

October 21, 2018

456 W Olive Avenue  
Sunnyvale, CA 94088

Subject: File No. 2018-7048 669-673 Old San Francisco Road (APN: 209-17-050 & 209-17-051)

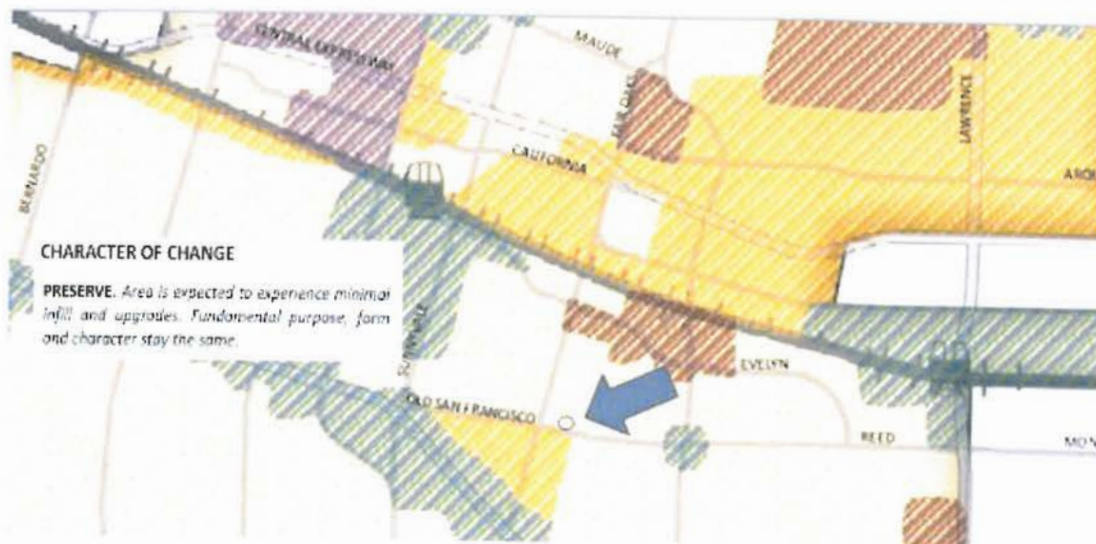
I'm concerned for the character of our neighborhood. Developing townhouses on this particular parcel is out of character with the surrounding residences. This negatively affects the look, feel, and community of the neighborhood. The parcels in question are bordered by R-0 single family homes and condominiums built to R-2 standards with 14 units per acre. An R-3 development is out of place and is effectively spot zoning.

The proposed structure is much bigger, taller (in relation to adjacent buildings on Old San Francisco road), and denser than the surroundings. This does not preserve the character of the neighborhood, and in fact, significantly degrades it.

Traffic and parking in the area are already stressed. Many cars cut the corner at Old San Francisco and Wolf road by going through the neighborhood there (using Blue Sage and Gail), and at high rates of speed. Parking along neighborhood streets is commonly full. The proposed project adds to the crowding, traffic, and parking stress in the area. This negatively impacts the quality of life for the existing residents.

These parcels are marked as preserve on the general plan. I'd like to request consideration of the existing residents and that the area be preserved in accordance with the General Plan.

### LUTE – Page 11, Figure 1 (Updated April 2017)



The size of the proposed development at 669-673 Old San Francisco Road is too large for the location. This is inappropriate development. We are opposed to the large scale, scope and massing of the proposed development at 669-673 Old San Francisco Road.

I/We respectfully request City Council grant the appeal, and not approve the:

(1) Special Development Permit and (2) Tentative Map with regard to this project.

Name(s):     E. Stauffer  
                  K. Stauffer

Address:     Sunnyvale, Ca

Ryan Kuchenig

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**From:** Council AnswerPoint  
**Sent:** Tuesday, October 23, 2018 11:04 AM  
**To:** Jennifer Nunez  
**Cc:** Kent Steffens; Teri Silva; Trudi Ryan; Deborah Gorman; Ryan Kuchenig; CityClerk AP; Andrew Miner  
**Subject:** POLICY--FW: File No. 2018-7048

Councilmembers:

Forwarding to you from Council AnswerPoint.

Jennifer Nuñez  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

**From:** Debbie & Gene Hoyle [mailto:;]  
**Sent:** Tuesday, October 23, 2018 10:02 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>  
**Subject:** File No. 2018-7048

Sunnyvale City Council:

We continue to be **opposed to the subject development** (see our 2 July 2018) letter in your package.

