

My name is Vani Verma and I live at 1011 Havre Ct with my husband Anindya Poddar and our 2 kids currently attending CMS and Homestead High. We have lived here for the past 15 years (and 9 years in Ponderosa neighborhood before that), and chose this neighborhood for its character, family friendly homes with yards, privacy and greenery. We welcome the new owners but would kindly request they try to adhere to the character of the neighborhood.

This plan for 1015 Havre Ct is for a house size more than 3800 sf ft, 1 story and 44.429% FAR, with a peak roof height of almost 20ft. Neighboring houses have roof lines ranging 15-17 ft. All designed specs are to the absolute max allowed not typically seen in any house in our entire neighborhood. (FAR max allowed is 45%, setbacks on all sides are reqd min, front yard impervious at 48.6% when max allowed is 50%)

I was here a few months ago as an affected neighbor, expressing my concern that once the very large 2 story house on Edmonds Ct was approved it would open the flood gates to such very large houses which are not typical of Sunnyvale, but more characteristic of some nearby cities like Cupertino. If you drive down Stelling Rd you will see houses built up all the way to the side fences with minimum clearances, very similar to this plan. Today our fears have been realized looking at the plan of the proposed construction on 1015 Havre Ct. This house is very atypical of Sunnyvale especially in this Westmoor neighborhood we chose as our home to live in 15 years ago, and where most almost all houses are still very similar to original plans, with reasonable remodel additions.

Our only protection from such increase in these kinds of homes is a single story overlay (at least for roof height). We are working on a single story overlay - but that is not complete as yet, and as per Kristina Irwin who is handling that it will take about 10-11 months for all paperwork and approval by City of Sunnyvale. Hence we cannot require the roof line to meet the recommended 17ft for single stories - but can only request that the roof lines be kept similar to neighbors.

This house has been strategically designed to be just barely below all max limits -so purely based on specs the Planning Council can approve it. But we do not think this is in character with the street, or general neighborhood. In my kids sports games there are many moves that are considered legal, but many times land up hurting players, and not in the spirit of the game. I consider this plan very similar, it meets all technical rules but not the norms or character of the neighborhood.

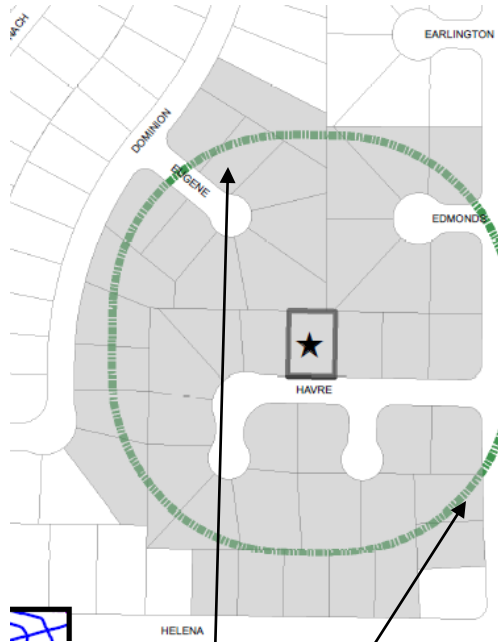
[We believe neighborhood norms is the reason the city requires an additional review by affected neighbors and approval for houses above 3600sq ft. Norms gives a neighborhood its cohesiveness and character. We do not plan to move out of our home on Havre Ct and will have to live with this new style if this is approved as is. We are directly affected by these changing norms, and ask the commission to represent us long term residents too, not just the owners of the new construction. Please help preserve the character of our homes and neighborhood, we ask you to represent us too. It is a time to decide what we see as the future of Sunnyvale with the numbers of such demolish and flips increasing all over](#)

I am now attaching the detailed analysis we would like the council to consider representing us as your constituents. We welcome the new owners but would kindly request they try to adhere to the character of the neighborhood.

1. Item 1: Size of house and FAR not in line with neighborhood norms.

Tables below show the statistics of the area that the notices were sent out in the 300ft radius. Within the affected 300ft radius, today the largest house is ~3500 on a 13000 sq ft lot - with a FAR of only 26%. For lots in the ~8000 sq ft range the largest FAR for a single story is 31% with a 2655 sq ft house on Wright Ave. The largest FAR is 37% , but that is a 2 story 3200 sq ft house on Eugene Ct.

