



November 3, 2017

Dear Property Owner:

An application has been filed by you/your neighborhood to change the zoning for your property that will limit your house to a one-story structure (single-story) and would not allow a second story. If approved, the zoning for your property will change from R-1 (Low Density Residential) to R-1/S (Low Density Residential-Single Story).

This proposed rezoning will be considered by Sunnyvale Planning Commission and City Council at public hearings in December 2017 and January 2018. You will receive a separate Public Hearing Notice from the City for those public hearings.

At this time, the City is informing you and seeking your input on this proposed change.

This packet includes the following:

1. Summary of the proposed change and how it will affect the use of your property
2. **Survey - To be completed by you and returned by November 20, 2017** (pre-addressed and pre-stamped envelope provided). Includes a map of the proposed boundary for the Single Story Combining District
3. **Neighborhood Information Meeting – November 16, 2017 @ 7 p.m.** at Sunnyvale Community Center- Recreation Building

Sincerely,

**Shétal Divatia, AICP**

Project Planner

City of Sunnyvale

Phone: (408) 730-7637

Email: [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov)



November 3, 2017

**Re: Rezoning Application 2017-7688 – Requesting Rezoning of 79 lots currently zoned R-1 (Low Density Residential) to R-1/S (Low Density/Single Story).** These properties are on Pome Avenue, Sheraton Drive, Pomegranate Court, Pulora Court, Quince Avenue and Hollenbeck Avenue - See Map

The lots are:

**1135-1166 Pome Avenue** (APNs 202-18-029 thru 031, 202-11 023 thru 027, 202-13-002 thru 007 and 058);

**1142-1167 Pomegranate Court** (APNs 202-13-008 thru 013, 202-13-016 thru 021, 202-13-059 and 060);

**1142-1167 Pulora Court** (APNs 202-13-022 thru 035),

**1142-1170 Quince Avenue** (APNs 202-13-036 thru 050);

**701-795 Sheraton Avenue** (APNs 202-12-004 thru 019)

**1151-1167 Hollenbeck Avenue** (202-13-053 thru 057)

Dear Property Owner:

An application has been filed to change the zoning for your property to limit your single family home to one-story with the proposed addition of a Single Story combining district. If approved, the zoning of your property will be changed from R-1 (Low Density Residential) to R-1/S (Low Density Residential-Single Story).

This application has not been initiated by the City. It has been initiated by 80% of property owners in the proposed single-story district. If adopted by the Sunnyvale City Council this revised zoning will apply to the entire block described above, including any existing and approved two-story homes, regardless if you were party to the application.

The proposed zoning change will not be in effect until the rezoning application is considered and approved at public hearings by both the Sunnyvale Planning Commission on December 11, 2017 and the City Council on January 23, 2018. You will be mailed a separate notice of these public hearing dates. If the rezoning is approved the following is an outline of the proposed changes and how it will affect the use of your property:

#### **Neighborhood Density**

- The proposed R-1/S area will remain a single-family zoning district. One dwelling unit is allowed per lot.

#### **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).
- 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 be considered legal and non-conforming if they were constructed with City permits.
- 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 is an Eichler neighborhood. New additions, architectural changes and new homes are subject to the adopted Sunnyvale Eichler Design Guidelines.

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 proposed district boundaries, including those that share property lines with the lots located within the proposed district. 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 how the public hearing process will occur, please contact me at (408) 730-7637 or email me at [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov). I will be happy to clarify this information and answer any questions you may have.

Sincerely,

Shétal Divatia  
Senior Planner



**File No: 2017-7688**

**SURVEY**

Date: November 3, 2017

[owner address here]

The City of Sunnyvale has received an application to rezone your property from R-1 (Low Density Residential) to R-1/S (Low Density Residential/**Single Story**). The application was submitted by 63 property owners (80%) for the 79-lot rezoning area. The application includes some Eichler homes Pome Avenue, Sheraton Drive, Pomegranate Court, Pulora Court, Quince Avenue and Hollenbeck Avenue.

