5 June 2005

To: Ryan Kuchenig
Dept. of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

From: Concerned Chopin Drive Residential Citizens
Sunnyvale, CA 94087

Subject: New Walgreen – Sand Hill Development

Copy: John Tze
Sand Hill Property Company
30 East Fourth Avenue
San Mateo, CA 94401

Dear Ryan,

Our concerns about the new Walgreen development is divided into seven issues, the first of which is related to proposed changes within the Petsmart development area.

1: The Petsmart trash disposal region will become a frequent source of noisy pick up. Thus, we think this area could be better placed at the 'clipped' northeast (El Camino) side (back) of the Petsmart building. The building's 26' walls could then attenuate the trash-removal noise before reaching residential property.

2. Municipal Code section 19.32.040 provides for a 75' separation of the 22' high Walgreen building. A 40' green-barrier buffer between residential property and the parking area (largely behind 771 Chopin Drive) is reasonable and consistent with the same area provided for the adjacent parking between the Petsmart and Best Buy developments. This permits a 35' allotment for sidewalks and ally-way behind the Walgreen building. Should the developer want to place the Walgreen building closer to the residential property line, it is requested that the delta for this 'variance' come out of the 35' allotment and not the 40' green-barrier buffer area. Note: a two-way driveway need only be 25' wide.

3. The parking region between the Petsmart and Walgreen building will act like a 'noise funnel' channeling noise directly into the 767, 771 and 775 Chopin Drive residential properties. Therefore a nominal 80' long 16' to 18' high noise-wall needs to extend from Petsmart along the northeast (El Camino) side of the 40' green-barrier parking buffer. The argument that this area could provide a clandestine region for transients seems specious because there is already a 168' long by 20' wide area with a 26' high wall from the Petsmart building development.

4. At the developer's discretion, a 'planter area' could be provided on the El Camino side of this noise-wall and the proposed 20' trees on the residential side of this noise-wall would overlap with trees or shrubbery growing in this planter area to present a pleasant commercial image. The width of this planter area is not to be subtracted from the 40' green-barrier parking buffer.

5. The 40' green-barrier parking buffer should not be closed off to produce a no-man's land or paved over for sidewalks or recreational facilities. Specifically, the southeast area is to remain open for flood control purposes. The function of this land is to provide free ground in which trees and their associated roots and foliage can develop. The type and mix of trees need to be determined at a later date by mutual consent of the developers and residential property owners. However, at a minimum, 20' high 48" box sized trees are needed.

6. Placing the entryway to the Walgreen's building near the shops and away from the 'noise funnel' area would substantially reduce the noise level in the residential area. Also, both the shops and Walgreen's marketing would benefit from the proximity of mutual customer traffic.

7. Placing a 'pick up' window on the back of the Walgreen building appears to us to be a bad idea. This dark area is not subject to scrutiny of police and passers-by as the front of the building is, and often people are extremely vulnerable to real or imagined threats when ill and needing medicine. It should be moved to the front of the Walgreen building or eliminated entirely.

We would like to complement Sand Hill development on the color and texture of the rear wall of the Petsmart building as well as the 8' masonry fence. Moreover they have demonstrated willingness to work with the residential property owners on landscaping the barrier area between it and the residential property line. We are hoping to see the same spirit of cooperation with the development of the proposed new Walgreen building.

Takatoshi and Noriko Ishii
771 Chopin Drive

Barry and Mei Li Warmkessel
767 Chopin Drive

15 June 2005

To: Ryan Kuchenig
Dept. of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

From: Concerned Residential Citizens; Chopin Drive, Sunnyvale, CA 94087

Subject: New Walgreen – Sand Hill Development: Landscaping and Lighting

Copy: John Tze
Sand Hill Property Company
30 East Fourth Avenue
San Mateo, CA 94401

Dear Ryan,

This letter is to offer our initial suggestions on the landscaping and lighting of the green barrier behind the parking area between the Petsmart and Walgreen developments. Homes in California (especially Sunnyvale) are markedly expensive, and anything that degrades the property values does so by large amounts. So extreme care must be taken to avoid noise, exhaust and visual pollution of our residential properties.

The green barrier area is anticipated to similar to the one between the Best Buy and Petsmart buildings except that it is about 80' wide, 41' to 46' deep and bounded by an 8' masonry wall on the residential side and an 16' to 18' masonry noise wall on the parking side. The parking area is defined as the area between this 16' to 18' high masonry noise wall and El Camino and its lighting is anticipated during nighttime business hours.

Parking lot lighting poles should be only 15' high, lower than the 41' distant masonry noise wall on the El Camino side of the green barrier. They can be located on or near the El Camino side of the 18' wall, or at least 160' away from the residential property line. No direct light should fall on the residential property line 8' masonry wall or on houses built near the residential property line. Similarly, wall packs may not be higher than 15' on the Walgreen building anywhere where their direct or indirect light may strike the residential property or houses built along the residential property line. No corresponding wall packs or lighted signs may be placed on or near the roof or parapets.

The landscaping baseline is suggested to be three rows of barrier trees whose selection is by the residential property owners and one row of trees or bushes as selected by the developer. All trees are to of the 48" to 60" box size and at least 20' tall as the ones anticipated for the region between Best Buy and Petsmart. The three 'residential' rows of trees are too be at least 10', 22' and 35' from the residential property line. The first are to be Afrocarpus Elongatus (Fern Pine), the second 'Soquel' Sequoia Sempervirens (Coast Redwood) and the third Cedrus Deodara (Deodar Cedar). There should be an average of 7.33 trees per row in the 80' gap, with a minimum of seven trees per row.

