

Susan & Manuel Luschas, 1471 Flamingo Way
Sinziana & Paul Berevoescu, 1473 Firebird Way
Amy Johnson & Darby Flook, 1461 Firebird Way
Michiel & Petra Ligthart, 1479 Flamingo Way
Sunnyvale, CA 94087

September 23, 2016 (submitted after the petition because no one told us we needed a letter!)

The Planning Commission, City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

Dear Commissioners,

We are submitting a rezoning application for a Residential Single Story Combining District (SSCD) for the Eichler neighborhood on Flamingo Way, Firebird Way, and Dunholme Way. The northern boundary is the Eichler tract boundary, the western boundary is the drainage creek, the eastern boundary is Flamingo Way, and the southern boundary is Dunholme Way. A map is attached for your reference. This neighborhood consists of 28 Eichler homes and 1 non-Eichler home.

The non-Eichler home is known to the neighborhood as "The Cottage House" and was recently sold to the family of the Eichler owner behind it, primarily due to concerns about the home being torn down and converted to two-story. Currently no homes in our boundary are two-story.

We are submitting this application for many reasons. Almost everyone who signed the petition had a slightly different thought process. The most common reasons given for signing the petition were preservation of:

- Privacy
- Light and view
- Historical value of Eichler homes
- Neighborhood aesthetics/ architectural significance
- Property value

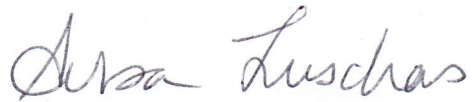
A tremendous effort has been made by our committee to educate, inform, and include all the homeowners within our boundary. Specifically:

- *All* homeowners within our boundary have been contacted. They have all received the attached 3 flyers. This includes the owners of all rental properties, and all homeowners now living in other countries.
- The attached three flyers have been distributed to *all* homeowners. Most of these were hand-distributed hard copies. The remote owners got soft copies. Note that all the flyers contain recent news articles and a statement from a realtor. All homeowners received all copies, whether they supported the petition or not.
- 20 signatures out of 29 homes are included with this application. All twenty homeowners signing the application have donated towards the application fee. The lowest donation was \$140, and the highest donation was \$196.06.
- Of the 9 homeowners who did not sign this petition, here is a summary of the reasons given:
 - 3 homeowners – landlords who didn't respond despite multiple requests
 - 2 homeowners – said no but gave no reason
 - 1 homeowner – didn't respond or answer the door despite multiple attempts and emails
 - 1 homeowner – developer who didn't want his name on the petition for professional reasons, although he doesn't want a 2-story house being built next to his
 - 1 homeowner – doesn't want a 2-story house next to hers, but is worried about her resale property value
 - 1 homeowner – on the fence, but doesn't think it's right to tell other people what to do
- Four homeowners on the organizing committee worked together to put this petition together and contact neighbors. It was not the effort of a single person.

Hopefully you now have a good impression of the rigorous, open and honest process that our committee of four homeowners has run.

Please support our initiative to preserve our unique Eichler neighborhood.

Respectfully submitted for our neighborhood,



Susan & Manuel Luschas, 1471 Flamingo Way, Sunnyvale, CA 94087

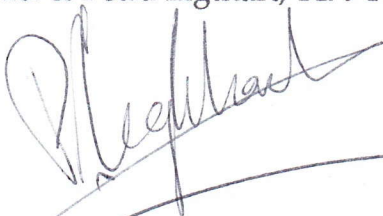


Sinziana & Paul Berevoescu, 1473 Firebird Way, Sunnyvale, CA 94087

Amy Johnson & Darby Flook, 1461 Firebird Way, Sunnyvale, CA 94087



Michiel & Petra Ligthart, 1479 Flamingo Way, Sunnyvale, CA 94087



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. 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.

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.

Once the petition and fees are submitted to the city, a notice will be sent to all effected parcel owners. An outreach meeting with a city planner followed by a hearing before the

planning commission will be scheduled. Then the petition will be reviewed and finally approved by the City Council.

To read the small print of Sunnyvale's SSCD code, Google "19.26.200 Sunnyvale."

Renovations and 2nd Story Homes

An SSCD will not stop, nor should it, an owner enlarging their property horizontally according to local codes – up to 45% of the plot size.

Currently we have no 2 story homes in our boundary. There is currently a house at 677 Dunholme on the market as a re-build. It is sale pending. If we can file this petition before they file plans for a 2-story home, then we can stop their 2nd story.

