

# **EICHLER PRESERVATION EFFORT, Fairwood Tract**

## **Proposed Petition For A Single Story Combining District**

July 20, 2016

### **Synopsis**

Amidst the tremendous growth and development pressures facing our area, we have a timely opportunity to preserve the unique character of our Eichler homes. Many Eichler residents believe that adjacent two story development negatively impacts privacy, property values, and neighborhood aesthetics.

The city of Sunnyvale allows neighborhoods to apply for a special zoning district that would prohibit two story development (exclusive of basements) and limit building height to 17 feet maximum. This is called a Single Story Combining District (SSCD).

Our proposal is to apply for a Single Story Combining District (SSCD) designation for our block of 29 homes bordered by Flamingo Way (E), Dunholme (S), Drainage Creek (W) and Eichler Tract Boundary (N). A boundary map is attached.

### **Other SSCD Designations in our neighborhood**

Our neighbors on Dartshire and Devonshire Way have recently successfully implemented a SSCD approved on 4/16/16. They have 36 Eichler homes included in the designation. They had a 72% signature rate and all fees covered by homeowner donations. A recent news article is attached.

Our neighbors in the Carlisle / Mallard / Kingfisher / Dartshire block have applied on 5/27/16 for SSCD designation. Their boundaries include 50 Eichler homes and 3 non-Eichler 2-story homes. They had a 69% signature rate and all fees covered by homeowner donations.

### **Process**

An SSCD rezoning application requires:

1. A district of at least 20 homes (Our proposed boundary has 29 homes).
2. Signatures from a majority (55%) of the homeowners.
3. 75% of the homes in the district must be single story (We have none, at least at this time!).
4. A re-zoning fee of \$143/parcel.

### Financial Details

The rezoning petition requires \$143 per parcel and a \$20 overall application fee.

Funds Needed 29(\$143) +\$20	\$4,167
Funds Received (Includes \$1k from Erdal Team ☺)	\$3,431
<b>Shortfall</b>	<b>\$736</b>

So this is the ask: **Will you make up to another \$100 contribution?**

The hope is that 7 households will be willing to chip in another \$100. If more than 7 households donate, then we will re-distribute back the extra funds evenly, so that the maximum contribution is the same for all households.

### Comparison to Other Re-Zoning Tracts

To put this extra donation request in perspective, it seems useful to compare our numbers to the other recently re-zoned tracts in our neighborhood.

Tract	Signature Rate	Max. Household Contribution (# households contributing at Max)
Dartshire, Devonshire	72%	\$393 (3)
Mallard, Carlisle, Dartshire, Panama Park	69%	\$343 (16)
Flamingo, Firebird, Dunholme (Ours!)	65%	\$243? (? 7 hopefully)

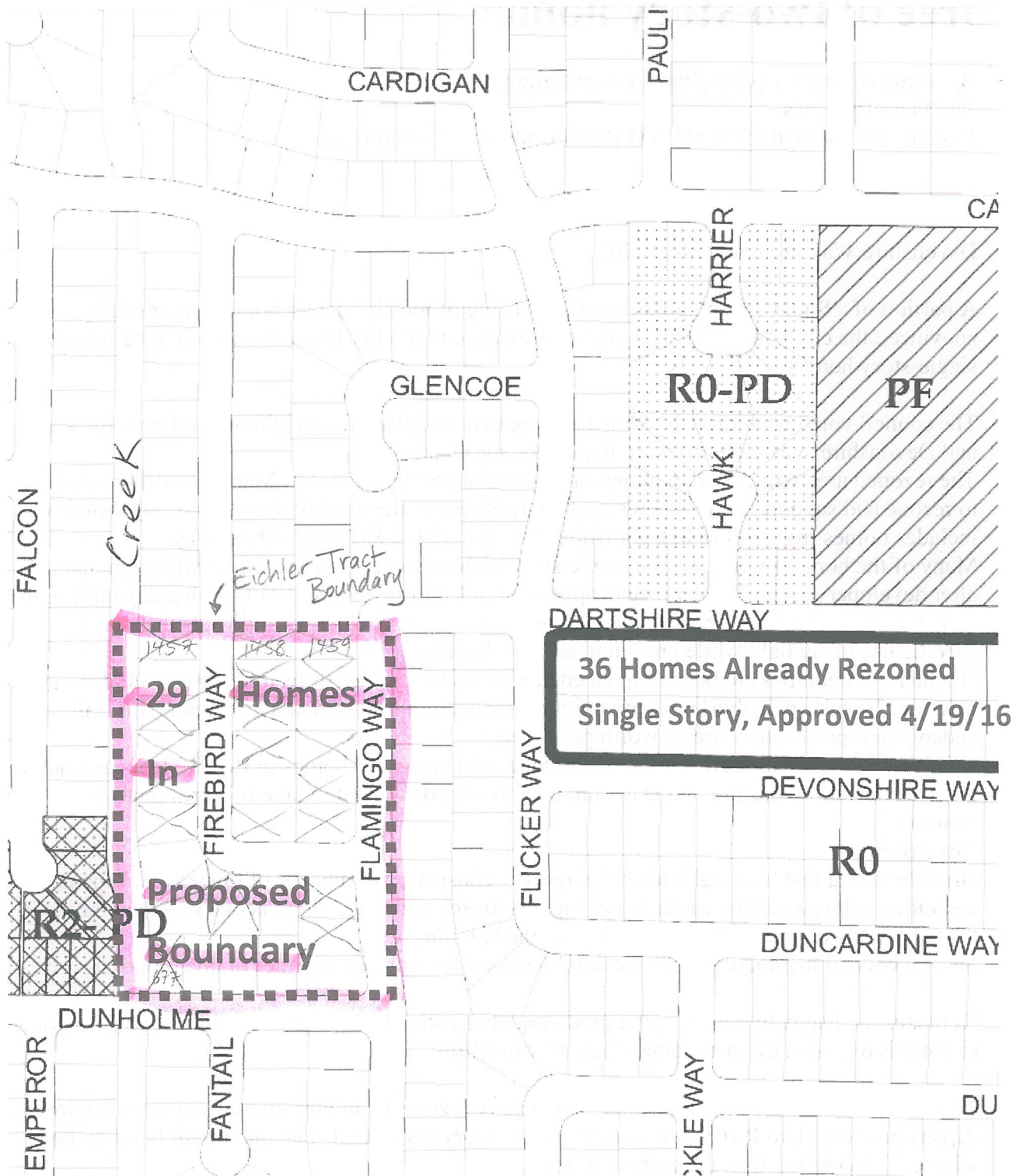
### Timeline

Our goal submission date is Monday August 29<sup>th</sup>, 2016. Please get donations and signatures to us by then. Checks can be made out to 'City of Sunnyvale' and dropped in any of our mailboxes.

Thankfully and respectfully from your neighbors,

Susan & Manuel Luschas – 1471 Flamingo, susanluschas@gmail.com, 650-823-6405  
Amy Johnson & Darby Flook – 1462 Firebird, ajohnson94801@gmail.com  
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## Proposed Boundaries of the Rezoning Application



X = signatures in application