In contrast this plan for 1015 Havre Ct is for a house size ~3800 sf ft, 1 story and 44.429% FAR, with a peak roof height of almost 20ft. Neighboring houses have roof lines ranging 15-17 ft.



(In the 8001-8999 sq ft lot size range)

Address	Lot Size	Size	FAR	Comment
1049 Eugene Ct	8750	3275	37%	Largest 2 Story FAR
1595 Wright Ave	8532	2655	31%	Largest 1 story FAR
1574 Wright Ave	8058	2401	30%	
1011 Havre Ct	8640	2469	29%	
1568 Wright Ave	8162	2100	26%	
1550 Wright Ave	8160	1998	24%	
1562 Wright Ave	8162	1991	24%	
1019 Havre Ct	8320	1889	23%	
1004 Edmonds Ct	8436	1889	22%	
1044 Eugene Ct	8400	1875	22%	
1021 Helena Dr	8580	1915	22%	
1015 Helena Dr	8580	1889	22%	
1029 Helena Dr	8580	1889	22%	
1033 Helena Dr	8580	1889	22%	
1007 Havre Ct	8640	1890	22%	
1597 Wright Ave	8640	1889	22%	
1009 Helena Dr	8140	1603	20%	

1020 Havre Ct	8250	1603	19%
1024 Havre Ct	8580	1603	19%
1556 Dominion Ave	8798	1603	18%
1023 Havre Ct	8787	1508	17%
1015 Havre Ct	8808	1508	17%
1544 Dominion Ave	8400	1435	17%
1568 Dominion Ave	8540	1435	17%
1532 Dominion Ave	8775	1426	16%

All Other Larger Lot Sizes

Address	Lot Size	Size	FAR	Comment
1028 Havre Ct	13503	3545	26%	Current Largest size House but on a much larger lot
1038 Eugene Ct	14374	2786	19%	
1550 Dominion Ave	10890	2647	24%	
1030 Havre Ct	11325	2400	21%	
1020 Edmonds Ct	12196	2337	19%	
1008 Havre Ct	9130	2219	24%	
1027 Edmonds Ct	13068	2144	16%	
1562 Dominion Ave	9516	2139	22%	
1028 Edmonds Ct	11325	2136	19%	
1037 Eugene Ct	13068	2009	15%	
1003 Edmonds Ct	10625	2006	19%	
1012 Havre Ct	11761	1889	16%	
1016 Havre Ct	12632	1889	15%	
1019 Edmonds Ct	12196	1889	15%	
1025 Havre Ct	10890	1889	17%	
1574 Dominion Ave	11761	1875	16%	
1043 Eugene Ct	10500	1835	17%	
1033 Havre Ct	11761	1603	14%	
1029 Havre Ct	9486	1603	17%	
1003 Havre Ct	9072	1603	18%	
1538 Dominion Ave	10234	1426	14%	

2. Item 2 : Effect of the new Roof (20 ft roof with only a <6 ft setback oh house on our west side.)

- a. The proposed roof height is a max of ~20 ft. The new house is also reducing the current setback on our side from existing 10ft to 6ft (with additional 1 ft reduction with a window bench). This brings this higher roof even closer to our side. This affects us in 2 ways
 - i. Currently our road Havre Ct slopes towards Wright Ave. This already brings the 1015 Havre Ct current 15 ft roof almost very close in height to our 1011 Havre Ct ~17 ft highest point. See attached photo showing current roof layouts.



Now imagine 1015 Havre Ct moving up 5 ft higher at its highest point and also closer to our side with the reduction in setback on our side. (Marked in the red lines)

- b. We have a west facing sunroom which will be completed later this year (all permits already approved by Sunnyvale in Spring this year). With this larger house closer to us on our west side, this new room for us will lose its utility very soon. In the absence of any shadow analysis through seasons on our property by this, we can only estimate the effect for us, but we believe we will lose the sun in the sunroom in winters with lower sun angles - which is when we plan to reap the benefits of the sunroom the most.

