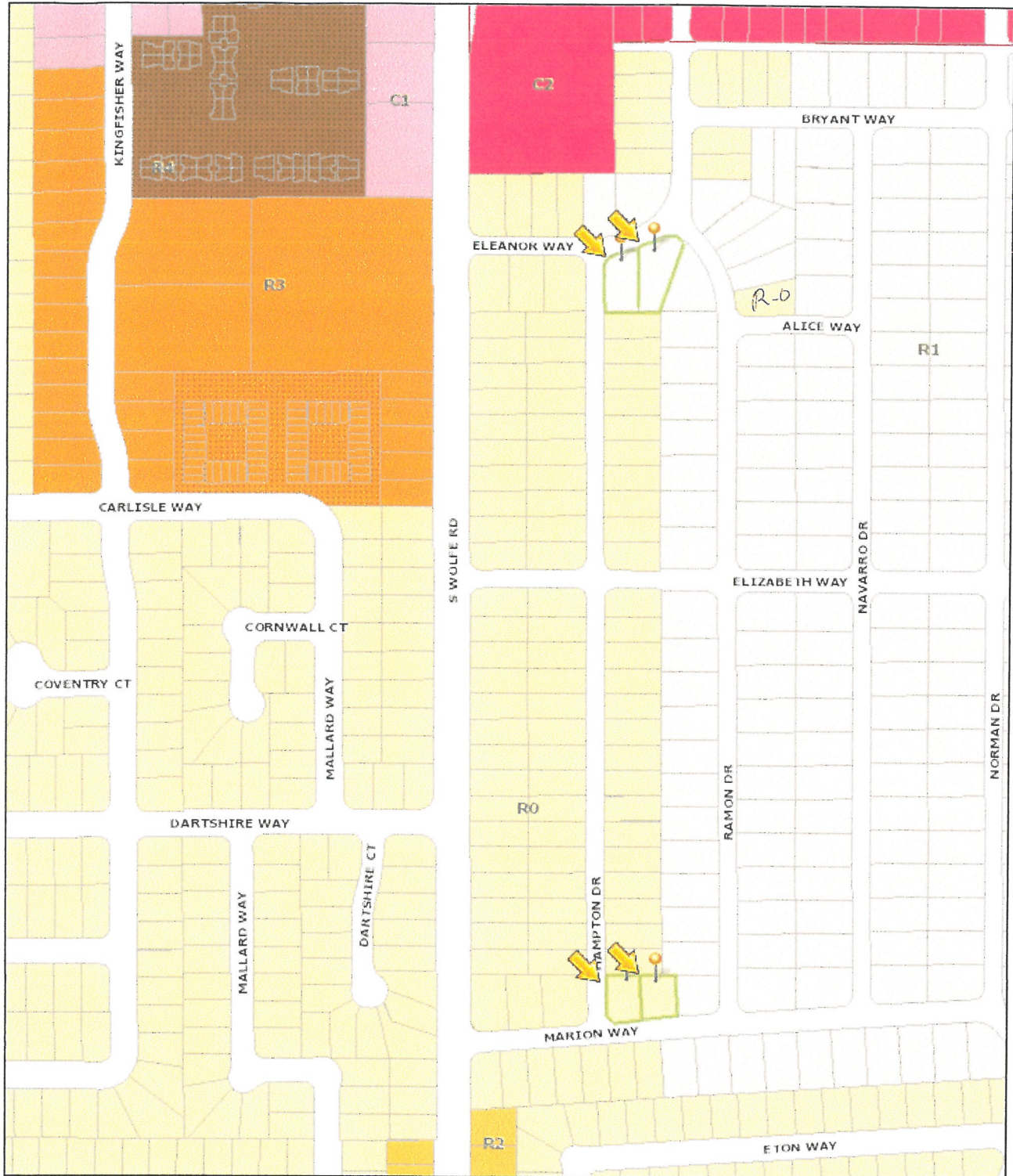
Rezoning is the best solution and sense in dividing up the three lots evenly; this will be a better use of space.

Thank you in advance for your understanding and assistance in rezoning both of my parcels to an R-0 zoning.

