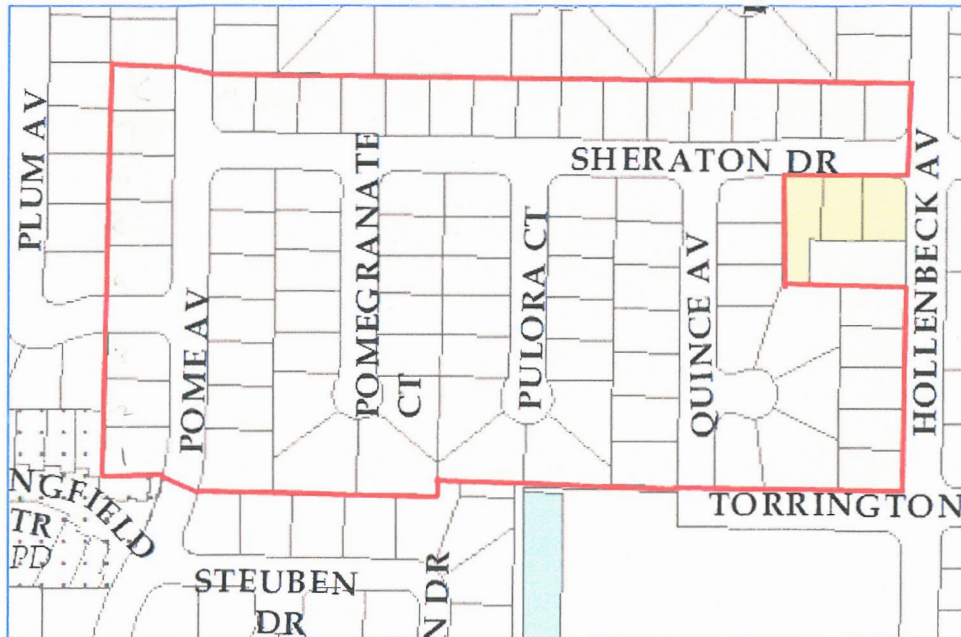


Would You Like to Keep Your Neighborhood Single Story?

We are collecting signatures to have the Eichler tract shown below rezoned as a Single Story Combining District (SSCD). The city of Sunnyvale created the SSCD "To preserve and maintain single family neighborhoods of predominantly single story character". A SSCD does not allow construction of any new two story homes or new second story additions within its boundary. The response will determine if all or part of this area can be rezoned.



If you own a home in this area please let us know your opinion by using the contact information below. John will try to answer any questions you have.

John Scheffel

Email: jnschef@gmail.com

Call or text: 408-338-5495

Why support SSCD rezoning?

- A SSCD will help to preserve the single story character of our neighborhood and the lifestyle that you currently enjoy in your Eichler. It will maintain your **privacy, natural light and the view from your windows**.
- **Property value** – Kevin from Erdal Real Estate says that some prospective Eichler buyers are put off when they see second story windows on the houses behind them and do not make offers. There is no hard data, but he estimates it can reduce the selling price by \$50K to \$100K. A recent study shows that being in a SSCD does **not** decrease property values (see "Bringing Data to Bear..." article referenced below). It would be a selling point for buyers who want assurance that the houses around them will remain single story after they buy.
- The current R1 zoning of our neighborhood allows anyone to build a new two story house or second story addition. **Neighbors have no say in the matter**. You may not even know it's going to happen until you receive a notice from Sunnyvale that it has already been approved. The current "Sunnyvale Eichler Design Guidelines" **allow second story additions to Eichler homes** and include details about how it should be done.
- The character of Eichler neighborhoods in Palo Alto have been changed by the construction of 2 story "Monster Houses" (see articles referenced below). The high real estate prices there contributed to this trend and it could spread to Sunnyvale as our home prices rise. A SSCD will prevent that from happening in our neighborhood.
- Many long time residents of the neighborhood are selling their homes. As Eichlers age they become targets for teardown and rebuild. Buyers building a new house may be more likely to want a second story.
- Several other Eichler neighborhoods in Sunnyvale have already been successfully rezoned to SSCD.

What does living in a SSCD mean?

- Becoming a SSCD will modify our current R1 zoning regulations as follows (applies to new construction only):
 - A limit to one “habitable” floor. This means no **new** second stories, lofts, mezzanines or attics which can be used as living space can be built. New houses can still have basements.
 - The maximum floor area ratio (FAR) will be 45% for all homes. FAR is the ratio of total floor square footage in a house to lot square footage. This is the same limit currently applied to all single story homes in any R1 zone.
 - The maximum height of new construction is limited to 17 feet as measured from the curb (not from the ground next to the house).
- **Existing houses which don’t meet those requirements are "Grandfathered"** and can remain as is. Existing two story homes can be remodeled but the square footage of the second story cannot be increased.
- **All houses can still increase the square footage of the first story provided the FAR does not exceed 45%.**
- The SSCD rules only cover the homes within the district boundary and have no effect on the homes on the other side of that boundary.
- The SSCD can be repealed in the future by the same process as used to create it (signatures, fees, hearings).

What is the process to become a SSCD?

1. **Collect approval signatures** from at least 55% of the property owners in the new SSCD. Signing is **not** a commitment to pay any fee. Donations to the total fee will be voluntary.
2. **Submit the application** including signatures to the Sunnyvale planning department and pay a non-refundable application fee. The fee is \$155 for each lot in the new zone regardless of how many owners signed. We hope that many supporters can contribute more than \$155 to help cover the houses of those who cannot or will not sign.
3. **Planning Commission hearing** –The proposal will be presented at a public Planning Commission meeting. Residents in the zone and surrounding area will be notified of the hearing by mail. Anyone attending will be allowed to speak and voice their opinions. The commission will either reject or recommend for approval and forward to the City Council.
4. **City Council hearing** – The proposal is presented at a public City Council meeting. Anyone attending will be allowed to speak and voice their opinions. A vote is taken on final approval of the proposal.

What could happen if we do not become a SSCD?

Currently 9 of the 79 Eichler homes in the proposed boundary have already been converted to 2 story. Your Eichler could be one of the next in the neighborhood with a new two story house next door. It is better to act now as a community to prevent more 2 story development than to fight it on your own later.

More information

If you would like to read some articles with more information on this topic go the Eichler Network Blog site.

<http://www.eichlernetwork.com/blogs>

- What’s Behind a Wave of Eichler Demolitions?
- Bringing Data to Bear Helps with Teardown Fight
- Preemptive Strike Against Monsters is a Winner
- How a Neighborhood Prevented Monster Homes
- Saving Modern Homes: a Statewide Wave

At least 88% Single Story