The proposed project is **visually unlike any structures adjacent to it**, and is unsightly. It is **not consistent with the city goals** of new developments melding into the look of the existing neighborhood, and hints at a city goal of further development at any price regardless of the wishes of the adjacent community.

The enclosed garages will likely be used for storage or more living space, and will **further complicate the vehicle parking problems** on Old San Francisco and likely **push street parking into adjacent streets and private properties**.

There is already not enough parking for apartments and housing in the area, therefore our **neighborhood is now filled with street parking**. This development adds to the problem.

Additionally, even though city studies have said there is no traffic impact or safety issues with this project, of course there is. It **adds to the already increased amount of traffic and also the safety issues** of cars cutting through from Wolfe through Gail Avenue to Old San Francisco. This was a small, quiet neighborhood; it is no longer. Please don't add to these problems by allowing 3 and 4 bedrooms per unit.

We are so disappointed that this project was approved at last meeting and request you listen to the neighbors and to our wishes vs. the developer at this appeal meeting on 10/30/18. We would like to see less massing in this project. We thank you for reconsidering.

File No. 2018-7048

The size of the proposed development at 669-673 Old San Francisco Road is too large for the location. This is inappropriate development. We are opposed to the large scale, scope and massing of the proposed development at 669-673 Old San Francisco Road.

I/We respectfully request City Council grant the appeal, and not approve the:

(1) Special Development Permit and (2) Tentative Map with regard to this project.

Name(s): Eugene Hoyle  
Debbie Hoyle

Address:  
Sunnyvale

**File No. 2018-7048**

**Location: 669-673 Old San Francisco Road, Sunnyvale, CA 94086**

This is a new application. It is not a modification of an application, because the original application for a (1) special development permit and (2) vesting tentative map was denied by City Council on April 25, 2017 (File No. 2018-8059).

Original plans from 2015 show the owner wanted to develop a total of eight units, each four stories tall. The developer was told by the Planning Review Committee that he would have to have a below-market rate unit if he had eight units. He reduced the number to seven. The owner was also told that City code prohibited him from building four stories tall because of the single family home adjacent to the development on Old San Francisco Road is zoned R-0. City Code prohibits any building over 30' tall next to homes zoned R-0.

After a study session hosted by the Planning Commission at City Hall, and input from neighbors in April of 2016, the number of units was reduced to six. From April 2016 until April of 2017, I worked with the senior planner to incorporate concerns of adjacent neighbors and the neighborhood. The owner and developer never did reach out to the community separately, except through City mandated community meetings, and an email sent to an adjacent neighbor at the rear of the property regarding a bordering fence, which was not a call to be made by an individual property owner, but the Board of the Pebble Creek Condominiums.

A Planning Commission meeting that incorporated all of concerned neighbors' input via public comment and emails was held in March of 2017, and the plan passed by a vote of 5-2. However, a former mayor of Sunnyvale actually voted against the proposed development and inferred it was spot zoning – John Howe. The vice chair of the Planning Commission voted against it as well – Carol Weiss. Both are still on the Planning Commission.

The project was set for a City Council hearing on April 25, 2017. Councilmember Nancy Smith was absent. The proposed rezoning to R-3/PD passed, but the (1) special development permit and (2) vesting tentative map failed. City Council gave direction to the applicant to decrease the massing and improve the architectural details, such as quality of materials. In 2018, the property owner submitted a new application (File No. 2018-7048).

For reasons enumerated in the public comments of the Planning Commission hearing of August 13, 2018, as well as my appeal letter dated August 24, 2018, neither the special development permit nor the vesting tentative map should be approved unless and until the applicant adheres to Sunnyvale Municipal Code, the Sunnyvale General Plan, Citywide Design Guidelines and City Design Techniques. Had the developer adhered to the mandates in those codes, goals, policies and guidelines, which represent the public interest, we would not have had to file an appeal.

**Council Policy Manual**  
**Policy 1.1.5**

**“In recognition of the jobs/housing imbalance and related problems, the Sunnyvale City Council**

- **Commits itself to encourage not only jobs and housing for as many of our citizens as possible but also to maintain and improve our quality of life. The City Council considers these four components – jobs, housing, transportation, quality of life – as inseparable when seeking solutions.”**

The City's primary focus on jobs and housing as opposed to transportation and quality of life needs to shift. The Policy Manual states all four of these issues must be considered: Focusing only on jobs and housing puts a heavy toll on the City's transportation system and ignores quality of life issues.

