



Aastha Vashist <avashist@sunnyvale.ca.gov>

File # 2016-7489 Supporting SSCD Fairbrae West (Hollenbeck-Torrington), Support inclusion of "underdeveloped" sites

Paul Healy [REDACTED]
To: PlanningCommission@sunnyvale.ca.gov, Council@sunnyvale.ca.gov

Tue, Nov 1, 2016 at 9:21 AM

Cc: Aastha Vashist <avashist@sunnyvale.ca.gov>, Andrew Miner <aminer@sunnyvale.ca.gov>, Trudi Ryan <tryan@sunnyvale.ca.gov>, Erik Petersen <epeter8239@gmail.com>, Gerri Caruso <gcaruso@sunnyvale.ca.gov>

Paul Healy
823 Coventry Ct
Sunnyvale CA 94087

November 1, 2016

City Council, City of Sunnyvale
Planning Commission, City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

cc: Trudi Ryan, Andrew Miner, Gerri Caruso, Aastha Vashist, Erik Petersen

RE: File # 2016-7489 Supporting SSCD Fairbrae West (Hollenbeck-Torrington), Support inclusion of "underdeveloped" sites

Dear Council Members and Commissioners,

With their private street facing facades and rear walls of floor to ceiling glass opening on to private rear yard spaces, Eichler homes were designed to blur the boundary between indoor and outdoor spaces and capture the mid 20th century ideal of indoor/outdoor living in our mild California climate. Because of this unique open rear of home design the Eichler home is particularly vulnerable to inconsiderate two story development in neighboring homes to their rear. In recognition of this vulnerability, our city developed the single story combining district which allows neighborhoods to come together and protect the character of our homes and neighborhoods with a super majority of property owners mutually agreeing to impose a single story height limit upon our properties. We are asking the Planning Commission and Council to support this worthy effort and approve our applications. Many of us have lived in our homes for decades, and have witnessed the design integrity of other Eichler homes ruined by insensitive adjacent two story development. The only protection we as residents have against this risk of harm to our living spaces is the single story overlay. We urge you to support our applications.

City staff recommendation for the Fairbrae West application (File # 2016-7489) calls for removal of sites deemed "underdeveloped" from the proposed SSCD, and moving the SSCD boundary to the rear property line of the adjacent Eichler homes. We strongly disagree with this recommendation. This action would leave the adjacent homes with no protection from intrusive development. We will have many homeowners who have paid their filing fees and accepted the new zoning limitation yet will receive no protection from future insensitive development on the adjacent underdeveloped lots. We believe this is unfair as it undermines the very intent of the SSCD, that is to protect rear of home privacy in the Eichler homes.

We urge commission and council members to keep in mind that the SSCD is a height limitation, not a density limitation. Applying a height limit upon adjacent underdeveloped properties will not prevent lot splits, it will not prevent allowed development, with below grade development options it will not even limit the size of new construction. It will simply limit the height of construction, thereby protecting the design integrity and privacy of the adjacent Eichler homes.

To quote staff correspondence in regard to the potential future development on these underdeveloped sites within the Fairbrae West application "Staff also considers the existing City review processes allow for consideration of neighborhood compatibility to be considered at the time that any action on the three lots occurred". I will point out that

"action" on the underdeveloped parcels in most cases will mean a developer has invested significant resources in a development plan that conforms to the zoning in place at the time of application. Completed plans conforming to zoning submitted to the city. This is most definitely not the time to begin a discussion on changing the development standard by imposing height limitations to address the intrusiveness of two story designs upon the adjacent Eichler homes. The time to set the development standard for the neighborhood is now, with this SSCD. Please support the inclusion of the underdeveloped sites as proposed.

I ask that as you evaluate this application, please give careful consideration to the following:

The SSCD is a height limitation not a density limitation

Street boundaries meet the criterion for clear and recognizable SSCD boundaries, rear property boundaries do not.

A boundary at the rear fence does not protect the rear of home privacy of adjacent Eichlers

Inclusion of the "underdeveloped" sites keeps the zoning of adjacent parcels consistent.

Setting the acceptable development standard well before development plans are underway prevents wasted resources/investment

Two story development would still be possible within the SSCD boundaries, with one level constructed below grade

Due to the unique privacy issues faced by Eichler homeowners, adjacent two story above grade development will depress property values of the effected Eichler homes.

