

Sunnyvale Planning Commission
Sunnyvale City Council
456 West Olive Avenue
Sunnyvale, CA 94086

Dear Commissioners and Council Members,

We respectfully submit our application for a Residential Single-Story Combined District (SSCD) for our Eichler neighborhood located in the Rancho Verde Tract. We want to expand the existing SSCD in the Ranch Verde Tract which was created ten years ago. It includes the Eichlers on the south side of Ticonderoga Dr and Trenton Dr.

There are 49 Eichler homes in our proposed area, bordered on the south by the north side of Ticonderoga between Mary and Pome, on the east by Pome and Plum, on the north by the change from Eichler to ranch style homes, and to the west by Somerset. We included one home on Revere Dr since it shares a fence line with four of the properties in the proposed SSCD, two on Somerset and two on Shenandoah. Eight of our 49 homes already back up to the two-story houses in the Springfield Terrace community and the Briggs Stelling Mansion. Please refer to the attached map.

When talking with neighbors about the rezoning, several reasons for wanting to preserve the single-story Eichler were repeated:

- Privacy
- Natural light
- Architectural significance
- Property Value
- Neighborhood Ambience

We made a concerted effort to provide information to every homeowner within the boundaries. We handed out the attached flyer to 46 of the homes and made arrangements to have the fliers sent to the owners of three rental properties.

We got 38 signatures out of the 49 giving the application 77.6% approval. Of the remaining 11 households three are rentals, three did not answer the door, one is planning to move, and four are against the SSCD.

We received the application fees from 31 of the 38 homeowners who signed the application. The contribution varied from \$75 to \$343. Among the reasons given for not paying the fee were:

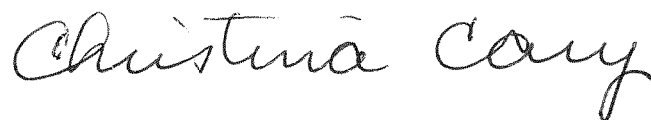
- Insufficient funds/fixed income
- Their property already backs up to a two-story home
- The fees are too high

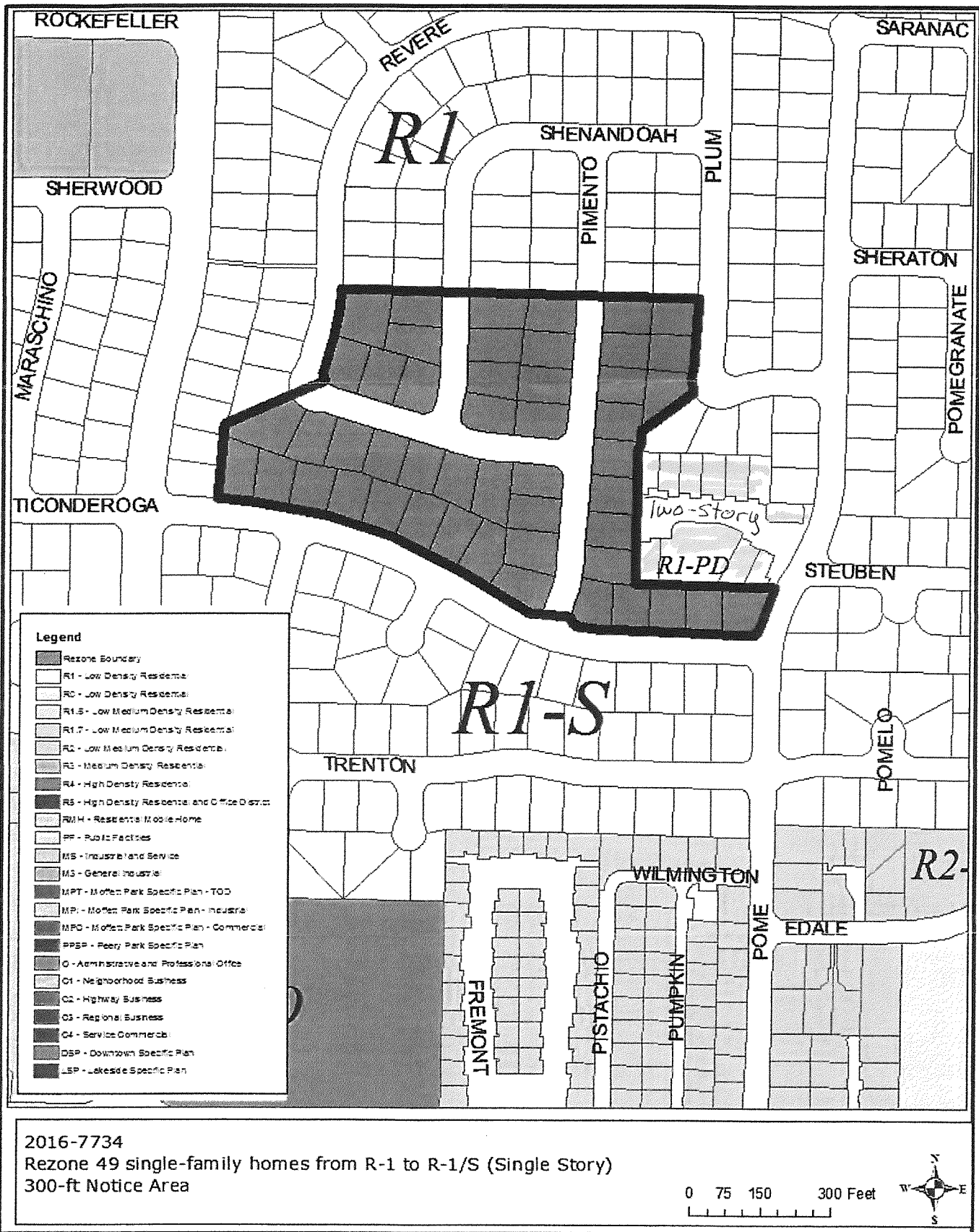
We appreciate your consideration of our proposal.

