

Additional Letters of Support for SSCD File #2016-7489 – Received after Planning Commission packet distribution.

Letters 1-7: Residents with the Rezone area

Letters 8-11: Residents outside the Rezone area



Aastha Vashist <avashist@sunnyvale.ca.gov>

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**Fwd: OPERATIONAL SSCD Application File Numbers # 2016-7489, Single-Story Combined Distric**

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PlanningCommission AP <planningcommission@sunnyvale.ca.gov>

Fri, Nov 4, 2016 at 8:59 AM

To: Gerri Caruso <gcaruso@sunnyvale.ca.gov>, Aastha Vashist <avashist@sunnyvale.ca.gov>

Cc: Andrew Miner <aminers@sunnyvale.ca.gov>, Trudi Ryan <tryan@sunnyvale.ca.gov>, Rebecca Moon <RMoon@sunnyvale.ca.gov>

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: **Ralph Grundler** [REDACTED]

Date: Thu, Nov 3, 2016 at 11:32 PM

Subject: SSCD Application File Numbers # 2016-7489, Single-Story Combined Distric

To: "PlanningCommission@sunnyvale.ca.gov" <PlanningCommission@sunnyvale.ca.gov>

Cc: "gcaruso@sunnyvale.ca.gov" <gcaruso@sunnyvale.ca.gov>

Honorable Planning Commission,  
RE:SSCD Application File Numbers # 2016-7489

Please approve of the Single Story overlay application because of the following basic reasons:

1) Privacy - This is really number one for anyone and especially owners of Eichlers or Mid-Century Modern homes which are full glass in the back wall. Floor to ceiling.

Some common rebuttals are:

- Put up curtains or grow plants/trees to block it. Well we bought the house because we liked the view in the back and curtains on a sloped roof don't work out well. The light is why we bought the house.

- Growing plants are difficult especially in the case I have where the second story is blocking the south side and the sun for 1/2 of the year. Every have a plant die? Trees die too and think if that is your only privacy.



- Also its just very difficult to grow plants all the way across the back fence, especially without sun. Attached is a picture that shows what happens when a tree dies. I live behind a second story and I think my neighbors are great although the dead tree has been there more than 10 years.

- When the trees dies the owner of the second story have no obligation to remove or replace the trees. I've been looking at dead trees while I've been trying to grow my own. Anything green there I'm trying to grow. I have found that plants that grow fast and with large leave are susceptible to frost. Ditto for citrus. Since there is a retaining wall its difficult to plant a large tree and it just has to grow in that space.

2) Access to sun light. These buildings can be close to the back and the sides of the lot and a second story on the East blocks the sun in the morning, on the South side is blocking sun during the winter and West side is blocked in the evening buy a couple of hours or more. We bought these houses in this area because we like the light. Second stories block that.

3) Views- We bought these house because of the great views of sky and trees. Second stories block that.

Some arguments with regards to the process that should be dismissed:

- I would like to some day develop my lot for high density housing. Rebuttal: This is exactly why the neighborhood banded together with 79% support to stop this kind of development. High density housing does not belong in residential single family home neighborhoods and belongs near train stations and shopping centers were there is infrastructure to support those people.

- Our parks and schools are over crowded enough and the Planning Commission should increase those resources before increasing housing. I moved out of Tokyo because I did not like living in that environment and its the same with the others that signed the SSCD. They moved here because they don't want to live in a high density area.

- The process is not democratic. Rebuttal: Well so are many other things in a city since it is plan and permitted. Anyone can't build anything anywhere. We all live here because we like the city planning and this is part of that process.

- This is the same response to confusion over taking away rights. No one has rights to their property but is rather is permitted modify their property by the city (or county, state and federal government).

- 55% is too low. Rebuttal: This limit makes sense for houses that boarder commercial properties. If the back side of a neighborhood is all commercial we would like to protect our community. As you know our president is elected on 51% so to be truly democratic it should be lowered. This is irrelevant anyways as most SSCDs are approved by 70-80% of the neighbors in that community. Also raising it would make it harder to undo later if need be.

- People were somehow peer pressured into signing... This is absolutely not true. Many people asked to think about it and come back. Some people changed their mind and had their names removed. They asked and we complied. You can see their name scratched out in the signing sheet.

