



June 10, 2016

Re: City of Sunnyvale Rezoning Application 2016-7234 – Requesting a residential single-story zoning designation for the entire block of 45 contiguous properties bound by Hollenbeck Avenue on the west, Torrington Drive on the north, Sesame Drive on the east and Vanderbilt Drive on the south.

Dear Property Owner:

An application has been filed to change the zoning for your home to limit it to a single story. If approved, the zoning will be changed from R-1 (Low Density Residential) to R-1/S (Low Density Residential-Single Story).

This application was not initiated by the City. It has been initiated by 87% 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 existing and approved 2-story homes, regardless if you were party to the application.

The proposed zoning change will not be in effect until it is considered and approved at public hearings by both the Sunnyvale Planning Commission on July 11, 2016 and the City Council on August 9, 2016. You will be mailed a separate notice of the 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.

If you have any questions about the proposed R-1/S zoning change and how it affects your property or how the public hearing process will occur, please contact me at (408) 730-7591 or gcaruso@sunnyvale.ca.gov. I will be happy to clarify this information and answer any questions.

Regards,

Gerri Caruso
Principal Planner