



July 20, 2016

RE: **General Plan Amendment and Rezoning Application, file no. 2016-7078
838 Azure Street (APN 211-18-030) and potentially Sunnytrees HOA**

Dear Property Owner/Resident,

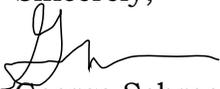
I am contacting you because the City is considering a change in the General Plan designation for properties within the Sunnytrees HOA in conjunction with a forthcoming private development application at the nearby property at 838 Azure Street. The property owner of 838 Azure Street filed an application to change the General Plan and zoning designation of their property to allow consideration of up to four units to be constructed onsite. At the initial public hearing for the 838 Azure Street project, the City Council directed staff to include Sunnytree HOA's General Plan designation in the study since it is adjacent to 838 Azure Street. Also, the General Plan and zoning designations for the Sunnytrees HOA are currently inconsistent.

The current General Plan designation for all properties within the Sunnytrees HOA is *Residential High Density*, while the zoning designation is *Low-Medium Density Residential with a Planned Development overlay (R2-PD)*. The City Council directed staff to study changing the HOA's General Plan designation to *Residential Low-Medium Density* in order to be consistent with the existing zoning designation. This change would have no immediate impact in the physical development of the HOA and would only affect future redevelopment proposals, where the allowable density and unit count would remain substantially the same.

The property owner of 838 Azure Street is requesting to change the General Plan designation from *Residential Low Density* to *Residential Low-Medium Density*, as well as change the zoning designation from *Low-Density Residential (R0)* to *Low-Medium Density Residential with a Planned Development overlay (R2-PD)*. The property owner is holding a community meeting to introduce this application to nearby property owners and residents on **Wednesday, August 10th, 2016 in the Sunnyvale Community Center, Neighborhood Room (550 E. Remington Drive) from 7:30 pm to 8:30 pm**. You will receive a separate notice sent from the property owner. I will be available prior to the property owner's outreach meeting from **6:30pm to 7:30pm (on the same date and meeting location)** to discuss the potential change in General Plan designation for Sunnytrees HOA.

If you have any questions or comments, please contact me at (408) 730-7443 or gschroeder@sunnyvale.ca.gov.

Sincerely,


George Schroeder
Associate Planner