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Residential Single-Story Combining District - Fairbrae Eichler Neighborhood NE
Written by Stephen Meier May 9, 2016

The purpose of this form is to determine if there is interest in creating a Single-Story Combining District (SSCD) among residents of the north eastern sunnyvale fairbrae eichler neighborhood, bounded by Spinosa, Remington, Rockport, Tangerine and Templeton Drives. (see attached map) The Sunnyvale planning commission supports Eichler neighborhood areas to petition for single story overlay zoning from R-0 to R-0S.

There has recently been a proposed 2 story remodel on 1169 Sesame Drive which has many neighbors concerned about loss of privacy and lack of preserving Eichler neighborhood. Also recently the Sunnyvale planning commission approved an SSCD proposal for 36 homes in Fairwood on Dartshire and Devonshire roads.

Possible reasons you might support an SSCD:

- An adjacent second-story house would create significant privacy and noise issues for your home.
- You believe an adjacent second-story house would negatively impact your property value.
- You support preservation of Eichler neighborhoods and home styles.

Possible reasons you might reject an SSCD:

- You believe limiting second-story development would negatively impact property values.
- You might need to expand your home and feel that a second-story is the best option.

Your response to this form is informational-only. If there is a positive response, we will use the contact information you provide below to follow up during the actual application process.

Do you support creating an SSCD for the Fairbrae neighborhood ? (Yes/No):

Are you willing to help organize and solicit participation ? (Yes/No):

Reason: (optional)

Name:

Address:

Public Comments (may be shared with the City):

Information below this line will not be shared with anyone except for the purpose of following up to contact you on questions or comments and is optional.

Email:

Phone:

Private Comments:

Please return to Stephen Meier, 595 Templeton Drive. Alternately, feel free to email your response to stevemeier853@gmail.com

Stephen Meier
595 Templeton Drive
Sunnyvale CA, 94087
May 13, 2016

Email: stevemeier853@gmail.com
Phone: 408-393-8246

Dear Fairbrae Eichler Neighbor,

With neighbors Kristen Robins, Carrie Levin and Bertrand Chevalier we are soliciting your input regarding single story combining district. The purpose of this letter is to determine if there is interest in creating a Single-Story Combining District (SSCD) among residents of the Northeast Sunnyvale Fairbrae Eichler neighborhood.

Two years ago, a property on Vanderbilt Dr was remodeled into a second story against opposition from neighbors. The resulting house is a poor fit for the neighborhood recently sold on the market.

In January, 1169 Sesame started the permit application process to tear down their existing home and rebuild a two-story structure. The proposed design includes second-story windows and a second-story patio deck with a sliding glass door. The windows and patio would look into private spaces at the rear of neighbors home -- into the living room, dining room, master bedroom and bath. Several adjacent homes are similarly affected.

My neighbors and I all feel this is unacceptable, yet the planning department approved the project even though it violates Eichler Design Guidelines.

In addition to the loss of personal privacy, a local Eichler realtor has estimated that this construction could reduce the property value of neighboring homes by up to \$100,000.

Creating an SSCD will stop future second-story proposals from consideration.

In order to designate a neighborhood as an SSCD, 55% of the residents must approve of the change. Once there are enough signatures for the City to accept the application, there is a fee of roughly \$143 per lot, and possibly higher depending on participation rate.

I would like to collect your informal feedback on this issue by May 31st, 2016. We are also planning to schedule a community meeting during the first week of June.

Please see the attached form. You can return this to me via the included envelope. Alternately you can drop it off in my mailbox, or send me your response via email at stevemeier853@gmail.com.

Best Regards,
Stephen Meier

Background Details

SSCD - Single story conversion district is an overlay zoning to modify the underlying zoning and restrict to allow construction of only single story homes.

