

From: G Zuniga
To: [Kelly Cha](#); [Joey Mariano](#); [Planning AP](#)
Cc: [Walter Huber Sr., \(Dad\)](#)
Subject: Opposing proposed Ordinance 2017-7308. Request to be zoned simply as R1
Date: Monday, August 28, 2017 6:37:07 PM

To our City Staff and Planning Commission,

In light of all the decisions made by the Staff and Planning Commission since our section of Fairbrae attempted to rezone ALL properties to R1-SS on our block, we oppose the proposed change to our neighbor's 1160 Hollenbeck property to only 20-foot buffer zone instead of the Council's recommendation of a 50-foot buffer zone.

In fact, we have been and are requesting to be zoned as simple R1, which we have had since we purchased our 695 Torrington property 31 years ago. A 20-foot buffer zone facing our backyard does not provide any relief to our privacy from a future 2-story construction, while burdening us with a single story overlay zoning (to which we object).

All of the owners of the three Torrington Drive properties adjacent to 1160 are in disbelief that the City of Sunnyvale has been attempting to divide our homes into 2 completely different zoning classifications and we firmly request that we share the same existing simple R1 zoning classification as our 1160 backyard neighbors.

Our 4 adjacent family homes belong to an extraordinary, friendly neighborhood and we feel let down by our City proposing that we diminish the quality of life and the value of our properties impacted by 2 different zones.

We appreciate your not exempting us from your concerns as a City and as a Planning Commission with this 20-foot split zoning proposal affecting our homes.

Sincerely,

Walter Huber and Gabriela Zuniga
owners.

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Summary
Split-Zone Recommendation
696 Sheraton Drive & 1158 & 1160 Hollenbeck Ave

(From Roger Teter, Sunnyvale resident on 9/6/17)

On Dec 6, 2016, the City Council approved a Single-Story Combining District for 59 properties within Fairbrae neighborhood to R-1/S and the **City Council Directed the Planning Staff to prepare Zoning code ordinance to enable “split-zoning” & develop split zoning for 696 Sheraton Drive, 1158 & 1160 Hollenbeck Ave., Zone R-1, to include R-1/S zoning district in order to provide the Required Second Story Protection for the Tiffany Ct. & Torrington Dr. Properties.**

The Planning Staff Split-Zone recommended includes:

- **50-foot split-zoning buffer** for property boundaries of the Hollenbeck properties adjoining 675, 679, 683 and 682 Tiffany Court, and a
- **20-foot split-zoning buffer for the side yard** at 1160 Hollenbeck Ave adjoining 689, 695 and 699 Torrington Drive.

The following Recommended Split-Zone Maps clearly shows that the

1. **Split-Zone Recommendation allows that Second Story structures can be added to the existing 1158 and 1160 Hollenbeck Homes.**
2. **Split-Zone Recommendation does NOT LIMIT or RESTRICT the 1158 & 1160 Hollenbeck and the 696 Sheraton Drive properties from being subdivided into multiple lots.**
3. **Split-Zone Recommendation Allows that Second Story Homes can be built on the subdivided lots.**
4. **Split-Zone Recommendation Provides a Buffer Zone Protection for the 675, 679, 683 & 682 Tiffany Ct, and the 689, 695 & 699 Torrington Ave. Properties and Satisfies the Sunnyvale City Requirement for R-1/S Zoned Areas.**