- More than 90% of people who signed sent in checks to pay for their share of the permitting process. And people walked door to door to talk to as many people as they could to let them know what is happening to make sure they were informed. Anything done by mail can be lost or missed placed and it would be an unnecessary expense for the city. I have heard people throw that away because they thought it was junk mail.

- Please include all properties in the zoned district. Code was followed in submitting the SSCD and people can't be exclude just because they might build some day. That would set a bad precedent and then any property would be asked to not be included. Also that would not protect the houses that surround the property including ones that are across the street. There are Eichlers designed with a court yard in front (think "L" shaped house.) Where if there is a 2nd story house across the street, that house could look right into the front of the court yard models. Those models have windows across the front and back.

- This is discriminatory. Rebuttal: People can build down as in basements and this was done very beautifully on Wilmington Terrace. Please look at those house plans which are in a single story overlay as they are behind Eichlers on Trenton Dr. The downstairs was done by creating an double exterior wall such that light will get to the basement floor.

- Also a person could sell their Eichler and buy a house just a short distance away, same schools, for the same price that has a second story. I had some friends do just that so I know its not difficult to do.

- Single story will lower the price of my house/property... Not true. It has little/no effect on price and most people preferred living in a unmodified or original Eichler, but we do know the house 1196 Vanderbilt Ct E was longer on the market (and changed real-estate agents) because it was an Eichler with a second story added but it sold for around the same price as other houses selling at that time.

- We also know that people buying the house next door to the "to be" build 2nd story on Sesame we able to get the price lower of their house once it was disclosed that a 2nd story would go up next door.

- Eichliers are old and hard to take care of/not energy efficient... And many of Eichler owners have modified their houses to address these issues. There are many webpages and contractors who are experts at this. Some house were torn down and built as Mid-Century Moderns that look like Eichlers such as houses on 625 Sheraton Dr and 609 W. Remington Dr. These are brand new homes with all advantages of a new house without looking in a neighbors house and fitting nicely into the neighborhood.

In the end this is about money. Some people want to buy a house in a neighborhood and build the biggest house possible to sell at a profit at some later date. We just want to leave in peace and privacy with as much light a possible... that is why we bought these houses.

Thanks for taking the time to read my letter and please approve the SSCD application as is.

Best regards,

-- Ralph Grundler, 610 Templeton Ct. Sunnyvale, Ca



Aastha Vashist <avashist@sunnyvale.ca.gov>

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

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Susan Charbonneau [REDACTED]

Wed, Nov 2, 2016 at 3:22 PM

To: PlanningCommission@sunnyvale.ca.gov, Council@sunnyvale.ca.gov

Cc: avashist@sunnyvale.ca.gov, aminer@sunnyvale.ca.gov, tryan@sunnyvale.ca.gov, epeter8239@gmail.com, gcaruso@sunnyvale.ca.gov, Sue Charbonneau <suecharb@comcast.net>, John Ameling <jameling@comcast.net>

November 2, 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,

We are writing in support of including "underdeveloped" sites in proposed SSCD boundaries.

If the "underdeveloped" sites are not included, the Eichler homes on the adjacent boundaries will be denied the benefit of privacy that all the other Eichler homes in the defined SSCD would enjoy, even though they have paid equal fees.

Eichler rear walls are floor to ceiling glass. This includes the master bedroom.

Typically Eichlers depend on opening doors for air flow to cool the house since few have air conditioning. The prospect of having a two-story house with windows pointed in that direction would be the height of intrusion.

We respectfully ask you to consider this privacy intrusion aspect in your decision.

John Ameling and Susan Charbonneau

819 Coventry Court

Sunnyvale Ca 94087



Aastha Vashist <avashist@sunnyvale.ca.gov>

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**Fwd: OPERATIONAL We support the SSCD for all Eichler neighborhoods**

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**PlanningCommission AP** <planningcommission@sunnyvale.ca.gov>

Fri, Nov 4, 2016 at 8:55 AM

To: Gerri Caruso <gcaruso@sunnyvale.ca.gov>, Aastha Vashist <avashist@sunnyvale.ca.gov>

Cc: Andrew Miner <aminer@sunnyvale.ca.gov>, Trudi Ryan <tryan@sunnyvale.ca.gov>, Rebecca Moon <RMoon@sunnyvale.ca.gov>