Two story above grade development transfers the costs of development to the neighboring properties, while one story above grade with the second story below grade keep the development costs with the developer.

In closing, I would like to thank you for your service to our city, and for taking the time to carefully weigh the issues raised with this SSCD application.

Sincerely

Paul Healy


30 Oct. 2016

From: Howard Gaines, 1175 Sesame Drive, Sunnyvale

To: Sunnyvale City Council
Sunnyvale Planning Commission
Fairbrae Swim and Racquet Club Board of Directors

Subj: Fairbrae Swim and Racket Club (the Club) and SSCD Application 2016-7489

1. The Club is an integral part of the tract in SSCD Application 2016-7489. Therefore, I request that the Club be subject to the same zoning requirements as the Eichler tract that it is in.
2. I am an original and current member in good standing in the Club. I bought and moved into my Eichler house in August 1960. I am the original owner. At that time, the Eichler sales plans, plot charts and advertisements showed a swim and racket club where the Club's now located. Then Eichler decided to cancel the Club and build more houses there instead. We Eichler owners and purchasers challenged Eichler on this change of plans and he backed-down and the Club was built
3. If in the future the Club is demolished and houses built, these houses should conform to the same zoning requirements for the rest of the tract of Eichler houses in which the Club resides.
4. I request that the Club be included in SSCD Application 2016-7489 and not exempt.



Howard Gaines

Susan & Manuel Luschas
1471 Flamingo Way
Sunnyvale, CA 94087

October 31, 2016

Planning Commission, City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

RE: File #2016-7489, Supporting full inclusion of Swim Club & 2 Large Non-Eichler Lots on Hollenbeck in SSCD

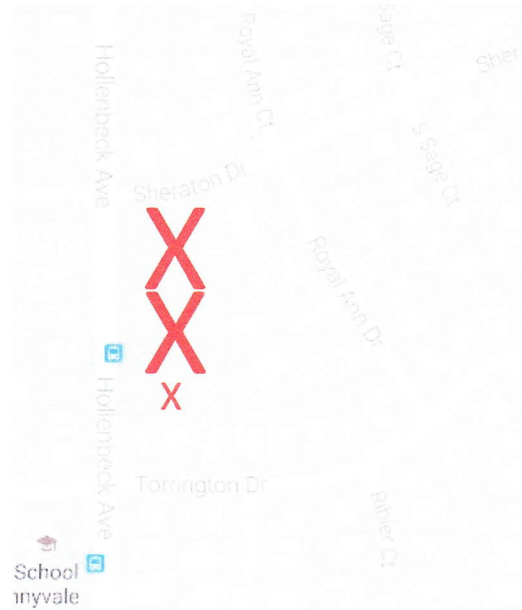
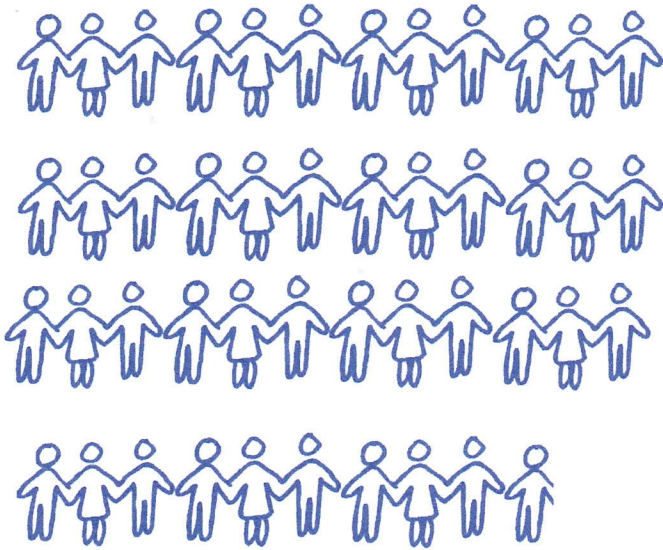
Dear Commissioners,



**When the back of
a house looks like
this...**



**Is it fair for
developers to
build something
like this next to
or behind it?**



**When 46
neighbors collect
over \$8,800 in
zoning fees...**

**Is it fair for Staff to
change the SSCD
boundary rules and
exclude properties?**

Respectfully submitted,

Susan Luschas

Manuel Luschas