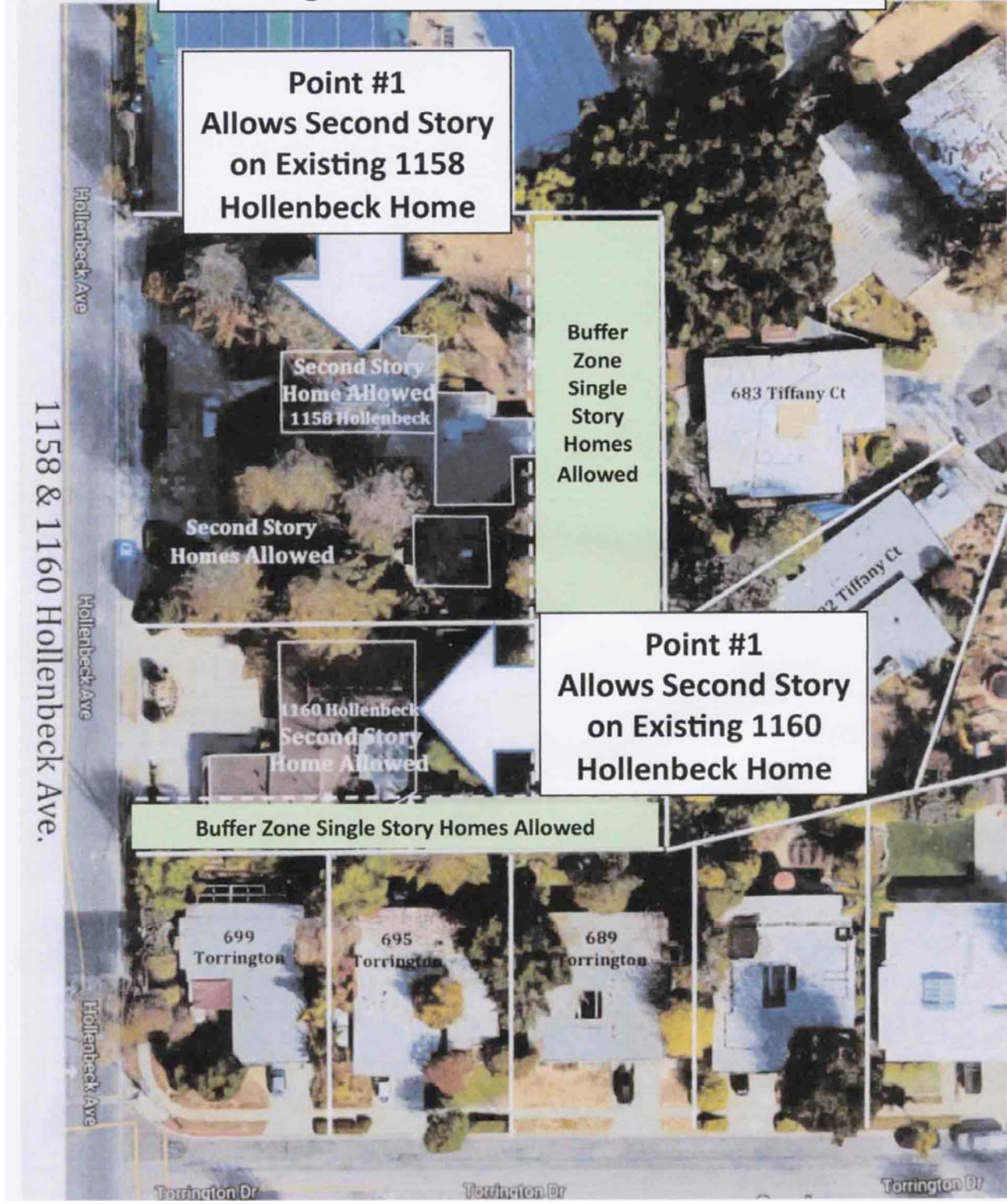
The purpose and requirement of the Sunnyvale City Rezoning SSCD Process is intended to cover contiguous plots and, if possible, have boundaries at NATURAL DIVISIONS SUCH AS STREETS AND CREEK so that Properties along the Boundaries of the Rezoned SSCD Area that are Zoned R-1/S Single Story are also PROTECTED from Second Story adjacent and rear development.

Conclusion: The Excellent Split-Zone Recommendation that has been developed by Planning Staff **as was Directed by the City Council on Dec 6, 2016 should be approved by the City Council in the Sept 12, 2017 Meeting.**

