

Wright Avenue Home

- Approved 1999
- Eichler neighborhood
- Started concerns over infill houses

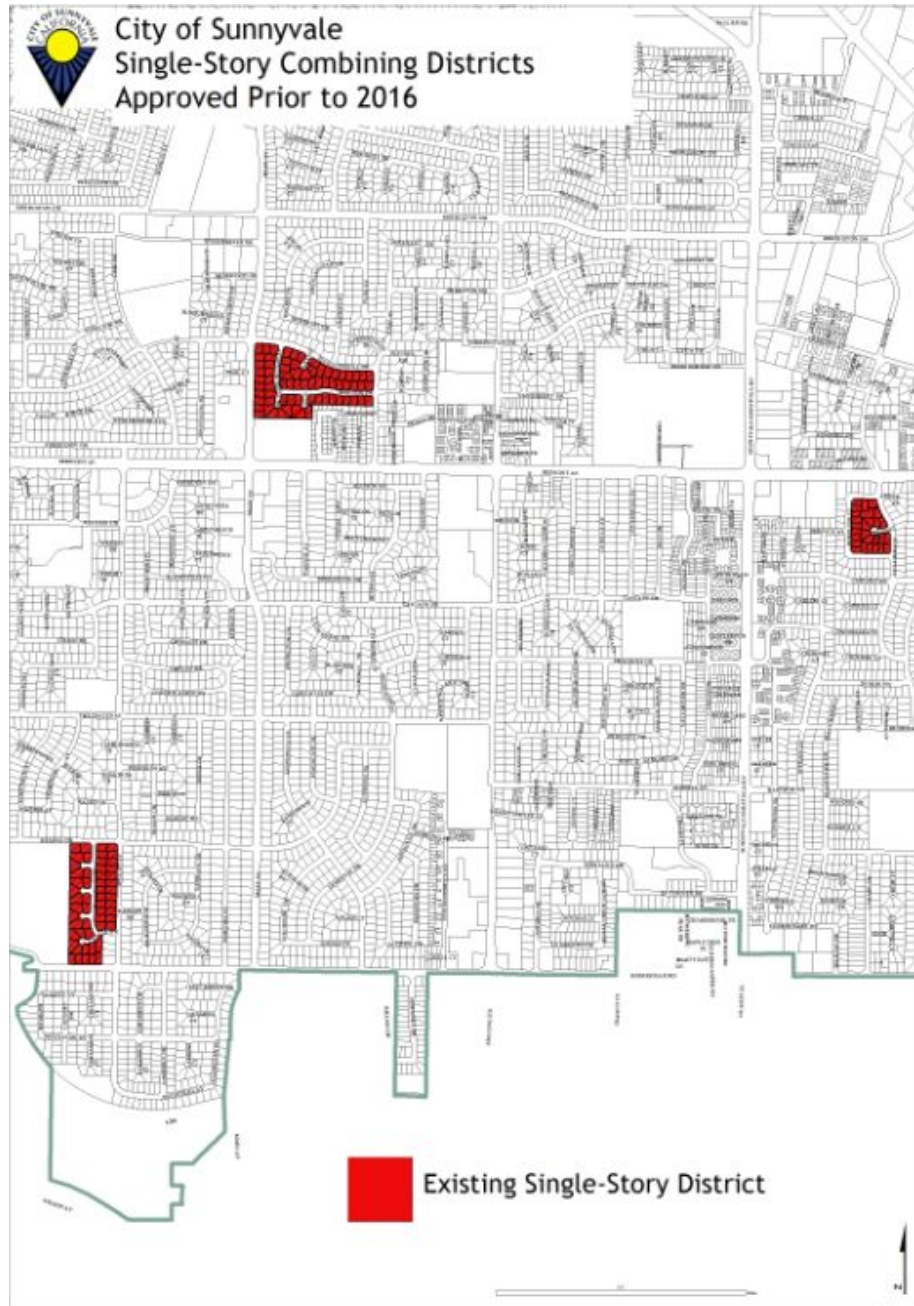


History of Single Family Design Review Tools

- 1992 – Adoption of Citywide Design Guidelines (amended 2012, 2014)
- 1999 – Approval of Wright Avenue House
- 2000 - Study Issue: Studied 18 tools including SSCD
- 2003 – Single Family Design Techniques
- 2007 - Study Issue: Historic Neighborhoods
- 2009 – Eichler Design Guidelines