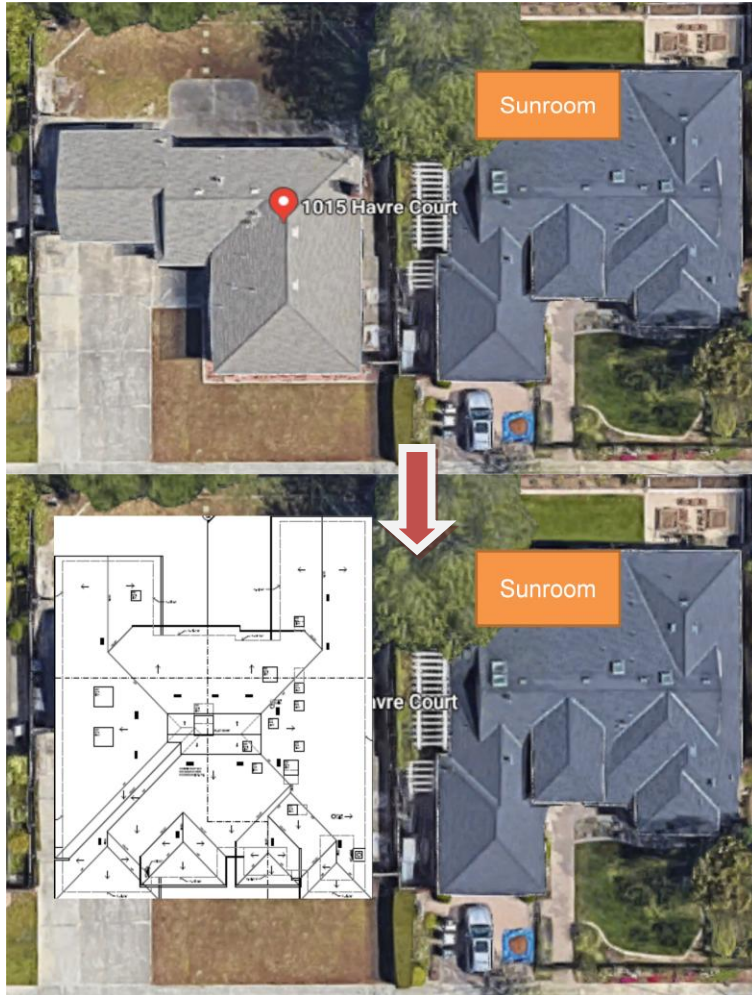


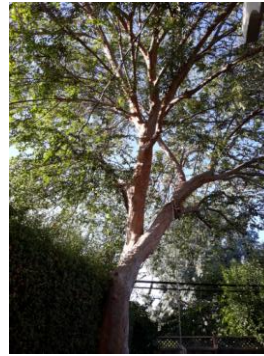
Photo taken at 6:20pm on Sep 3. It shows even at that time currently we get sun at area being converted to sunroom from patio.

This will be likely lost completely in winter with the high roof and extended house facing it.



3. Item 3 : Effect of this massive demolition and construction on our trees on the side shared with them

We also have a very mature garden with many old trees and greenery along the fence, and would like to get some guarantee that this big construction will not affect it with any runoff etc since the house edge will be only just over only 5 ft from our fence line. We would like the city to require some sort of assurance since the trees are very dear to us and we cannot afford to lose these old trees which are along the fence edge. We like greenery on our yard and cannot lose that to any construction on the other side.



4. Item 4: Safety during the project

Ours is a cul-de-sac with many kids playing basketball on the court (at least 8 kids between 1011, 1007, 1008 and 1020), biking to school and general playing. How will this extensive project affect the safety of our kids. How long will this project last and what will be done to minimize impact on our very small cul-de-sac court.

5. Item 5: Why is a side door needed on Bedroom#4 on the front (Is this planned to be rented out?)

Bedroom #4 on the plan shows a fire door to the outside. Is this to allow separate access to this room from the side yard - allowing this en-suite bedroom to be used as a rental? Is there any disclosure to this extent and any controls in that case? It looks like a self contained unit with bedroom, bath, closet all of which can all be locked off from the rest of the house - and still give access to the outside through the side yard without affecting the privacy of their other bedrooms. If that is the case can they state so? How does relate to the parking congestion and safety on our street?