After reviewing this information, please fill out this survey form **and mail it back to the City of Sunnyvale in the pre-addressed, pre-stamped envelope by November 20, 2017.**

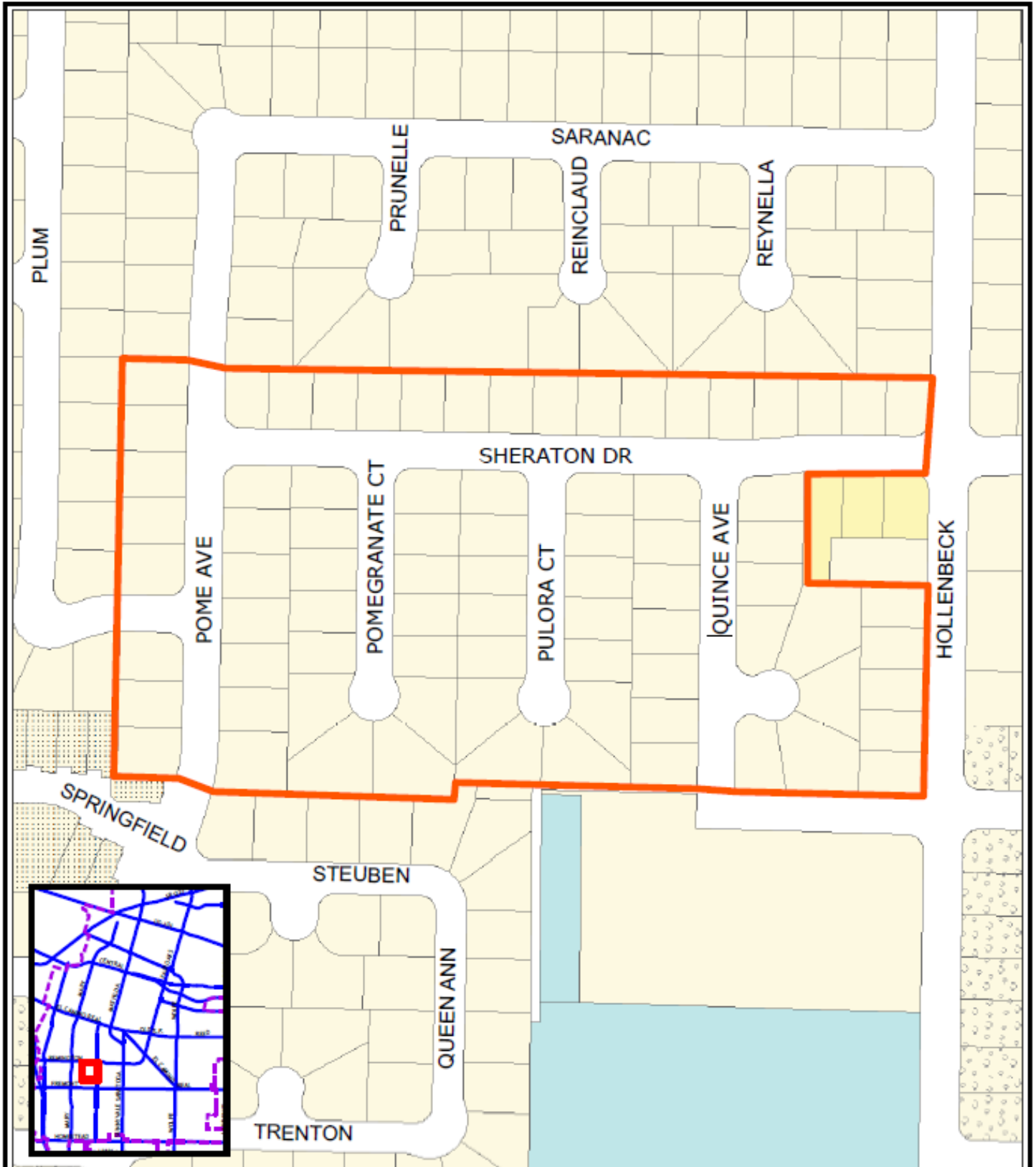
**Properties Included:** The single story combining district includes the following 79 properties:  
**1135-1166 Pome Avenue** (APNs 202-18-029 thru 031, 202-11 023 thru 027, 202-13-002 thru 007 and 058);  
**1142-1167 Pomegranate Court** (APNs 202-13-008 thru 013, 202-13-016 thru 021, 202-13-059 and 060);  
**1142-1167 Pulora Court** (APNs 202-13-022 thru 035),  
**1142-1170 Quince Avenue** (APNs 202-13-036 thru 050);  
**701-795 Sheraton Avenue** (APNs 202-12-004 thru 019)  
**1151-1167 Hollenbeck Avenue** (202-13-053 thru 057)

|   |  |
|---|--|
| <b>I support the Single Story Rezoning</b>        |  |
| <b>I do not support the Single Story Rezoning</b> |  |
| <b>I have no position</b>                         |  |

