

November 28, 2016

From: Leadership, SSCD File 2016-7489

To: Sunnyvale City Council

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". There was no vote by Swim Club membership 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). . Excluding the swim club from the SSCD, would not protect the homes along Tiffany Ct. from a 2-story complex. The integrity of the Eichler tract cannot be maintained without 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 of these lots at that time.

We agree with City's insight looking to develop underutilized lots. It can be accomplished within SSCD parameters. 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 separate rezoning application. The second is to create a zoning with large setback from 2-story to 1-story elements.

During the Planning Commission meeting on November 7, 2016 there were two votes which took place. The first vote for the original application was tied 3-3 and thusly would not proceed to council. The second vote was on a motion by Commissioner John Howe that Staff create a zoning proposal which would require a setback of 2 story elements away from single story homes. At the date of this letter despite numerous requests we do not have a proposal from Staff on this request.

Our application follows Sunnyvale municipal zoning code and our application has strong support from the area and from the entire Fairbrae neighborhood. In summary, we oppose the exclusion of the three parcels in question, and request that you approve our original application unchanged.

Thank You,
SSCD Leadership

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