



Aastha Vashist <avashist@sunnyvale.ca.gov>

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## Comments for Nov. 7 Planning Commission Meeting re SSCD application

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Ed and Jean Aiken [REDACTED]  
Reply-To: Ed and Jean Aiken [REDACTED]  
To: "gcaruso@sunnyvale.ca.gov" <gcaruso@sunnyvale.ca.gov>  
Cc: "avashist@sunnyvale.ca.gov" <avashist@sunnyvale.ca.gov>

Fri, Oct 28, 2016 at 9:57 AM

Dear Members of the Planning Commission,

We appreciate the opportunity to comment on the subject SSCD application. We are supporters of this application, and we intend to attend the Nov. 7 meeting. We have lived in our Eichler home in the Fairbrae District for over 25 years and have come to appreciate all that Sunnyvale has to offer as a community.

We wholeheartedly approve of this application as the fairest means to preserve the heritage of our neighborhood. From the outset, it was handled in a reasonable and equitable way by the organizers with no pressure applied one way or the other. Many of our friends who live in neighboring communities are not fortunate enough to have such a process available to protect themselves from being the victims of construction and remodeling projects which are transforming their neighborhoods into a hodgepodge of large, dissimilar, overbearing homes. We love Sunnyvale!

We have provided supporting comments for these efforts in the past but wanted to ensure that we are on record for supporting this particular SSCD application.

Thank you for your efforts.

Edwin and Jean Aiken  
663 Torrington Drive

November 1, 2016

From: Leadership, SSCD File 2016-7489

To: Sunnyvale Planning Commission

We are the leadership group for the proposed SSCD district bordered by Sheraton, Hollenbeck and Spinosa/Torrington Drives.

The application map follows SSCD guidelines set forth to follow major streets and tract boundaries. We reviewed our proposed map with planning staff before we started the survey and signature process. During the discussion with staff we inquired regarding the Hollenbeck parcels and staff instructed us to include the parcels in our application area. We asked for their reasoning and staff stated that the remaining area was too small to be an SSCD area on their own, and therefore they should be included.

Overall our impression from staff was that the application map had the support of the planning department.

Regarding Staff Recommendation:

We oppose removing the Swim Club and the two Hollenbeck parcels (1158 and 1160) from our SSCD boundary. Removing these parcels removes the protection provided by SSCD for houses on Torrington and Tiffany Ct. Staff proposal does not provide any assurance for protection from 2 story homes overlooking rear glass Eichler living spaces.

Infill development is quite possible within SSCD parameters. An example are the homes along Wilmington Drive. This is an example of good planning and development which protects Eichler living spaces. The homes along Wilmington are 1 story and do not impact the Eichler living spaces.

The Swim Club board has asked to be exempted from the SSCD. The Club did not state a specific reason in the letter to City Council. In our discussions with Club president, he mentioned future development and “protecting our members”. The membership was not consulted on this decision.

Fairbrae Swim and Racquet Club is a treasured element of the Fairbrae Tract. It is the central social core of the area. Any redevelopment of that parcel in the future would require disbanding of the Club and sale of the property, which would require a 2/3 vote of membership in favor of the sale. Realistically, this will never happen, as this facility is a valued resource. We would point out that the Club parcel is part of the original Eichler Addition tract map (please refer to Appendix A, page 24 of Eichler Design Guidelines). . Without the SSCD, the homes along Tiffany Ct. would not be protected from a 2-story complex. The integrity of the Eichler tract cannot be maintained without the inclusion of this element.

Regarding the two Hollenbeck parcels, they are clearly not contained in the Eichler Addition tract boundaries; they are however within the SSCD boundaries as prescribed in section 19.26.200 of the

Municipal Code. Pulling any of these three parcels will set a precedent that would allow ANY property owner to request exclusion from an SSCD, rendering it useless. These lots could be developed under SSCD guidelines or the developer could apply for rezoning their lots at that time.

We agree with City's insight looking to develop underutilized lots. It can be accomplished within SSCD parameters. As long as sufficient setback from 2-story housing is included in the zoning then both can be accomplished. If the City would like to have these lots developed on an infill basis then there are 2 options. The first is to complete this zoning application and let infill lots go through a rezoning application. The second is to create an option with large setback from 2-story to 1-story elements..

In summary, we oppose the exclusion of the three parcels in question, and that you approve our application unchanged, and send to Council.

Thank You,  
SSCD Leadership

Erik Petersen  
Ralph Grundler  
Elisabeth Harbers-Bik  
Philippe Cailloux

To: Gerri Caruso & Team, Planning Commission, & City Council

From: Scott McIntosh, Fairbrae Eichler District Home Owner

Date: October 30, 2016

Subject: One Single Story Combined District, or not at all!

Please maintain the Fairbrae District as a Single Story Combined District, SSCD, as originally outlined and provided to you on maps and voted upon, without any divisions or boundary modifications. This will provide needed protection, for this unique close-knit district. This is so important that this is an all or nothing issue. One Combined Fairbrae SSCD, or not at all!

The Fairbrae District is unique. It is centrally located right in the middle of the other Eichler Districts. It is completely surrounded on all sides by other Eichler homes. The boundaries for this District are clearly demarcated by main streets on all sides. There are 2 non Eichler homes sandwiched between Eichler homes in our District, though they are already built and are already single story! (Note: These are Key differences between our District, and the Trinity Church Property Development, which is unbounded by Eichler homes all along Fremont Drive and also a new development.)