Summary of Sunnyvale SSCD - Single Story Conversion District Process

- Group of homes should be at least 20 homes, but not too large.
- Group of homes should be logically related and follow geographic boundaries and tract boundaries
- Requires notification and support by signature of a large majority of homeowners. (>55%), but ideally a participation rate of greater than 75%
- Existing 2nd story homes to remain as is, grandfather clause
- Rezoning fee is required, the currently adopted fee is \$143 per lot, fee is required whether owner participates or not.
- Requires review and approval of both Sunnyvale Planning Commission and Sunnyvale City Council

Resources:

City Manager Blog -

<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/OCM/CMBlog/2015/Oct12/2015-1008-SSCD-App-History.pdf>

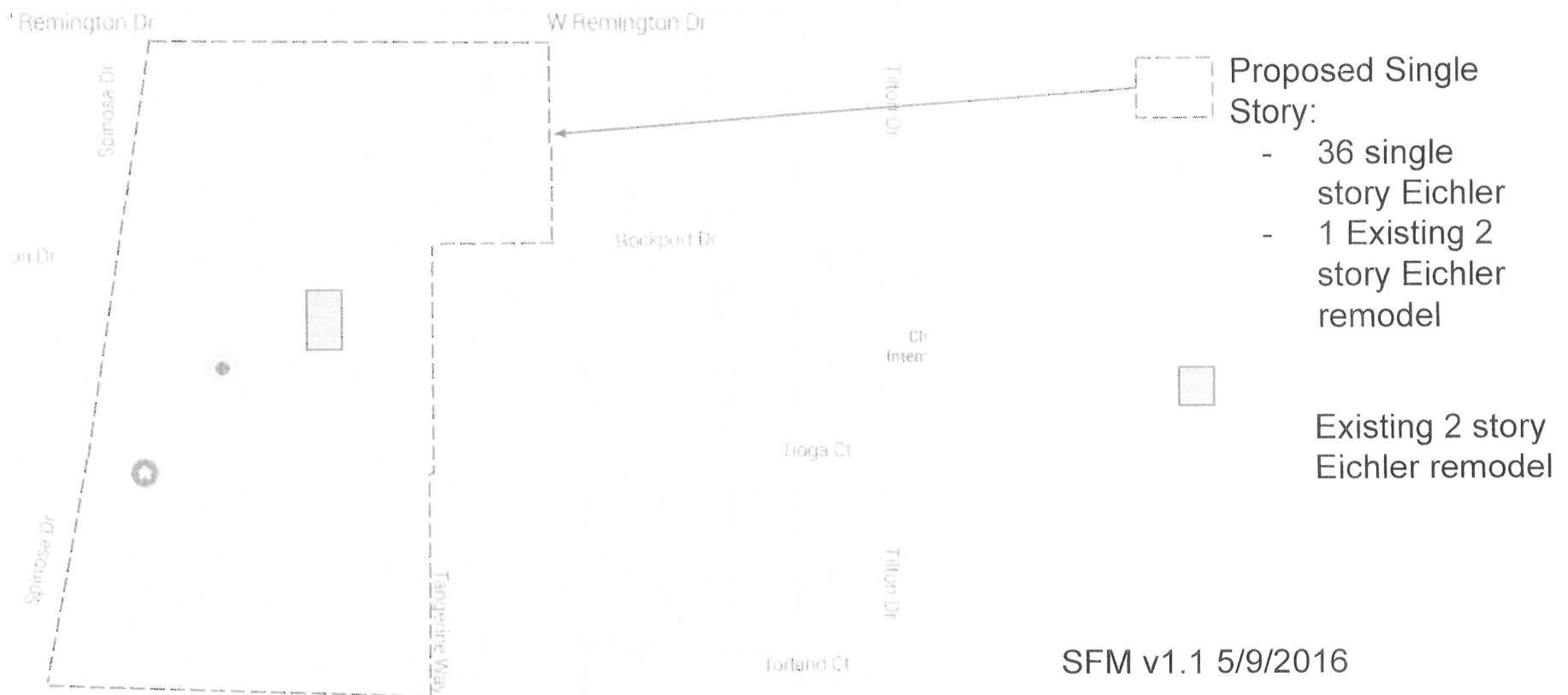
City of Sunnyvale Municipal Code -

http://qcode.us/codes/sunnyvale/view.php?topic=19-3-19_26-19_26_200

Mercury News article -

http://www.mercurynews.com/news/ci_29822295/sunnyvale-eichler-neighborhood-asks-be-free-two-story

Eichler Single Story Combining District - Petition Map: Spinosa - Remington - Rockport - Tangerine - Templeton



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