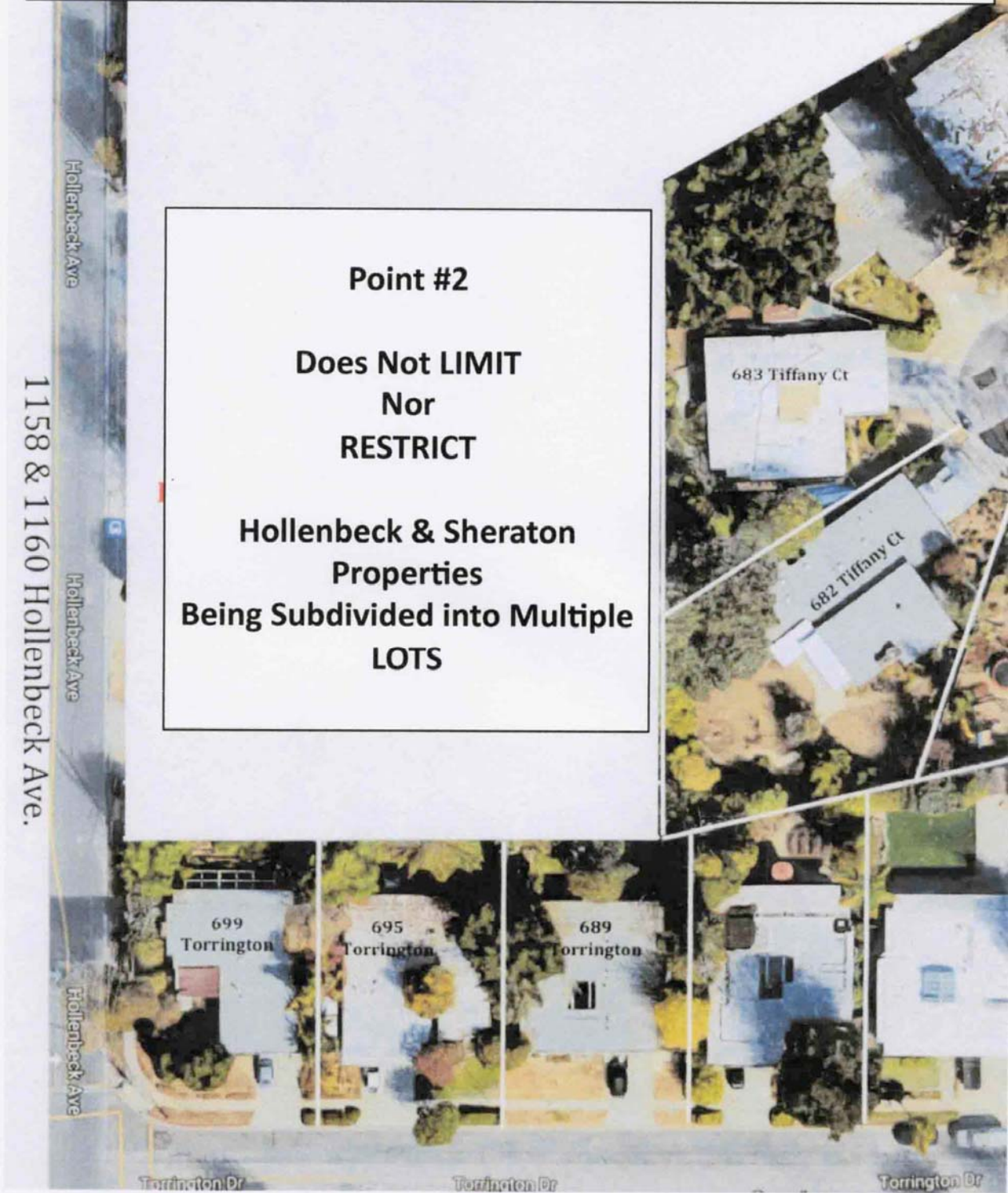
Planning Staff's Split-Zone Recommendation



**Split-Zone Recommendation Allows
Second Story Structures To Be Added To
Existing 1158 & 1160 Hollenbeck Homes**



**Split-Zone Recommendation Does Not Limit or Restrict
1158 & 1160 Hollenbeck and 696 Sheraton Dr.
Properties From Being Subdivided into Multiple Lots**



**Split-Zone Recommendation Allows
Second Story Homes To Be Built on Subdivided Lots of
1158 & 1160 Hollenbeck and 696 Sheraton Dr. Properties**



**Split-Zone Recommendation Provides Required
Buffer Zone Protection for the Properties on
R-1/S Zoned Area Boundary**



**Point #4
Split-Zone
Recommendation
Provides Buffer Zone
Protection for 675,
679, 683 & 682
Tiffany Ct.
And
689, 695 & 699
Torrington Ave.**

**THAT IS REQUIRED
By Sunnyvale City
Rezoning
SSCD R-1/S Process
Requires Properties
Along
R-1/S Boundaries to
have Similar
Protection to those
Properties within the
SSCD R-1/S Area.**

Split-Zone Recommendation

Conclusion:

- **The Excellent Split-Zone Recommendation that has been Developed by the City Planning Staff**

as was

- **Directed by the City Council on Dec 6, 2016**
- **Should be Approved by the City Council in the Sept 12, 2017 Meeting.**