If over time the wave of change is such that the majority do want to build 2nd story homes, this combined district can be reversed, through the same process we are using now.

Signatures, Donations, Contact Information

We would like to ask for your support for this proposal. We are seeking both signatures and donations of \$143/parcel to cover the rezoning fee. Signatures and donations can be made by:

1. Returning the attached signature sheet and donation to any of our residences.
2. Stopping by any of our residences.
3. At our Kickoff Party, Saturday July 23rd from 10-11am at 1471 Flamingo Way.

Donation records will be kept. All funds will be returned to the donors if this application is not filed by November 1st, 2016 (3 months time). Should the application be rejected by the city, the fees are not refundable. (Note: We already have preliminary boundary approval by the planning department.)

Thank you from your neighbors,

Susan & Manuel Luschas – 1471 Flamingo, susanluschas@gmail.com, 650-823-6405
Amy Johnson & Darby Flook – 1462 Firebird, ajohnson94801@gmail.com
Michiel & Petra Ligthart – 1479 Flamingo, michiel.ligthart@comcast.net

Sunnyvale: Eichler neighborhood asks to be free of two-story homes

By Victoria Kezra, vkezra@bayareanewsgroup.com

The Mercury News

Posted: 04/28/2016 05:51:00 AM PDT | Updated: 2 months ago

Devonshire Way in Sunnyvale, Calif.

A portion of a Sunnyvale neighborhood, consisting of mostly Eichler homes, successfully convinced the city council to introduce an ordinance to modify the area's zoning to be limited to single-story homes.

The council voted unanimously April 19 to approve the plan after neighbors on Dartshire Way and Devonshire Way came forward requesting the change.

The rezoned area will cover 36 homes and according to the applicant, Martyn Griffiths, the push to rezone had support from 72 percent of the residents in the neighborhood. The neighborhood includes homes from 748 to 838 Dartshire Way and 474 to 837 Devonshire Way.

Many of the homes in the tract are single-story Eichler homes. The architectural design, named after developer Joseph Eichler, began appearing in California in the 1940s with many built in the Bay Area. The open, single-story layout features large glass windows and walls that make specific use of sunlight while providing an open feeling.

"Eichler communities are becoming an endangered species," Griffiths told the council during the meeting. "Eichler neighborhoods are unique, architecturally significant and iconic. Like all endangered species, they are so worth protecting."

Griffiths cited a similar effort in Palo Alto to restrict two-story homes in Royal Manor as one of the reasons the Devonshire and Dartshire neighborhoods wanted to take this preventative measure.