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: geraldynn myrah [REDACTED]

Date: Thu, Nov 3, 2016 at 6:26 PM

Subject: We support the SSCD for all Eichler neighborhoods

To: "planningcommission@sunnyvale.ca.gov" <planningcommission@sunnyvale.ca.gov>, "avahist@sunnyvale.ca.gov" <avahist@sunnyvale.ca.gov>, "gcaruso@sunnyvale.ca.gov" <gcaruso@sunnyvale.ca.gov>

November 3, 2016

Planning Commission  
c/o Ms. Gerri Caruso, Principal Planner  
City of Sunnyvale  
456 W. Olive Ave.  
Sunnyvale, CA 94088

Reference: File 2016-7489 - Support of SSCD Fairbrae West

Dear Planning Commissioners:

We are writing in strong support of the SSCD presented in File 2016-7489.

We live in a Single Story Combining District approved in 2007, and have found it to be a resounding success, maintaining the character of the neighborhood while allowing our neighbors to expand their homes - as a number have done - without impinging on others' privacy, solar access, or streetscape.

Our experience with the application process, and nine years of living with the resulting system, allow us to wholeheartedly support the approval of the new SSCD.

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 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 and sunlight.

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 re-zoning for higher density, it will not prevent allowed development, and 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.

Please note that the SSCDs at Bobolink and Trinity/Trenton have already successfully included all of the changes noted above: sub-division into smaller lots, re-zoning for higher density, basements, and expansions of existing homes.

Please support homeowner's wishes to preserve the character of their neighborhood.

We urge you to approve the SSCD as submitted, not with carve-outs that leave seven Eichlers exposed to loss of privacy and sunlight.

Respectfully Submitted,

Don and Geralynn Myrah  
826 Ticonderoga Drive  
Sunnyvale, CA 94087





Aastha Vashist <avashist@sunnyvale.ca.gov>

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**SSCD File #2016-7489**

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**Joni Lindenstruth** [REDACTED]

Thu, Nov 3, 2016 at 4:52 PM

To: PlanningCommission@sunnyvale.ca.gov, Council@sunnyvale.ca.gov, gcaruso@sunnyvale.ca.gov, avashist@sunnyvale.ca.gov

Dear Council Members and Commissioners,

I am writing to urge you to support inclusion of "underdeveloped" sites in SSCD Fairbrae West (Hollenbeck-Torrington), for the following reasons:

Inclusion keeps a clear zoning boundary and protects rear of home privacy of the adjacent Eichlers.

Inclusion keeps the zoning of the 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 with one level below grade

Two story above grade development would depress property values of adjacent homes.

Two story above grade development places the costs of development upon the neighboring properties, while one story above grade with the second story below grade places the development costs with the developer.

The SSCD is a mutual agreement within adjoining properties to all forgo second story development, to the benefit of all.

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,  
Joni Lindenstruth  
827 Coventry Court  
Sunnyvale, CA 94087  
415.572.0648



Gerri Caruso &lt;gcaruso@sunnyvale.ca.gov&gt;

## Fairbrae SSCD, BackYard Picture of Elevation change between Tiffany Ct & Hollenbeck Ave Fence line

1 message

Scott McIntosh

Wed, Nov 16, 2016 at 8:03 PM

Reply-To: Scott McIntosh

To: "gcaruso@sunnyvale.ca.gov" &lt;gcaruso@sunnyvale.ca.gov&gt;, "amainer@sunnyvale.ca.gov"

&lt;amainer@sunnyvale.ca.gov&gt;, "avashist@sunnyvale.ca.gov" &lt;avashist@sunnyvale.ca.gov&gt;, "[REDACTED]"

[REDACTED], Scott &lt;[REDACTED]&gt;

Hi Gerri, Andrew & Aastha, Planning Commission & City Council:

I still recommend you keep all the 62 properties in the SSCD in order to equally and fairly treat everyone in the District. Forcing one property owner to be single story while allowing neighbors to build 2 stories is unfair. It is better to just keep them all single story as they are now. Additionally by following clear street boundaries, it eliminates your need to pick and choose who is unfairly treated within the District, resulting in an equal application of the law.