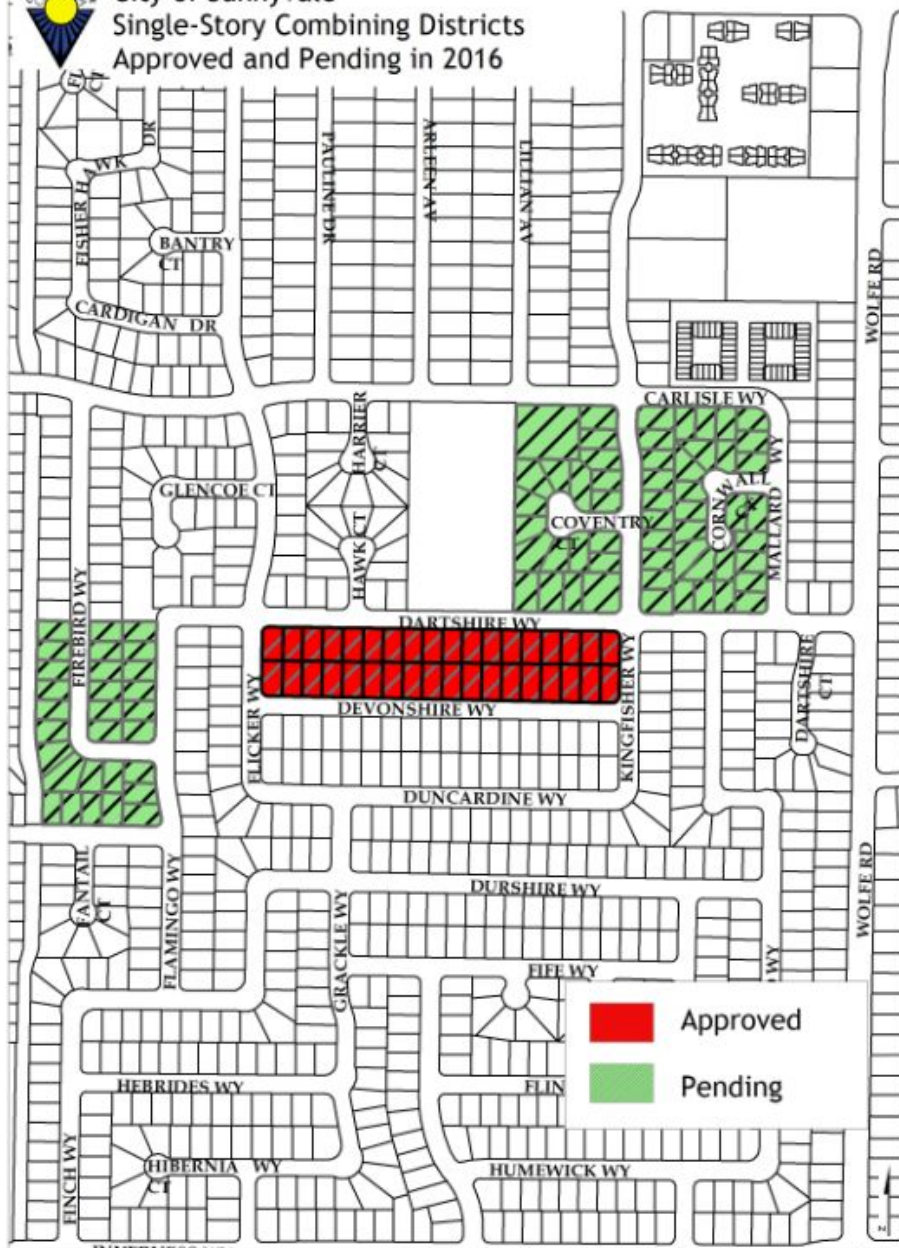


City of Sunnyvale
Single-Story Combining Districts
Approved Prior to 2016



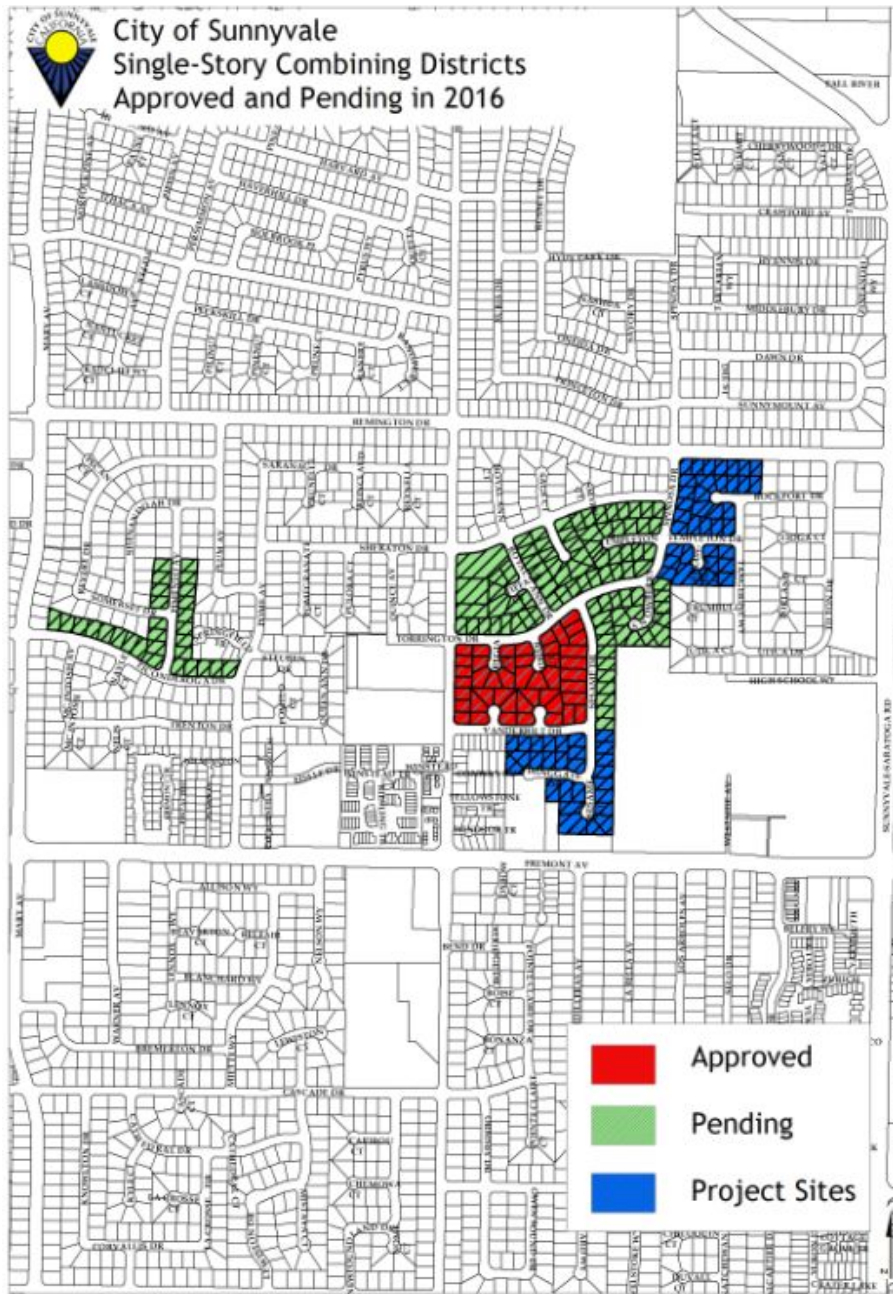


City of Sunnyvale
Single-Story Combining Districts
Approved and Pending in 2016





City of Sunnyvale Single-Story Combining Districts Approved and Pending in 2016



Eichler Design Guidelines

Eichler Design Guidelines adopted by Council 2009

- Used in support of Zoning Code
- Provide guidance when absolute standards are inappropriate
- Focus on design issues and privacy concerns
- Separated into sections based on issue
- Allows creativity and individuality
- Decisions must be compatible with Guidelines

SSCD Application Process

- Starts with neighborhood grassroots effort
- Rezoning boundary is selected by applicants
- Signatures are collected by one or several neighborhood members (door-to-door, by letter)
- Fee is collected: \$147 per lot

Application Completeness

- Staff checks application completeness
- Minimum 20 homes
- Recognizable boundaries
- Minimum 55% of property owners participated
- From Code: Owners support creation of the district; and that they understand they are requesting a zoning map amendment
- Check signatures with the City's data base (updated routinely with County Assessor data)
- 75% of homes still single-story

Staff Analysis

- Work with applicant to complete application and provide other information (e.g. maps)
- Verify neighborhood conditions
- Determine if boundaries are logical
- Determine if all properties are appropriate for rezoning
- Provide information and answer question from applicant and interested public
- Take and consider comments from public during review period

Staff Analysis (cont.)

- Hold outreach meeting
- Send information letter to all properties in proposed area
- No confirmation ballot is sent by staff
- Prepare staff report with recommendation: report, maps, ordinance, findings, other helpful attachments
- Planning Commission hearing (recommendation)
- City Council Hearing adopt ordinance (final decision)

SSCD Process

Comments and Questions