The proposed development at 669-673 Old San Francisco Road is incompatible in size, scale and scope with adjacent buildings and the neighborhood on the north side of Old San Francisco Road. This is essentially spot zoning, which is being pursued by the owner and developer, and needs to be stopped in Sunnyvale. The proposed development's initial privacy-encroaching footprint at 90%+ FAR was too large, too tall, too wide, and incompatible with surrounding residences. The first iteration of the project (2015-8059) was denied by City Council on April 25, 2017. Additionally, according to the senior planner on the project, Ryan Kuchenig, in an email to me dated October 9, 2018, he stated the applicant miscalculated the total square footage of the development, omitting one of the units in the calculation submitted to the Planning Commission and City Council: "The previous project plans had incorrectly tabulated the total of each of the units on the plans. The floor area of each of individual units was correctly noted on the plans; however, the listed 'total' tabulation of floor area was not."

Remaining front setback deviations further illustrate the proposed development's incompatibility with the neighborhood. If the proposed development were compatible with the general plan, no deviation would be necessary. Demolishing two moderate single family homes for the proposed development at the site will compromise the quality of life for surrounding neighbors and the community by contributing to:

- increased traffic on Old San Francisco Road;
- amplified pedestrian and bicyclist safety issues due to the effect of up to 16 vehicles entering and exiting one driveway multiple times daily;
- permanent noise pollution;
- permanent decrease in air quality due to an increase in particulate matter; and
- loss of privacy due to multiple overlooking windows on adjacent properties.

In exchange for additional living space for perhaps 20 people, the proposed development guarantees the erosion of quality of life, directly contributing to an increase in the negative effects of noise, pollution, and traffic elements in the neighborhood in general and on the north side of Old San Francisco Road in particular. The proposed development may turn into a corporate off-campus dormitory-type dwelling, with one or two adult individuals occupying each room. This could translate into an additional 30 or more cars in the neighborhood. The adjacent R-0 single family home neighborhood is already adversely impacted by traffic attempting to cut through Old San Francisco Road as a shortcut to avoid the light at the Old San Francisco Road and Wolfe Road intersection. Traffic may increase exponentially after the completion and full occupancy of two new Apple campuses nearby: (1) Cupertino at Wolfe and Highway 280; and (2) Wolfe Road and Central Expressway. The increased congestion on city streets will no doubt degrade current residents' quality of life.

The net value to the City will be to increase by 3.3 times the current housing capacity of the location from six to 20 bedrooms, and increased revenue from property taxes. The proposed development will impose additional traffic, pedestrian and bicyclist safety concerns for those who live and work near the proposed development due to multiple vehicles entering and exiting the site from one driveway, and possibly up to 40 additional individuals living on the premises. Regrettably, the City deemed that no traffic or pedestrian safety study was needed.

It is impractical and unrealistic for Sunnyvale to maintain a goal to provide enough housing to allow anyone who works in Sunnyvale to live in Sunnyvale. City administrators need to accept the fact that Sunnyvale cannot have loads of jobs and loads of housing without significantly degrading the quality of life for existing residents by overwhelming its already insufficient infrastructure.

### **Council Policy Manual Policy 1.1.5**

Policy Statement "Defines the jobs-housing imbalance not only as a problem of too little housing but also as one of rapid industrial development serviced by an inadequate transportation network"

". . . the City should be part of the solution, not part of the problem" (**City Council Manual Policy Statement under Policy 1.1.5, Jobs/Housing Imbalance**).

Approval of this proposed development will contribute to the problem of unmitigated growth in the city. The city of Sunnyvale needs to look at necessary infrastructure improvements to support increased development. This not only includes taking into account resource allocation, such as water consumption versus availability, but public transportation as well. Population growth brought about by new multi-family residential unit developments is outpacing the current public transportation infrastructure capacity in the area.

