

Nov. 30, 2016

Shian Lee
1158 Hollenbeck Ave
Sunnyvale, CA 94087

City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94088

Mayor Hendricks, Vice Mayor and Council Members

There's been much concerns from neighbors which resulted in many SSCD applications, and I will try to analyze the most common reasons and what it will and will not accomplish.

1. Privacy :

Every owner thus far have purchased their homes under single-family residential zoning, which allows neighbors and themselves to build 2 story homes (new or addition). If privacy is an actual concern, I fail to see why anyone would purchase a home with floor to ceiling glass walls, Eichler or not. This is equivalent to buying a home next to an airport and subsequently try to shut the airport down due to noise.

2. Protecting Eichler homes and the community :

Applicants claim SSCD will protect Eichler homes and the "community," but SSCD does NOT prevent any current or new owners from bulldozing any Eichler homes and build a more conventional home. Therefore SSCD will neither protect Eichlers or the "community."

3. SSCD boundaries must include Swim club and the two adjacent properties :

The two SSCD applications which was passed on Oct. 25, 2016 included boundaries along backyard and side yard fences, and did NOT follow only streets, creeks, or tract developments as boundaries. It was passed and accepted by applicants and the council, there was no issue then, it is NOT an issue now.

4. Without SSCD, neighborhood will turn into a hodgepodge of dissimilar homes :

Atherton, Palo Alto and Los Altos, just to name a few neighboring cities, ALL have A LOT of dissimilar (custom) homes in the same neighborhood. I haven't met ONE person, read ONE report or study which concludes those are unfavorable neighborhoods due to "dissimilar" homes.

5. Without SSCD's protection, home value will be lower :

Show me a raised home price without SSCD protection, and I can show you a depressed home price due to the lack of SSCD protection. There are 2 sides to every coin, I can always choose to turn a blind eye to what I don't want to believe.

6. Unfair to adjoining property owners if 3 properties are excluded per staff recommendation :

Under the same pretense, it seems UNFAIR that the Eichler neighborhood to the East of this application is excluded and "not protected." Since SSCD is NOT specific to Eichler homes, it seems UNFAIR to all Sunnyvale Single Story residents that they are "not protected." If it's truly unfair, then be fair to all, not the privileged or selected few.

I have thought about the pros and cons of SSCD in ANY neighborhood, and logic dictates almost no benefit to the City of Sunnyvale for such restriction/zoning. Can you imagine if over 50 years ago, majority of the orchard owners in Sunnyvale decided they want to "protect" their community and keep everything as farm land?

Due to the lack of benefits for the community with SSCD rezoning, I strongly agree with staff's recommendation and be excluded from the rezoning. However, I fully respect any residents wanting to limit the maximum height they can build on THEIR own property. After all, I may have an OPINION about what is best for the community and the City of Sunnyvale, but I don't believe I have the absolute say on how others can remodel THEIR own home.

Respectfully,

Shian Lee