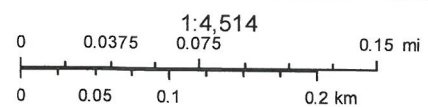
Cyrus Fakhari

650-218-5296
lawntherapist@gmail.com

Sunnyvale Zoning Map

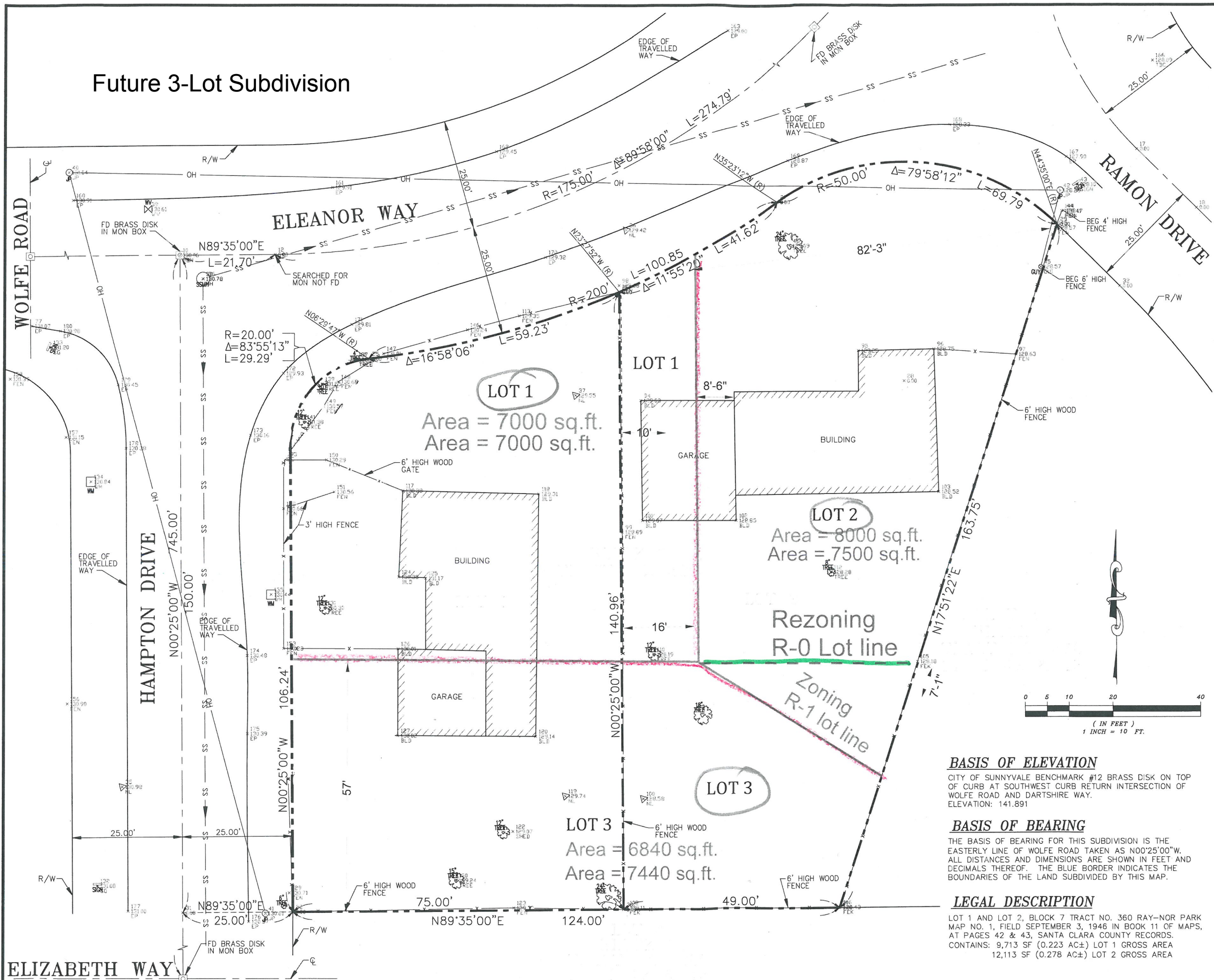


April 11, 2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Future 3-Lot Subdivision



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE(HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE(HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAL FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
TFOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

BASIS OF ELEVATION

CITY OF SUNNYVALE BENCHMARK #12 BRASS DISK ON TOP OF CURB AT SOUTHWEST CURB RETURN INTERSECTION OF WOLFE ROAD AND DARTSHIRE WAY.
ELEVATION: 141.891

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE EASTERLY LINE OF WOLFE ROAD TAKEN AS N00°25'00"W. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. THE BLUE BORDER INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS MAP.

LEGAL DESCRIPTION

LOT 1 AND LOT 2, BLOCK 7 TRACT NO. 360 RAY-NOR PARK MAP NO. 1, FIELD SEPTEMBER 3, 1946 IN BOOK 11 OF MAPS, AT PAGES 42 & 43, SANTA CLARA COUNTY RECORDS. CONTAINS: 9,713 SF (0.223 AC±) LOT 1 GROSS AREA 12,113 SF (0.278 AC±) LOT 2 GROSS AREA

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB S. HADIAN
CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY SURVEY
FOR: LOT 1 & LOT 2 OF TRACT NO. 360
1358 HAMPTON DRIVE & 932 ELEANOR WAY
APN 313-01-033 & 034
SUNNYVALE CALIFORNIA



APPROVED BY:
MICHAEL RADIAN
DATE: 09-12-2018
SHEET NO. 1
JOB NO. 590

C1

Future subdivision Passivohki