A high priority must be placed on the development of an adequate transportation network to be able to support the demands of development plans in Sunnyvale, as well as the construction of affordable housing. Luxury housing developments which avoid the mandate to build affordable housing units by building fewer than eight units, such as at this site on Old San Francisco Road, only drive up the cost of housing in Sunnyvale. The solution is not to build more housing fueled by residential developers attempting to cash in on the increased corporate development in the area, particularly the new Apple campuses in Cupertino and Sunnyvale. Sunnyvale will always be a hub for tech companies. Sunnyvale needs to abide by the guidelines of its own General Plan, which conceptually look 20 years in the future. The frenetic pace of residential development cannot be sustained by Sunnyvale's aging infrastructure and inadequate public transportation network.

The reality is that without Google and other corporate buses, rideshare and carpool apps such as Scoop, Lyft and Uber, our public transportation system would be saturated, leading to gridlock on surface streets. Perhaps a free city shuttle as proposed by Vice Mayor Larry Klein will help ease the already saturated transportation infrastructure. Free transfers on the VTA over a two hour period are a step in the right direction. The City needs to continue to work with Caltrain and the VTA to improve public transportation accessibility. With all the congestion to come, perhaps Apple could contribute funds toward future public transportation projects, in addition to transportation mitigation fees.

The proposed development adjacent to the Pebble Creek HOA required a zone change to an outdated general plan designation from 1979, which remains incompatible with the neighborhood on the north side of Old San Francisco Road. Property rights are valid, however, bulldozing the two homes at this site brings very little benefit to the neighborhood, but certainly a large monetary benefit to two people. If the public interest is defined as two people, then Sunnyvale needs to redefine "public interest." Growth needs to be inclusively managed as stated by the Council Policy Manual, which requires that City Council "considers these four components – jobs, housing, transportation, quality of life – as inseparable when seeking solutions." (Council Policy Manual, Policy 1.1.5, page 1)

The residents opposed to this development are not "anti-development." We would simply like to see a development that adheres to (1) Sunnyvale Municipal Code 19.26.020 with respect to Planned Developments (Attachment A), and (2) guidelines with respect to development enumerated in the Sunnyvale General Plan, Citywide Design Guidelines and City Design Techniques.

For reasons enumerated in this comment letter, the public comments of the Planning Commission hearing of August 13, 2018, as well as my appeal letter dated August 24, 2018, neither the special development permit nor the vesting tentative map should be approved unless and until the applicant adheres to the codes, policies, design guidelines and design techniques adopted by the city of Sunnyvale.

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Submitted by:

Maria Hamilton  
October 23, 2018  
Sunnyvale, CA

Attachment A

Sunnyvale Municipal Code

Title 19. ZONING

Article 3. ZONING DISTRICTS, USES AND RELATED DEVELOPMENT REGULATIONS

Chapter 19.26. COMBINING DISTRICTS

**19.26.020.** Planned development (PD) combining district created—Purpose.

(a) There is hereby created a combining district to be known as planned development (PD) combining district which may be combined with any of the zoning districts designated in Chapter 19.16.

(b) The purpose of the PD combining district is to provide modifications, additions and limitations to other zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be handled satisfactorily. This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation and public benefit....



October 24, 2018

The Honorable Glenn Hendricks, Mayor of Sunnyvale  
And Members of the Sunnyvale City Council  
P.O. Box 3707  
Sunnyvale, CA 94088

Re: File #2018-7048 669-673 Old San Francisco Road (APN: 209-17-050 and 209-17-051)  
Request to deny application for Special Development Permit and Vesting Tentative Map for  
construction of a six-unit residential development on this site

Dear Mayor Hendricks and Members of the City Council:

While I appreciate the effort being made to increase Sunnyvale's housing stock, I am appalled at the speed with which new development is happening, only outpaced by the density of the new development, and disallowing any environmental preservation. Many of our long-time institutions, such as Barry's Shoe Repair and C.J. Olson's Cherries are disappearing as the price we pay for progress. I grew up in Sunnyvale and am a long-term homeowner as well, and we are losing the look and feel of Sunnyvale, and all the reasons many of us chose to put down roots in this city.

The Sunnyvale General Plan was specifically written to aid in the thoughtful and controlled development of Sunnyvale and is in fact, policy, and not merely a suggestion. Directly on the Sunnyvale City website it states: "*A General Plan is the local government's long-term blueprint for the community's vision of future growth. It includes goals, policies and programs that convey a long-term vision for the Sunnyvale community and guides local decision-making to advance that vision. The General Plan is the basis for determining acceptable land uses and related park, road and other infrastructure needs. The Sunnyvale General Plan contains the seven elements mandated by state law and was adopted as a consolidated document July 26, 2011.*" (<https://sunnyvale.ca.gov/government/codes/plan.htm>)

Additionally, if the Sunnyvale General Plan does not suffice in terms of detail, the duly elected representatives of Sunnyvale residents approved a Citywide Design Guideline, amended April 8, 2014.