If a buffer is considered:

See attached picture of my backyard at 683 Tiffany Ct showing the elevation change that occurs at my fence line and short 20 foot backyard. The Hollenbeck properties are 2 - 3 feet higher at the fence line and are lots nearly 200 feet deep)

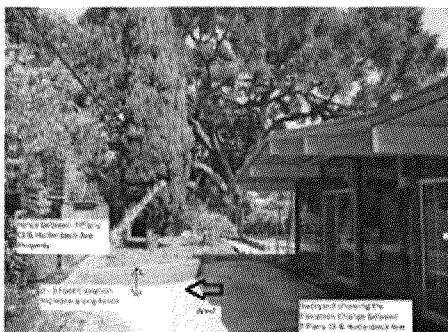
This is important if you choose to present a Buffer Zone, since the Hollenbeck property is already 2 - 3 feet higher at the fence line! The buffer zone should be increased to take this elevation change into account. Additionally the buffer zone should be increased to fairly treat the members in the SSCD like myself that cannot build upwards, yet the neighbors that are not in the SSCD can!

To remedy this situation the 2 story buffer zone should be 50 feet minimum, or approximately 75 - 100 feet as the current home on Hollenbeck is now built.

Thank you

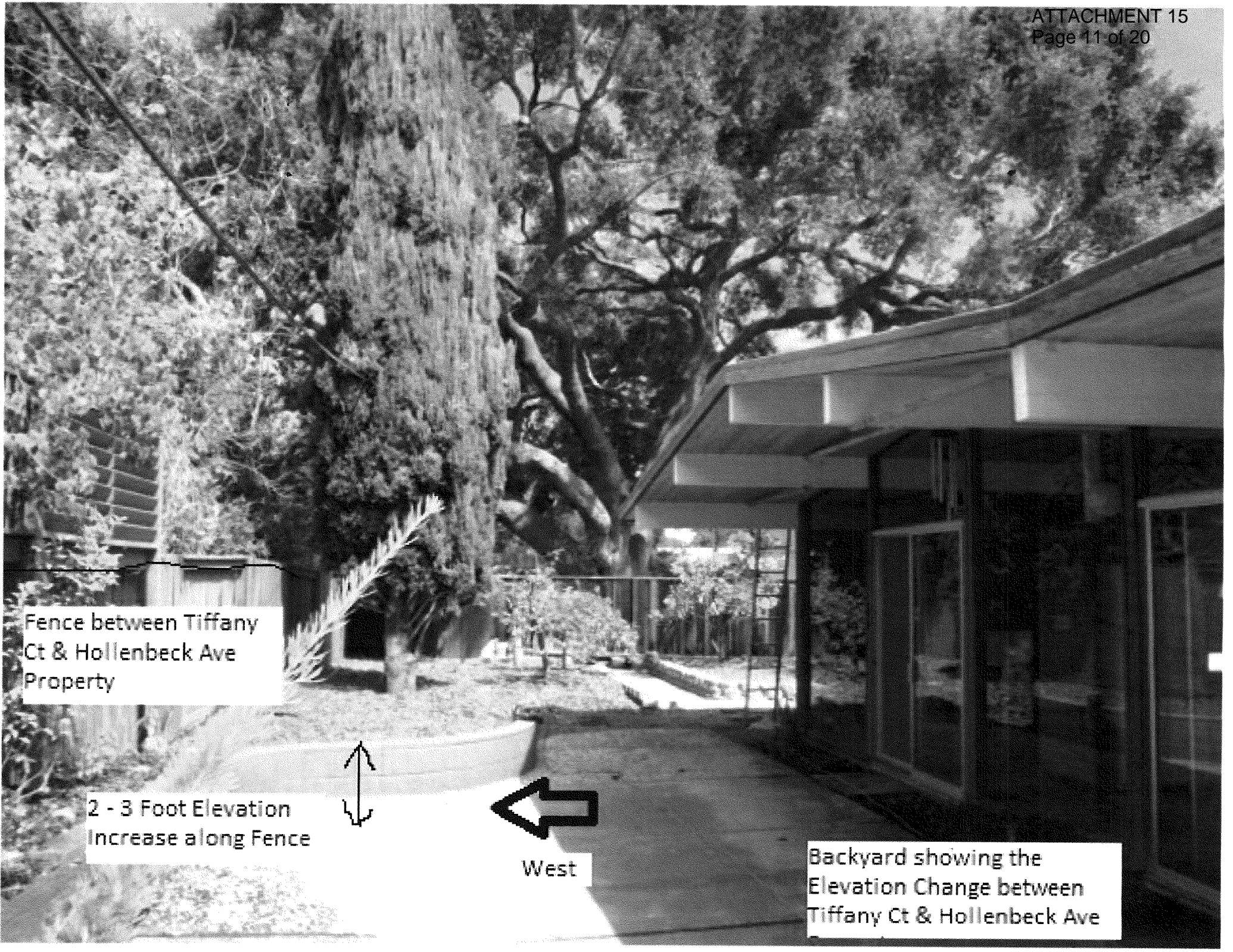
Scott McIntosh  
683 Tiffany Ct  
Sunnyvale, CA  
94087