Molly Kauffman, 825 Ticonderoga Dr, Sunnyvale, CA 94087

A handwritten signature in cursive script, appearing to read "Molly Kauffman".

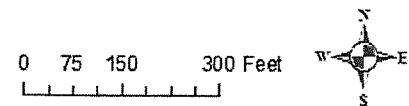
Christina Cary, 819 Ticonderoga Dr, Sunnyvale, CA 94087

A handwritten signature in cursive script, appearing to read "Christina Cary".



- Legend**
- Rezone Boundary
 - R1 - Low Density Residential
 - R2 - Low Density Residential
 - R1.5 - Low Medium Density Residential
 - R1.7 - Low Medium Density Residential
 - R2 - Low Medium Density Residential
 - R2 - Medium Density Residential
 - R4 - High Density Residential
 - R3 - High Density Residential and Office District
 - RMH - Residential Mobile Home
 - PF - Public Facilities
 - MS - Industrial and Service
 - M3 - General Industrial
 - MPT - Mott Park Specific Plan - TOD
 - MP - Mott Park Specific Plan - Industrial
 - MPD - Mott Park Specific Plan - Commercial
 - PPSP - Peery Park Specific Plan
 - O - Administrative and Professional Office
 - C1 - Neighborhood Business
 - C2 - Highway Business
 - C3 - Regional Business
 - C4 - Service Commercial
 - DSP - Downtown Specific Plan
 - LSP - Lakeside Specific Plan

2016-7734
Rezone 49 single-family homes from R-1 to R-1/S (Single Story)
300-ft Notice Area



Expansion of Single Story Zoning for Rancho Verde Eichler Tract Ticonderoga/Pimento/Plum Somerset/Shenandoah/Revere

Synopsis

Our proposal is to apply for rezoning to a Single Story Combining District (SSCD) designation for the 49 Eichler homes located on north side of Ticonderoga Dr between Mary and Pome, Pimento Ave, three on Plum Ave that back up to Pimento, Somerset Dr, Shenandoah Dr, and one on Revere Dr. Current zoning allows two story structures/additions to be built next to and behind your property which may result in intrusion into your current backyard/side-yard privacy and change to the Eichler neighborhood's ambiance.

In addition, our homes are part of the Rancho Verde Eichler tract. We would be joining over 60 other homeowners who have already gone through the rezoning process.

Rationale

We are concerned that a 2nd story addition would be devastating for those close to such a modification. The impact could be multifold—intrusion on privacy, reduction in natural lighting, reduction in potential or actual solar power generation, and aesthetic degradation of our neighborhood.

There is a process that all building applications have to go through to be granted a permit. The injured parties would have their chance in a public hearing to object. This may or may not impact the outcome. It would require constant vigilance by many of us to be at such a hearing ready with the appropriate objections.

Adding a SSCD to our homes' zoning district (R0) precludes the need for such vigilance and reduces anxiety that such applications can cause; a SSCD will stop such applications from even being considered.

Process

Such an application requires a district of at least 20 homes, and agreement from majority (55%) of the owners. 75% of the homes in the district must be single story. The application fee is \$147/home. To read the small print of Sunnyvale's SSCD code Google "19.26.200 Sunnyvale".

An SSCD will not stop, nor should it, an owner from enlarging their property horizontally according to local codes—up to 45% of the plot size.

If over time the wave of change is such that the majority do want to build 2nd story homes, this combined district can be reversed, through the same process we are using now.

Support

Your support is needed to make the single story redistricting happen. We are happy to answer any questions. Please sign the application and write the \$147 check.

- Molly Kauffman mkauffman735@gmail.com 408.605.8684 825 Ticonderoga Dr
- Christina Cary dressmaker@whitebow.com 819 Ticonderoga Dr