

June 6, 2016

From: Erik Petersen
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To: The Planning Commission, City of Sunnyvale
456 W Olive Avenue
Sunnyvale, CA 94086

Dear Commissioners:

Enclosed please find a Rezoning Application for a Residential Single Story Combining District (SSCD) for an area consisting of 59 Eichler homes and 2 non-Eichler homes as outlined on the attached map. The proposed district is bound by: Torrington Drive, Hollenbeck Avenue, Sheraton Drive and Spinosa Drive.

We initially contacted homeowners via survey and, based on positive feedback, an organizing committee was formed to move ahead with the application process. A packet including maps and a copy of the City zoning code was mailed to all 61 houses in the proposed area.

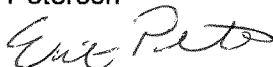
Many residents expressed their concerns about preserving the unique design of our single story Eichler neighborhood, as well as protecting the privacy of their homes and yards. Our completed application includes 49 signatures, which represents 80.3% agreement.

Eichler and his team of talented architects designed well-planned homes that take advantage of indoor/outdoor living in residential tract developments. In Joseph Eichler's own words:

"There are other builders who efficiently produce well-built houses and sell at a fair profit. The purchaser of one of these will get a good value. We believe our houses go beyond this because much more thought and care go into them. Nothing is spent for frills or gimmicks. Beauty is achieved by the architect's skill in designing details, his blend of materials and proper proportions, and above all, the exercise of good taste. In short, we produce a work of art that has gained international reputation." -- Eichler Homes by Jerry Ditto, Lanning Stern

Thank you for your consideration.

Erik Petersen



Finding CEQA Exemption: Pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), the ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alterations in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Finding Rezoning: The city council may approve a general plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest. (SMC 19.92.080)

The proposed rezoning for the use of the Single-Story combining district is in the public interest as it would achieve the preservation of a predominantly R-1, single-story residential neighborhood where the property owners in the proposed district desire a single-story character. The intent of the Council's action creating the Single-Story combining district was to modify the site development regulations of the R-0, R-1, and R-2 residential zoning districts to preserve and maintain single-family neighborhoods of predominantly single-story character.