However, the General Plan is not being adhered to in the development currently taking place all over Sunnyvale, with no apparent thought to massing, traffic congestion, infrastructure, environmental concerns, or impact on current residents. In particular, I am opposed to the six-unit development at 669-673 Old San Francisco Road, which is before the Sunnyvale City Council on October 30, 2018, as part of the appeal process. As a resident of a neighboring property, I feel our properties will be directly and adversely impacted by this development as the design currently stands. The massing of the planned development is too much and the design is not compatible with the rest of the neighborhood, especially on that side of Old San Francisco Road. In particular, the massing is incongruent with the General Plan or the Citywide Design Guidelines.

Policy LT-4.3 of the General Plan states **the design review guidelines are to be enforced and zoning standards ensured so that the mass and scale of new structures are compatible with existing structures.** LT-4.3c continues that design guidelines should be enforced to respect the character, scale, and context of the surrounding area. In no way does the design of this proposed development respect the character and scale of the surrounding properties. There are two-story condominiums and single-family homes on either side of the proposed development. In order to fit in with the character of the surrounding neighborhood, these proposed townhomes should be no more than two stories. This would also resolve the massing issue of so many units on such a small site.

New development, renovation, and redevelopment are required to be compatible and well-integrated with existing residential neighborhoods per Policy LT-5.3. LT5.3a clarifies further that the adopted Citywide Design Guidelines should be used in order to achieve compatible and complementary architecture and scale for new development. Given the three-story design of the proposed development versus the surrounding neighborhood, this was not adhered to at all.

Two of the guiding principles for the Land Use and Transportation Element (updated April 2017) [LUTE] as part of the Plan Structure, are “attractive design – protect the design and feel of buildings and spaces to ensure an attractive community for residents and businesses” and “neighborhood preservation – ensure that all residential areas and business districts retain the desired character and are enhanced through urban design and compatible mixes of activities” (page 13). Neither one of these Plan Structure principles is being adhered to, nor is this proposed development in keeping with the General Plan. This development is a complete anomaly within this neighborhood.

Specifically the Sunnyvale Citywide Design Guidelines address the scale and character of building design. They state in Guideline 2B2 that adjacent buildings should be compatible in height and scale and in Guideline 2B4 that similar horizontal and vertical proportions should be maintained with the adjacent facades in order to maintain architectural unity.

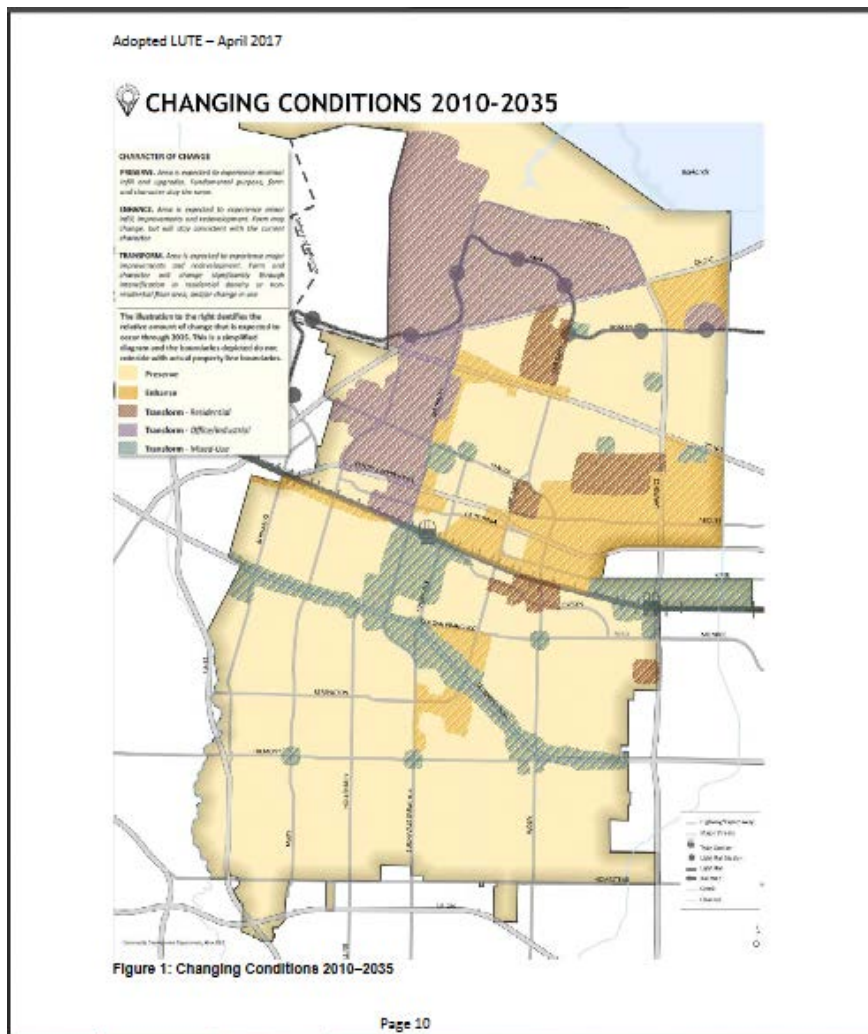
Additionally, the Building Design section of the Guidelines specifically provide that the buildings should be harmonious in character, style, scale, color and materials with existing buildings in the neighborhood and enhance the neighborhood. Guideline 2.B5 clearly states that the upper stories of buildings three stories or taller need to be stepped back from public roads and adjacent lower scale developments, in order to reduce the bulk impact. This proposed development will stand out as a variance in the middle of the block in this well-established neighborhood. This proposed project does not fit in with the rest of the area, not with regard to the number of stories, scale, or color – the massing is oversized for this location.