Advertisement

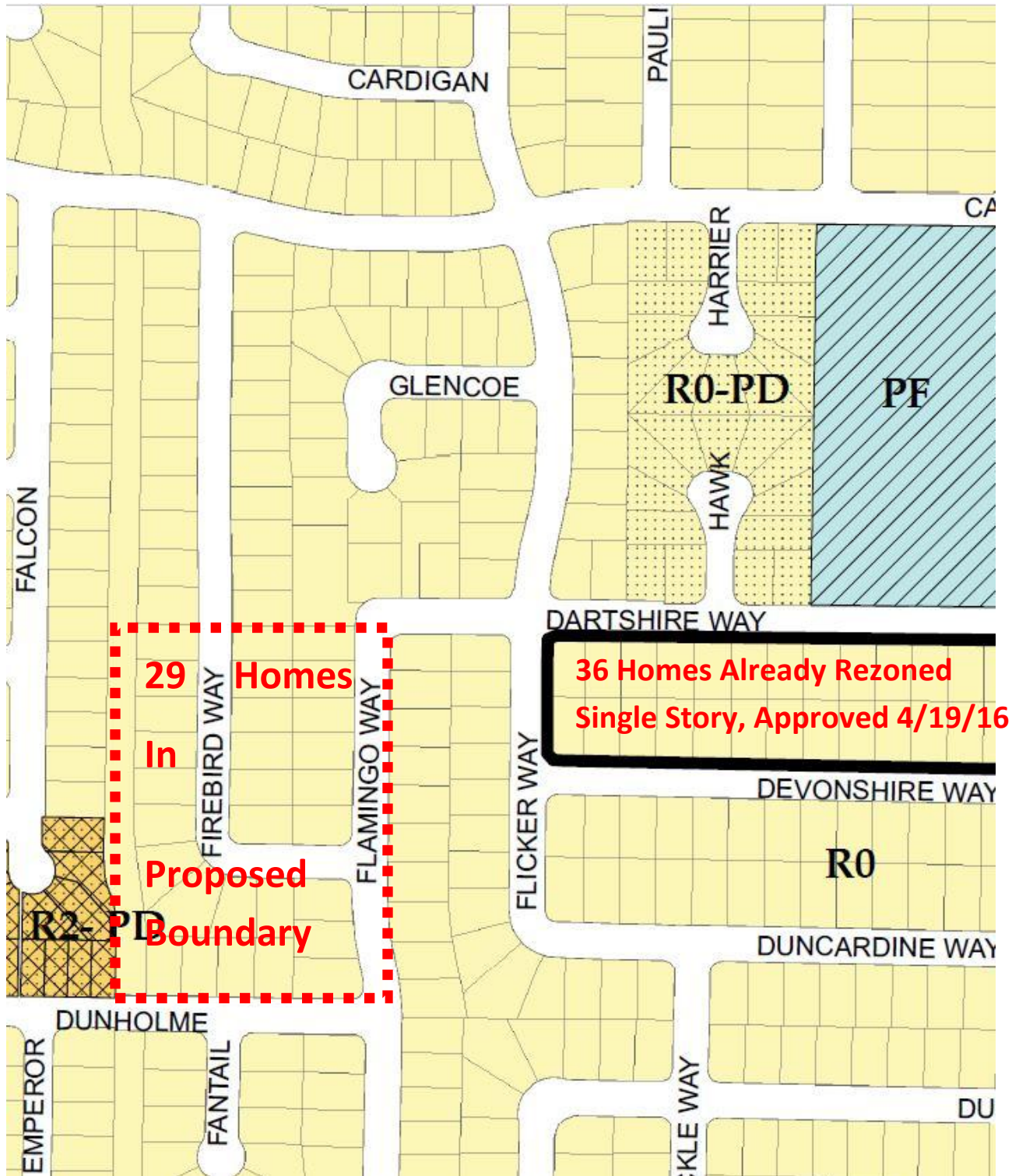
Griffiths added that his neighborhood purposely chose a small number of homes, 36, because he and others felt it would be easier to get support for the rezoning. There is one two-story home in the neighborhood that will be unaffected by the rezoning.

Several council members praised the neighborhood for working together on the proposal.

"It makes me happy to see you got a group together with all the neighbors and that you are going to put this on," said Councilwoman Tara Martin-Milius.

The council will change the ordinance to officially rezone the homes in question from R0, low-density residential, to R-0/S, low-density, single-story residential. The maximum building height will be 17 feet rather than the current 30 feet.

Proposed Boundaries of the Rezoning Application



EICHLER PRESERVATION EFFORT, Fairwood Tract Single Story Zoning Application Status

August 19, 2016

Overall Update

We've been busy the last month ringing doorbells, tracking down landlords in other countries, and getting to know our neighbors! Every single home in our boundary has now been contacted. It has been a pleasure to get to know our neighbors, whether they support the zoning change or not!

Meanwhile, we have some exciting news to report...

1. In an effort to support our Fairwood Eichler community, and historic value of Eichler homes, the Erdal Real Estate Team is happy to contribute \$1,000 towards our single story zoning petition!!!



The Erdal Team
14506 Big Basin Way, Saratoga
(408) 666-6735
erdalteam.com

2. The new cottage house owners (677 Dunholme) have no intentions of building a 2nd story. They have signed and donated to our petition!

Despite all this good news, we are still a little short on funds for the petition (See the financial details on the next page). So, this flyer is also a 'second ask' for donations:

Will you make another \$100 contribution?

Signatures

Here is our signature summary:

Number of Homes in Our Tract	29
Number of Signatures in Hand	19 (65%)
Number of Signatures Needed	16 (55%)

We have another signature supposedly on the way from a landlord in Israel. If we receive this, it brings us up to 20 signatures (69%).

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
Shortfall	\$736

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 29th, 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
Sinziana & Paul Berevoescu – 1473 Firebird, si@thekittycats.com
Michiel & Petra Ligthart – 1479 Flamingo, michiel.ligthart@comcast.net

EICHLER PRESERVATION EFFORT, Fairwood Tract Single Story Zoning Application Status

The Good, The Bad, and The Ugly


Sept 2, 2016

The Good

The Single Story Rezoning petition was submitted today! Here are our final signature numbers:

Number of Homes in Our Tract	29
Number of Signatures Submitted	20 (69%)
Number of Signatures Needed	16 (55%)

Several unexpected donations arrived after the last update. Eight households stepped up to cover the shortfall!! If you donated the extra \$100, you will be receiving a refund check for \$46.94 with this flyer. Please contact Susan if you do not have your check.