The Fairbrae District also has its own Custom Swim and Tennis Club, The "Fairbrae Swim and Tennis Club", which was designed and built specifically by Joe Eichler for the Fairbrae District. Many members of the Swim & Tennis Club have been members and live in District since it was built. This can be proven by original Eichler sales literature and by members that have lived in the District since that time. (Note: This again is very unique and a major difference between the Trinity Church Development)

The Fairbrae Swim Club sits on an irregular lot, since it was designed to fit just there amongst Eichler homes and not invade upon their privacy. The building butts right up to the short backyard of our Eichler homes. This is only acceptable since the building is single story and has Pools and Tennis Courts which separate it from the unprotected back of our homes, which are entirely walled with glass. This includes the Master Bedroom, Bath, Kitchen, & Dining rooms of our homes. You can literally see right through our houses. This requires a SSCD to be safe and secure, and to not offend neighbors.

The single story Fairbrae Swim and Tennis Club must remain in the Fairbrae SSCD! Dividing the District up would destroy our community. It is better to leave the District intact as was carefully designed and provided to you, than to divide it up and deal with the problems for years to come. The whole point of the SSCD is to protect the entire Fairbrae District, while maximizing home owner flexibility to build, without damaging the Single Story Nature of our District. Other attempts such as Historical Designation were rejected by City Council, and the SSCD has been developed to provide maximum flexibility to all home owners, while providing needed protections.

The two non Eichler homes in our District are already Single Story and set way back in there lots, so they do not interfere with the Eichler homes behind them. Too allow one property owner to tear down there property and build a two story building while preventing the other property owner right next door from doing the same is unfair, and Criminal, and clearly an unequal application of the law. This is also poor planning, and would look awkward in our Single Story District.

The best solution is to approve the Single Story Combined District as provided, for all the homes in the District, plus the Swim Club, without amendment. It is inconceivable that the unique Fairbrae District which needs protection would intentionally be divided up and destroyed due to lack of understanding by the Planning Commission and City Council.

Thank you for your support for the Fairbrae Single Story Combined District.

Scott McIntosh  
408-636-3176  
683 Tiffany Ct  
Sunnyvale, Ca  
94087

Nov 1, 2016

To: Sunnyvale Planning Commission Members

From: Roger Teter, 682 Tiffany Court, Eichler Home Owner

**Subject: SSCD Application File #2016-7489**

**We Oppose Removing the two Land Parcels at 1158 and 1160 Hollenbeck Ave and the Fairbrae Swim and Racket Club from the SSCD Application 2016-7489.**

Dear Planning Commission Members:

My wife and I purchased our Eichler Home at 682 Tiffany Court in 1968 and we immediately fell in love with the very private indoor/out door living provided by the wall to wall, floor to ceiling glass walls of the Eichler Homes. We immediately became members of the Fairbrae Swim and Racket Club, and we are still active members today.

The purpose of the Sunnyvale City Rezoning SSCD Process is intended to cover contiguous plots and have boundaries at NATURAL DIVISIONS SUCH AS STREETS AND CREEKS, so that the properties along the Boundaries of the Rezoned SSCD Area are also *protected* from two-story development adjacent or to the rear of them, and they are to be provided the same privacy protection as all of the other lots within the SSCD Boundaries.

We, and our neighbor Scott McIntosh at 683 Tiffany Court, could immediately see that, as it was planned and submitted, the SSCD 2016-7489 Application protected us from Second Story Homes being built on the two Hollenbeck Land Parcels that would look directly through our floor to ceiling glass walls and into both of our homes and invaded our privacy and personal lives in our living rooms, bedrooms and kitchen. The fact that the *two Hollenbeck Ave Land Parcels were included in the SSCD Area was the main and driving reason* why we decided to sign and contribute our part of the SSCD application fee and we totally support the SSCD application as filed.

If the two Hollenbeck properties are removed from the SSCD area our Eichler Homes on Tiffany Court will then be totally unprotected from two-story development behind us. At that point we have been totally abandoned by the City Council. This will be a very shameful violation of the *entire intent and purpose* of the Rezoning SSCD ordinance and the Planning Commission Members and the City Council Members should not let that occur.

I know from discussions with several knowledgeable people about what has actually happened in other local Eichler areas that there are no meaningful rules that can or will be applied by the city that could ensure that Second Story homes are limited and can only be built so they that will not infringe on the privacy the Eichler Homes that are beside or to the rear of them.

If these properties are removed from the SSCD Application I can only conclude that the Planning Commission Members are unwilling to provide protection for the Tiffany Court Eichler Home owners, and instead the Tiffany Court Eichler Homes owners will be penalized and denied all Protection that the SSCD was specifically designed to provide.

We believe that the Eichler Homeowners on Tiffany Court deserve the same protection against invasion of privacy and their personal lives as are all of the other Homes that are within the SSCD Application boundaries. This can only be accomplished by including the two Hollenbeck properties and the Fairbrae Club property.

The Planning Commission Members should recognize that redefining the Rezoning Area along seven individual fence lines is a huge violation of the entire intent of the SSCD Ordinance.

**We request the City Council Members to APPROVE, AS SUBMITTED, the SSCD Application 2016-7489 that includes the two Hollenbeck Lots and the Fairbrae Club's Lot.**

Sincerely,

Roger D. Teter  
682 Tiffany Ct.  
Sunnyvale, CA 94087  
teterrd@comcast.net