



August 9, 2018

City of Sunnyvale Mayor, Vice Mayor, and Councilmembers  
456 W. Olive Ave.  
Sunnyvale, CA 94086

RE: 311 S. Mathilda Ave. (Denny's); Planning Application 2017-7379  
Response to Neighborhood Appeal Dated 7/6/18

All:

Bay West Development would like to formally respond to the appeal filed against our subject planning application for the redevelopment of the Denny's restaurant site located at 311 S. Mathilda Ave.

Our response as Applicant to the appeal filed on 7/9/18 is as follows:

- Appeal point #1: The neighbors have expressed concern over the (4) 'stoops', or stairway access/entry points from the Charles Street sidewalk into the (4) Charles Street facing units. This design aspect was added to our plans following our Planning Commission study session in an effort to connect the development to the community. We are open to removing these (4) stairways/entry points from our design, and leaving the elevated patios with no connection to the City sidewalk.
- Appeal point #2: We are willing and prepared to pay for the Charles Street traffic calming study.
- Appeal point #3: We are willing and prepared to pay for the Charles Street permit parking study.

It is important to note that while we are prepared to fund the above mentioned studies, we have no authority as applicants to "expedite" the studies as requested by the Appellant. We rely on City Staff and Councilmembers to make decisions on timing of said studies.

We hope that this response provides clarity to the issues at hand, and reflects our intention to act as good neighbors through this process.

Regards,

Bay West Development

A handwritten signature in black ink, appearing to read "Pete Beritzhoff", written in a cursive style.

Pete Beritzhoff