Number of Households Donating	Donation Amount per household
1 Household	\$140
11 Households	\$143
8 Households	\$196.06
Erdal Real Estate Team 	\$1000
Total Amount Submitted to City of Sunnyvale (\$147*29+\$18.50)	\$4,281.50 (previous estimate was \$4,167 – see <u>The Bad</u> below for details)

Many thanks to the Erdal Real Estate Team and the relatively large number of households willing to donate extra! We are grateful that our maximum household contribution was the lowest in our immediate neighborhood. The two other tracts in our neighborhood had \$393 and \$343 maximum household contributions.

The other good news since the last update is that we got a bit of clarity on the question:

Will the single story zoning change affect my property value?

Realtor Kevin Swartz's answer is attached to this flyer. An article summarizing Palo Alto single story vs. non-single story data is also attached. It indicates a slight uptick in property value with single story protection, albeit not statistically significant.

The Bad

The City of Sunnyvale increased the rezoning application fee from \$143 per parcel to \$147 per parcel as of August 29th!!! This change caught us totally by surprise. The application fee also turned out to be \$18.50 instead of \$20 that we were told. This works out to an extra \$114.50 in unexpected fees.

We had already waited 40 minutes at the city offices to submit the petition, so we paid the extra money and distributed it among the 8 households contributing the maximum.

The Ugly

We are the 9th rezoning petition submitted to the City of Sunnyvale this year. Six of them are in the Hollenbeck-Remington-Fremont area. Three of them are in our block Wolfe-Fremont-Sunnyvale Saratoga. They are all predominantly Eichler neighborhoods.

Only 2 of these rezoning applications have been approved so far. One is in our block on Dartshire-Devonshire. The other is near Torrington and Hollenbeck. The rest are all in a long pipeline process.

We managed to get the following estimates out of the city planning office for our application:

- ☐ Estimated Hearing: January 2017
- ☐ Estimated Approval: March 2017

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
Sinziana & Paul Berevoescu – 1473 Firebird, si@thekittycats.com
Michiel & Petra Ligthart – 1479 Flamingo, michiel.ligthart@comcast.net

Will the single story zoning change affect my property value?

by Kevin Swartz, Realtor



[\(408\) 201-3849](tel:(408)201-3849)

14506 Big Basin Way, Saratoga

kevin@erdalteam.com

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BRE# 01907996



I would be happy to personally talk with any homeowners that have questions about the affect of the single story overlay on their home's value and appreciation potential.

The current top value price for new construction large 3000sf homes in Sunnyvale's best school districts is around \$2.5-\$2.6M this year. One could buy an Eichler in the same neighborhood for around \$1.8M, but it will cost more than \$700k to tear down and rebuild the new home. There just isn't enough value potential right now in tearing down an Eichler and building a 2 story home. In Palo Alto Eichler homes are being purchased for \$2M and torn down to build \$4-5M homes, which makes more financial sense. The home on Sesame Dr that has been much talked about was purchased for \$1.9M and after they build the new home, I imagine the cost for lot and home will be well over \$3M. It will take many years of strong Sunnyvale appreciation for the owners to possibly sell the home and break even. In my experience I believe most (95+%) of Eichler buyers have no desire to add a 2nd story when they purchase the home.

I recommend passing along this article below on the Eichler network about single story overlay and comparing price appreciation in Palo Alto neighborhoods that have it and those that don't. I think this is a great article and much better data as the teardown and rebuild scenario already makes financial sense, yet the homes with single story overlay appreciated more.

<https://www.eichlernetwork.com/blog/dave-weinstein/bringing-data-bear-helps-teardown-fight-0>

(Article on following pages)

Bringing Data to Bear Helps with Teardown Fight

blog | March 2, 2016 - 5:16pm

It's an argument you may have heard many times, may even have argued it yourself: "Yes, banning second-story additions and two-story replacement homes in our modern neighborhood may preserve its look and our quality of life. But it will drive down home values."

Not so says Eichler owner David Hanzel, who has data he says proves it.

Using data available to anyone with access to the real estate website [Zillow](#), Hanzel charted how home prices appreciated in 18 different Palo Alto neighborhoods, those that have single-story overlays and those that don't.