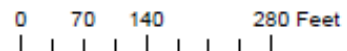
Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

If you have any questions or comments, please contact the Project Planner, Shetal Divatia, Senior Planner, at (408) 730-7637 or [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov)

Map of Proposed Rezoning Boundary – shown with red outline



2017-7688  
1142 Pome Ave (APN: 202-13-007)  
Proposed Single Story Combining District

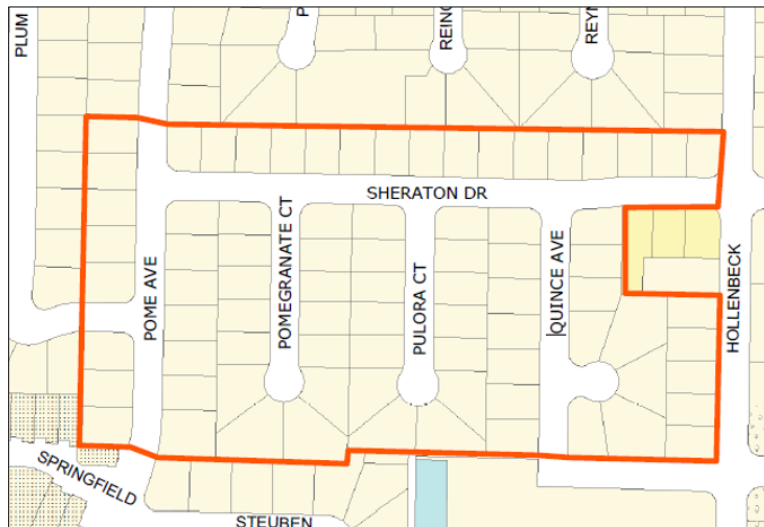


Project 2017-7688  
Single-Story Rezoning for 79 lots located on  
Pome, Sheraton, Quince and Homestead Avenues; Pomegranate and Pulora Courts  
**NEIGHBORHOOD INFORMATION MEETING**

**THURSDAY, November 16, 2017**

From 7 to 8 p.m.  
Sunnyvale Community Center – Rec Building  
550 E. Remington Drive  
Sunnyvale, CA

An application has been submitted to the City of Sunnyvale by 63 property owners **79 lots**. The lots are:  
**1135-1166 Pome Avenue** (APNs 202-18-029 thru 031, 202-11 023 thru 027, 202-13-002 thru 007 and 058);  
**1142-1167 Pomegranate Court** (APNs 202-13-008 thru 013, 202-13-016 thru 021, 202-13-059 and 060);  
**1142-1167 Pulora Court** (APNs 202-13-022 thru 035),  
**1142-1170 Quince Avenue** (APNs 202-13-036 thru 050);  
**701-795 Sheraton Avenue** (APNs 202-12-004 thru 019)  
**1151-1167 Hollenbeck Avenue** (202-13-053 thru 057)



The application requests that the entire block tract with 79 contiguous properties be rezoned from R-1 (Single Family) to R-1/S (Single Family /Single-Story). If approved, all homes in the proposed district will be limited to one story homes and cannot add or build a second story. The rezoning will place restrictions on all future development and remodeling within this block. There is no development proposed as part of this application.

This information meeting will be held by City staff to answer questions about the proposed rezoning. Formal public hearings on this rezoning will be held by the:

- **Planning Commission on December 11, 2017** at 8 p.m. in the Council Chambers – City Hall
- **City Council on January 23, 2018** at 8 p.m. in the Council Chambers – City Hall

If you have any questions regarding the rezoning and how it affects your property, please attend this meeting or contact:

**Shétal Divatia, Senior Planner: (408) 730-7637; [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov)**