The Sunnyvale Citywide Design Guidelines, amended April 8, 2014 reiterate this. The first item laid out under Site Design is that “new development should adhere to the character of the existing neighborhood and be integrated into the surrounding development. New development should not dominate or interfere with the established character of its neighborhood. Site design of projects should be cohesive both functionally and visually.” As it stands today, the established character of the neighborhood of this proposed development is single or two-story buildings with plenty of open space, not three stories crowded on minimal land.

Policy HE-6.1 details that efforts must continue to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood. This is a fundamental part of the Housing Chapter of the General Plan. However, the plans for this development neither preserve the character of the current neighborhood, nor is it such a high-quality design that it adheres to the intent of the General Plan.

A quality design should not require a special development permit in order to fit into a designated space and detrimentally impact an entire neighborhood. The design should have been created in order to fit the designated space and established neighborhood. Since this was not done with either of the first two iterations of the planned design, I ask that the City Council consider this proposed project for its size, scope, and lack of compatibility with the rest of the area of mostly single-story homes and smaller scale condominiums directly adjacent to this development, and grant the appeal and reject the special development permit and vesting tentative map. This design is not sufficient for a sensitive use infill development, nor is there any greater community benefit being provided by the developer in exchange for his requested variances, in terms of the environment or public space.

According to the Land Use and Transportation Element (updated April 2017) [LUTE] of the Sunnyvale General Plan, under the Character of Change, as detailed on the Changing Conditions 2017-2035 Map on the next page (LUTE - page 10), there are no plans to change the character of the area. The side of Old San Francisco Road on which this proposed .34 acre development is located is laid out in the General Plan map under the “preserve” section of Sunnyvale. The Character of Change for the “Preserve” areas is defined as an area expected to experience minimal infill and upgrades. Fundamental purpose, form and character stay the same. As it is designed today with its three stories, oversized massing, and general incompatibility with the rest of the neighborhood, the proposed development is not aligned with the General Plan and the Sunnyvale Citywide Design Guidelines.



If as a City we cannot adhere to the Plan and Guidelines we have approved, then there really is no point to having them in place, nor is everyone being treated equitably. The Plan and Guidelines should be in place for everyone to use as a required part of the design and planning process.

The Sunnyvale General Plan, in the chapter on Community Character, Policy CC-1.3 specifically refers to ensuring that new development is compatible with the character of special districts and residential neighborhoods. The proposed three-story design with 6 units squeezed onto a .34-acre site is in direct contrast to the spaciousness of the design of the Pebble Creek complex or the other single-story homes along that side of Old San Francisco Road. The homes to each side are single-story or two-story with lots of open space on the street side. The proposed development is three stories high with a bulk and mass that is incompatible with this long-standing neighborhood, in particular because it is in the middle of the block and does not fit the character of the surrounding block. The proposed development overwhelms all the other residences on the block. This proposed development is not complying with the General Plan requirement that new development be compatible with the rest of the residential neighborhood and is out of character with the neighborhood.