408-[REDACTED]



Elevation Change along fence line.jpg

185K



Fence between Tiffany  
Ct & Hollenbeck Ave  
Property

2 - 3 Foot Elevation  
Increase along Fence

West

Backyard showing the  
Elevation Change between  
Tiffany Ct & Hollenbeck Ave



See attached picture of my backyard at 683 Tiffany Ct showing the elevation change that occurs at my fence line and short 20 foot backyard. The Hollenbeck properties are 2 - 3 feet higher at the fence line and are lots nearly 200 feet deep)

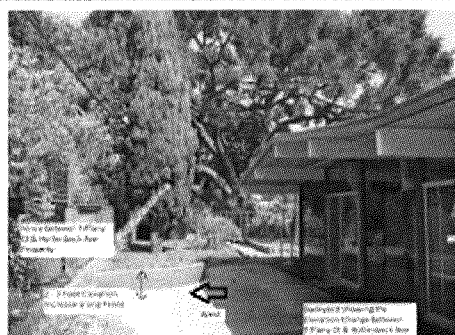
This is important if you choose to present a Buffer Zone, since the Hollenbeck property is already 2 - 3 feet higher at the fence line! The buffer zone should be increased to take this elevation change into account. Additionally the buffer zone should be increased to fairly treat the members in the SSCD like myself that cannot build upwards, yet the neighbors that are not in the SSCD can!

To remedy this situation the 2 story buffer zone should be 50 feet minimum, or approximately 75 - 100 feet as the current home on Hollenbeck is now built.

Thank you

Scott McIntosh  
683 Tiffany Ct  
Sunnyvale, CA  
94087

408- [REDACTED]



683 Tiffany Ct.jpg  
185K





Gerri Caruso &lt;gcaruso@sunnyvale.ca.gov&gt;

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**Fairbrae Central West SSCD Application (File #2016-7489)**

1 message

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**Ed and Jean Aiken** <[REDACTED]>

Mon, Nov 28, 2016 at 12:47 PM

Reply-To: Ed and Jean Aiken &lt;[REDACTED]&gt;

To: "council@sunnyvale.ca.gov" &lt;council@sunnyvale.ca.gov&gt;

Cc: Erik Petersen &lt;[REDACTED]&gt;, "gcaruso@sunnyvale.ca.gov" &lt;gcaruso@sunnyvale.ca.gov&gt;

Dear Members of the Sunnyvale City Council,

We appreciate the opportunity to comment on the subject SSCD application. We are supporters of this application, and we intend to attend the Dec. 6 City Council 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

## Patrick and Suzanne Shea

814 Trenton Drive  
Sunnyvale, CA 94087

T 408.406-5495

November 3, 2016

Planning Commissioners, City of Sunnyvale  
c/o Ms. Gerri Caruso, Principal Planner, City of Sunnyvale  
456 W. Olive Ave.  
Sunnyvale, CA 94088

Reference: File 2016-7489, SSCD in the Fairbrae West Neighborhood

Dear Planning Commissioners:

We were the applicants for the 116 property SSCD that was passed in 2007, and we are writing you in support of the Fairbrae West SSCD application.

After nearly a decade of our overlay being in place we can say that it has done what it was supposed to do:

- The neighborhood looks like a neighborhood.
- It is a walkable, human scale place to live.
- Several people, ourselves included, have expanded their homes without difficulty and without a second story.
- The privacy and solar access of the existing homes has been maintained.
- The 42-home higher density development behind ours was created to include several large single story homes with basements, that fit within the SSCD height restrictions, and which are much enjoyed by their new residents.
- There have been no tussles over the subsequent remodels and expansions in this sizeable neighborhood, since the zoning in place clearly defines parameters that remove conflict, while allowing expansion, re-zoning, and new development.

