



August 16, 2017

Re: City of Sunnyvale Rezoning Application 2017-7565 – Requesting a residential single-story zoning designation for 26 properties on Lorne Way, Swallow Drive and Homestead Road bound by Swallow Drive on the west, Calabasas Creek on the east, and Homestead Road on the south.

Dear Property Owner:

An application has been filed to change the zoning for your property to limit it to a single story. If approved, the zoning will be changed from R-0 (Low Density Residential) and R-0/PD to R-0/S (Low Density Residential-Single Story).

This application was not initiated by the City. It has been initiated by 61.5 percent of property owners in the proposed single-story district. If adopted by the Sunnyvale City Council, this revised zoning could apply to the entire district described above, regardless if you were party to the application.

The proposed zoning change will not be in effect unless it is considered and approved at public hearings by both the Sunnyvale Planning Commission on September 11, 2017 and the City Council on October 17, 2017. You will be mailed a separate notice of the hearing dates. If the rezoning is approved the following is an outline of the proposed changes and how they will affect the use of your property:

Neighborhood Density

- The proposed R-0/S zoning district will remain a single-family zoning district which allows one dwelling unit per lot; and does not change the density allowed as per the base R-0 zoning district.

Single Story Limit

- There will be a limit of one habitable floor (story). Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights).
- Lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards.

Building Height Limit

- The maximum building height will be 17 feet (currently 30 feet is allowed).
- Any proposed building height exceeding 17 feet will require approval of a Variance by the City. A Variance can only be granted due to specific hardships. Variances require a public hearing and can be denied. Notice of Variance hearings will be provided to surrounding property owners.

Maximum Gross Floor Area

The maximum floor area ratio (FAR) of each home will be limited to 45%. FAR is the ratio of building square feet/lot area. Example - a 4,500 s.f. home on a 10,000 s.f. lot = 45% FAR.

- No future home additions or new homes beyond 45% FAR will be permitted unless a Variance is granted.

- Although a basement is not considered a story, a basement that extends more than two feet above the ground will be counted towards the maximum 45% FAR.

Legal Non-Conforming Homes

- Existing homes that are already two stories or existing homes that exceed 45% FAR or 17 feet in height will still be legal if they were constructed with City permits. They will be considered non-conforming with the new zoning.
- No changes are required to legal and non-conforming homes as a result of the single-story rezoning if they were legally constructed with City building permits.
- Legal non-conforming homes can be maintained and repaired subject to City building permit requirements.

Existing Two-Story Homes

- Existing two-story homes that were legally constructed with City building permits will be considered legal and non-conforming.
- Existing two-story homes do not need to be modified if the single-story zoning is approved.
- Existing second stories cannot be expanded or increased in height but can be maintained and repaired subject to City building permit requirements.
- Additions can be made to the first floor up to the maximum 45% FAR for the entire home.

Eichler Design Guidelines

- The area proposed for rezoning includes an Eichler neighborhood. Those properties that are within the Eichler neighborhood are subject to Eichler Design Guidelines. New additions, architectural changes and new homes are subject to the adopted Sunnyvale Eichler Design Guidelines. To preserve this unique modern Eichler character, the design guidelines are used by staff and the Planning Commission in reviewing all permit requests for Eichler homes, and to all other houses in Eichler neighborhoods. Besides addressing design issues, the guidelines also deal with privacy and impacts to adjoining neighbors.

Please note that the above development standards will only be applicable to the properties located within the proposed district. Therefore, the single-story limitation and other regulations will not be applicable to the properties located outside the boundaries. New homes and remodeled homes will be subject to appropriate City design guidelines and solar access to adjacent homes is protected by City Code. Please refer to the Attachment 1 for the proposed single story combining district.

If you have any questions about the proposed R-0/S zoning change and how it affects your property or information on the public hearing process, please contact me at (408) 730-7637 or sdivatiat@sunnyvale.ca.gov. I will be happy to clarify this information and answer any questions.

Sincerely,

Shétal Divatia, AICP
Senior Planner