Goal CC-3 designates well-designed sites and building in order to ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts. Site design, compatibility with the built environment, integration with the roadway, and building design are all an integral part of this goal. Multi-residential housing of this bulk on such a small site does not comply with this goal, particularly when other residential housing on this street is not as dense or as massive. With the current design everything is being crammed onto a .34-acre site leaving barely any space for required setbacks, the necessary guest parking is jam-packed into the back of the lot, let alone leaving room for any community space or yards. The proposed design does not fit into the neighborhood.

The same is detailed under 1.A1 of the Guidelines which states that projects should be designed to be compatible with their surrounding development in intensity, setbacks, building forms, material, color, and landscaping unless there are specific planning goals to change the character of the area.

Goal HE-2 refers to enhanced housing conditions and affordability – to maintain and enhance the conditions and affordability of existing housing in Sunnyvale. Policy HE-2.2 continues this and aims to provide community outreach and comprehensive neighborhood improvements programs within Sunnyvale's neighborhood enhancement areas to improve housing conditions and the overall quality of life.

The General Plan consistently refers to quality of life and looks to consider jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components. With quality of life one of the basic tenets of Sunnyvale's General Plan, it is inconceivable that such a densely massed design without sufficient open space per unit as written in the Guidelines, would be deemed acceptable and in congruence with the Sunnyvale General Plan as well as the Citywide Design Guidelines. Sunnyvale's General Plan was intended to maintain or improve the quality of life of all its residents, not just a few. The current design of this planned development in no way enhances the lives of the surrounding Sunnyvale residents who should be respected as adjacent neighbors. If anything, the additional traffic, noise and pollution from more cars as well as proximity to other residences, will negatively impact everyone.

The current design does not meet the General Plan or Design Guidelines set forth by the City of Sunnyvale. The design variances the developer is asking for are geared more toward his self-interest than providing affordable quality housing for the Sunnyvale community. The design is not appropriate for this space and ruins the scale and character of the entire neighborhood. In addition, it is my understanding that there were some discrepancies in the numbers and data provided by the applicant. I fail to understand how this was missed during the extensive review process. This also speaks to the developer's self-interest. Moreover, please note that I did not receive notice of the appeal meeting, nor did numerous nearby residents, until Tuesday, October 23rd, the day before the deadline for written comments to be included in the packets to be compiled and distributed to council members, and only four business days before the appeal hearing. If interested parties do not receive timely notice of the appeal meeting, it is not conceivable that a fair and transparent governmental process can take place.

I would like to suggest that the number of units is decreased from 6 and/or the size of each unit is reduced to two bedrooms and limited to 2-stories. This would discourage renting and it would allow for more open space and address the massing on the .34 acre site, as well as the inconsistency of 3-story buildings in a neighborhood with single-level homes and two-story condominiums. The privacy of neighbors and quality of life for everyone should be kept in mind as well when a design is created and put forth for consideration. The current trend to ignore, disrespect, or even violate Sunnyvale's General Plan and Design Guidelines also needs to stop. These documents were approved by previous City Councils and are the fiduciary duty of the current City Council as elected representatives of Sunnyvale residents to follow and adhere to without fail. Time would be saved and conflict avoided if the rules were followed by everyone who wants to develop in Sunnyvale. If developers do not care to follow the Citywide Design Guidelines or assert they are too complicated, perhaps their wish to develop in Sunnyvale should be politely declined.

We all know we have a need for more affordable housing. The proposed development must be compatible with the rest of the neighborhood and encompass a thoughtful design. As noted above, the General Plan requires a balance between housing needs while preserving the character of the current neighborhood and taking into account the quality of life impact. Please grant the appeal and reject the special development permit and vesting tentative map, while encouraging the developer to continue working with the surrounding community and the Senior Planner to design a plan that addresses the need for more affordable housing while also adhering to the intent of the Sunnyvale General Plan and the Citywide Design Guidelines. Then Sunnyvale as a whole benefits and continues to be a city with a great quality of life for everyone who lives here.

Sincerely,

Britta Puschendorf

Cc: Ryan Kuchenig