The choice of the slow growing Afrocarpus Elongatus is to reduce debris on residential properties (swimming pools) and its placement at least 10' from the property line is to insure that this tree's unusually strong roots do not lift up residential patios and other cement or masonry structures. The faster growing Sequoia Sempervirens is anticipated to eventually have a more cylindrical shape and the Cedrus Deodara will fill in the gaps at lower elevations. The Cedrus Deodara is anticipated to have minimal impact on the paved parking area. A fourth row of trees remain and the selection of these is left to the developer although they may not shed foliage that may find its way to the residential home owners roof tops or drain gutters.

It is noted that Sand Hill development is pursuing construction in the area between the Petsmart building and the proposed new Walgreen development under the existing use permit. If there is construction under this use permit, there must be attendant landscaping. It has been noticed that two of the small Sequoia Sempervirens (of the eleven originally present) have died during the construction of the Best Buy Petsmart complex. These should be replace as part of the first row (of the slow growing 20' high Afrocarpus Elongatus) 10' away from the residential property line. Furthermore, the two trees initialally proposed to be planted at the southern corner of the Petsmart building under this use permit, the one nearest the 767 Chopin property should be the selected 20' tall Cedrus Deodara. The other one (behind the 771 Chopin property) should be the 20' tall Afrocarpus Elongatus, and also be planted 10' behind the residential property line. There should be a total of at least seven Afrocarpus Elongatus spanning an 80' distance along the residential property line from the existing southern corner of the Petsmart building. Care should be taken to selecting well-shaped Afrocarpus Elongatus trees because they are slow growing. As these are part of the original use permit, they should be in planted place before the Petsmart building is put into operation.

We would like to complement Sand Hill development on their attempts to resolve these type of issues with other residents along Chopin Drive. Moreover they have demonstrated willingness to work with the other residential property owners on landscaping and lighting of that barrier area. We are hoping to see the same spirit of cooperation with the development of the proposed new Walgreen building.

Takatoshi Ishii and Noriko Ishii

Takatoshi and Noriko Ishii
771 Chopin Drive

Barry M. Warmkessel

Barry and Mei Li Warmkessel
767 Chopin Drive
(

June 23, 2005

Ryan Kuchenig
City of Sunnyvale
Planning Department
456 West Olive
Sunnyvale, CA 94086

Dear Ryan,

SUBJECT: PROPOSED WALGREEN'S ON EL CAMINO

We are homeowners at 779 Chopin Drive and have lived in our home since 1972. We understand that a Walgreen's Drug Store is proposed to be built (behind our home) east of the Best Buy / Pet'sMart project that is under way. The plot plan provided to us by Sand Hill Property Company shows a 24-hour drive-up prescription window in the rear of the building.

We do not oppose the Walgreen's, but **TOTALLY** oppose the drive-up prescription window, since it is directly behind our home and will disturb people who are sleeping in bedrooms at the rear of our home.

If Walgreen's wants a 24-hour drive-up prescription window in Sunnyvale, they should be encouraged to upgrade their existing facility at Mary and Fremont, located in a shopping center, which would not have any impact upon residential property. I might add that the drive-by visibility for that location is much better, as it may be seen from both Mary and Fremont, where the one we are objecting to cannot been seen from El Camino. It would seem to make better business sense and not anger the immediate neighbors as the Best Buy project has.

I addition, as long as we have lived here, we have had access through our rear fence to the motel parking lot, which enables us to walk to Safeway and access public transportation. We would like this access to be continued. As members of SNAP, Sunnyvale's Volunteer CERT (Community Emergency Response Team) organization, this gate will provide valuable emergency access between our neighborhood and the Fire Station on Wolfe Road. During an emergency, it is essential that damage assessment be forwarded to the City via an amateur radio link at the Fire Station as quickly as possible.

We plan to attend the Planning Commission meeting on June 27th with many of our neighbors. We want to make sure that the Best Buy situation does not repeat itself, so we are much better organized and informed.

Respectfully yours,

Jerilyn and Ray Strong

ATTACHMENT F
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From: Vinod Prasad <
To: Ray Strong >
Date: 6/23/2005 3:11:43 PM
Subject: Re: Walgreen's

Hi Peter:

I too am opposed to the drive thru window proposed for Walgreens but not at all opposed to a Walgreens going in. My property is immediately impacted and have two young children with all bedrooms located in back of home. Anywaqy, It would be very odd for the city to approve a drive thru window when the two closest Walgreens (fremont/mary, el camino/sunnyvale) do not have one and those don't even have any immediate residential impact whatsoever. So, hopefully the city will make this really easy by not allowing it.

I also hope that the Green barrier at a minimum is consistent i depth with those houses that have parking lot behind their property for the current Petsmart/Best Buy development.

Thanks for your consideration.

Vinod Prasad & Sree Paruchuri
775 Chopin Drive
Sunnyvale, CA 94087

--- Ray Strong > wrote:

> Peter,
>
> This is a letter we are delivering to the Planning
> Commission today.
>
> Best regards,
>
> Ray Strong
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