We urge you to approve the Fairbrae West district as proposed and not as staff has recommended. The city has never to date carved up an SSCD in such a way as to leave several houses exposed to blocked sunlight and loss of privacy from second stories, while at the same time limiting their right to build higher. This undermines the very intent of the SSCD.

We give up things to live in groups; that is the very essence of public interest. We agree to stop at red lights, even if we're in a great hurry; we agree to leave a setback between

our property line and the side of our house, we agree to lots of things so that we can live next to one another in the close proximity of a city. The people who live in SSCD's agree to not build over a certain height, to keep a neighborhood looking like a neighborhood, to not block our neighbors' solar access, and to respect our neighbors' privacy. These are things that keep the community a community, and are in the public interest, because it benefits the community as a whole.

- SSCDs don't prevent buildings having two floors. Behind us are a row of large and pleasant two story buildings that meet the height requirement by having one floor below ground. Basements are used in millions of homes across the US, they do not impose an unreasonable burden.
- SSCDs don't prevent larger houses. Not only can basements be built, but the houses covered by the SSCDs can be expanded significantly within existing regulations.
- SSCDs don't prevent re-zoning or sub-dividing for higher density, as was done at Trinity and Bobolink. They only restrict height in order to preserve the sunlight and privacy of nearby homes.

We urge you to approve this particular SSCD, and we would encourage making the process easier for future neighborhoods to pursue and maintain.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Patrick M. Shea' written in a cursive style. The second signature, on the right, is 'Suzanne Shea' also in a cursive style.

Patrick and Suzanne Shea



2016/11/04

Honorable Planning Commission:

I am writing to urge you to approve the single-story application as requested by residents in Fairbrae West (Torrington-Hollenbeck), to be heard on Nov 7.

I think that staff is unduly concerned about the inclusion of the two undeveloped properties and the swim club in the SSCD application. An SSCD limits only the height of new buildings, but does not limit the development potential of these parcels. I would like to recall the example of an SSCD which I pass by almost every day on Bobwhite (see p.2 of this letter). An SSCD concerns only the height of buildings. It has no bearing on the supply of new housing.

The boundary provided by a street is a clear-cut physical boundary. A boundary set at backyard fences is a far weaker boundary in general, and is unfair to Eichler homeowners in particular, since the backside of an Eichler house is mostly glass. In my 3-bedroom model, the master bedroom, kitchen and living room all face the back of the house.

If the undeveloped properties are going to be developed, most likely they will be subdivided. With much smaller lots, there will not deep setbacks for new houses, and a house with 2 stories above ground would be very intrusive indeed.

Including undeveloped parcels within a well-defined SSCD is a proactive approach. This provides clarity at the outset to new house constructions, and streamlines new development processes. Builders know beforehand what they are buying and can plan whether they will build a single-story house or a two-story house with a basement as the first floor. Builders are also enabled to make financial plans earlier. City staff and the Commission will not have to spend valuable time and resources later managing disputes, or making agonizing decisions in weighing builders' interests and residents' well-being.

Thank you for taking the time to read my letter.

Sincerely,  
Mei-Ling Stefan

## Google Maps



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 100 ft

A single-story combining district bounded by Bobwhite and Bobolink Cir was approved in about 2007. There used to be a house on a large lot by the north-east corner of the SSCD. Subsequently the large lot was subdivided and three new houses were built (marked in red). The SSCD does not change the development potential for single-family homes, and gives the residents (both old and new) equal opportunities to enjoy their homes without concerns about privacy. This is good planning.



Katherine Hall <khall@sunnyvale.ca.gov>

(no subject)

1 message

Katherine Hall <khall@sunnyvale.ca.gov>  
To: Katherine Hall <khall@sunnyvale.ca.gov>

Mon, Nov 7, 2016 at 10:10 AM

On Fri, Nov 4, 2016 at 10:39 AM, Carrie Levin <  
To the City of Sunnyvale Planning Commission-

i am writing to ask that you vote yes, in favor of the Single Story Overlay Rezone application that is about to come up for discussion on Mon Nov 7, 2016.

I am a proud Eichler owner and Sunnyvale resident of 22 years. We are fortunate enough to live in this City and to allow a democratic process to rezone Eichler neighborhoods of which i am part of the most recently approved application (file #2016-7523).

I love Eichlers. They have architectural significance and buyers are drawn to Sunnyvale, among many other nearby Eichler neighborhoods, because of these iconic homes. The problem is the lack of understanding of its architectural significance. These homes are designed to be single story - to bring nature in, to bring light in, to improve family life. When the threat of new buyers tear these down and instead build monster two story homes it casts a shadow on Sunnyvale and its Eichler communities. Eichler homes have historical significance owing to its unique designs of floor to ceiling glass windows, post and beam construction, flat roofs, and most important privacy. Eichler built over 11,000 homes single story homes in the Bay Area. He did however build about 50 homes 2 story only because the lot layout was not level. If he was a fan of 2 stories we'd see a whole lot more of them but that is not the case.

Also remodeling an Eichler to current title 24 energy requirements is not only possible, we did it, your department approved of it. My house - 1149 Tangerine Way - is an example of which your department just approved late last 2015.

Remodeling was completed this year and passed City inspection. Please understand that the ability to get double pane windows as large as the floor to ceiling glass ones are now possible. It wasn't the case years ago when I considered replacing them. Now we have the large expanse of glass to give us the same viewing pleasure they were originally designed. We have updated wall insulation as well as re-done the roof insulation to bring ALL electrical up to code, added LED lighting fixtures & egressable window in front of house, among many other improvements; this has allowed our remodel to pass such stringent codes. We really made a concerted effort to retain the Eichler siding and post/beam construction, paint colors, and curb appeal. The only major exterior change was adding a butterfly roof over the converted atrium, a feature enjoyed by so many neighbors. We thank you for allowing us to add such feature.

So why do I bring our house remodel up? I could have chosen a 2 story but we didn't. We felt it was wrong to do. It violates the architectural & historical integrity of Eichler homes, and thus our neighborhood, plus the privacy is impacted on everyone involved. When I get up on the roof I can see clearly through neighbors' homes all glass windows. I could see kids playing on next door and another neighbor enjoying the silence and views while sipping wine. I don't want my neighbors have the ability to peer up into my house either, nor would i want them peering down into mine. My contractor said that the only reason to add a second story is for the views. Why would anyone want these kind of view is beyond me. Building a two story Eichler home is an intrusion, a total lack of regard for privacy for everyone.

I urge you to vote yes for single story overlay. It is my hope and wish that the City Planning Commission also understand the importance of Sunnyvale's reputation for retaining Eichler preservation, including architectural integrity, single story and privacy.

Please vote yes.

Thank you for your consideration,  
Carrie Levin  
1149 Tangerine Way  
Sunnyvale, CA 94087

From: Carrie Levin <  
Date: Sat, Nov 5, 2016 at 10:11 AM  
Subject: Re: # file # 2016-7489: Single Story Overlay Rezone Application  
To: PlanningCommission@sunnyvale.ca.gov

To: Sunnyvale Planning Commission

Addendum to earlier letter - Include original application's boundaries

I would also like to add that the original application boundaries, per the SSCD guidelines to follow major streets and tract boundaries be kept. This was originally designed by Eichler to include the Fairbrea Swim Club, as part of the neighboring Eichler community. City Planning Staff originally approved such boundaries, given the majority of signatures and yes votes in favor of the SSCD rezone AND the boundaries.

There is no majority vote whatsoever when the Staff recommendation excludes the Fairbrae Swim Club and 2 Hollenbeck homes. This is not per the City guidelines set forth in the process where 50% is required. The voices of the few, while valid, should not dictate changes in boundaries. The purpose of the rezone is to protect the single story overlay within the street or tract boundaries, not fence lines. Eichler homes abutting these will be affected thereby not affording the protection and the privacy this rezone designed for. Changing such boundaries and Staff changing boundary rules mid process does not set a favorable precedent. If done others will follow suit where rezone will be down fence lines middle of blocks and tracts. This is not good nor fair practice.

Please keep application entire SSCD intact.

thanks  
Carrie Levin  
1149 Tangerine Way  
Sunnyvale, CA 94087

The application map follows SSCD guidelines set forth by the City of Sunnyvale 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.