Royal Manor is a largely intact Eichler neighborhood that has turned to historic data to show that stopping two-story homes does not harm home appreciation. Neighborhood photos by Dave Weinstein

No, the data do not cover only Eichler neighborhoods, but rather, Eichler neighborhoods grouped with nearby non-Eichler neighborhoods. But Hanzel did take into account what percentage of the homes in each neighborhood were covered by single-story overlay zones, which ban second-story additions.

The data run from 1997 to 2015. Hanzel, who lives with his family in the Palo Alto Eichler neighborhood of Royal Manor, packaged the results in a short document, '[How do SSOs Affect Property Values](#),' and made it publicly available. His goal is to help fight the [wave of teardowns](#) that has been threatening Eichlers in Palo Alto and nearby cities.

What the data show, he says, is, "In general, Palo Alto neighborhoods appreciated similarly" over those years. "There is no evidence for 20 years that having a single-story overlay compromises the value of homes at all," he says.

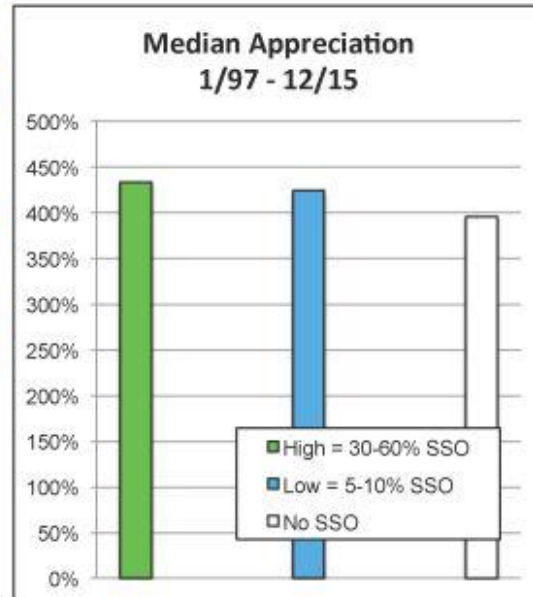
A chart in his document shows, for example, that homes in the Adobe Meadow-Meadow Park area, where overlay zones cover 30 percent of the homes, appreciated by 451 percent – the highest appreciation in any neighborhood.

In the neighborhood of Greenmeadow, where 60 percent of homes are covered by such zones, the increase was 448 percent. (Note: all homes in the Eichler subdivision of Greenmeadow, a subset of the Zillow Greenmeadow district, are protected by overlay zoning.)

Palo Alto Neighborhood Appreciation by Percentage SSO

No SSO, 5-10% SSO, 30-60% SSO

Neighborhood	SSO	1997-2015
Adobe Meadow - Meadow Park	Partial ~ 30%	451%
Barron Park	Partial ~ 5%	406%
Charleston Meadow	Partial ~40%	401%
College Terrace	None	337%
Community Center	None	386%
Crescent Park	None	382%
Downtown North	None	346%
Duveneck - St. Francis	Partial ~ 10%	426%
Evergreen Park	None	407%
Green Acres	None	399%
Greenmeadow	Partial ~ 60%	448%
Jordan Jr. High School	None	402%
Midtown	Partial ~ 5%	442%
Old Palo Alto	None	443%
Palo Verde	None	427%
South of Midtown	None	461%
University South	None	388%
Ventura	None	375%
Average		
High = 30-60% SSO		433%
Low = 5-10% SSO		425%
No SSO		396%



- A Single Story Overlay does NOT reduce home values in Palo Alto, CA.
- A Single Story Overlay may slightly increase home values in Palo Alto, CA.

A chart prepared by David Hanzel shows changes in home values over the years in neighborhoods with or without single-story overlays, or with overlays over only a certain percentage of homes. Courtesy of David Hanzel

The lowest rate of appreciation was in a neighborhood with no overlay zone, College Terrace, clocking in at a 337 percent increase.

Hanzel, who grew up in an Eichler in Terra Linda in Marin and has lived in his Palo Alto Eichler for 20-plus years, says it took him only a few hours to compile this data and make it presentable.

“This is what I do for a living. I do a lot of data analysis,” he says. Hanzel, a biologist by training, is a consultant in the field of biotechnology.

Hanzel is a strong proponent of single-story overlay zones to save Eichler neighborhoods. He is part of the group that has been working for more than a year in Royal Manor to obtain such zoning. He notes that he is not one of the leaders of that group.

“I’m very careful not to conclude that [a single-story overlay] will increase home values,” he says. “All I can say is there is zero evidence that it decreases them.”

And Hanzel is not the only person in town who understands data. He and other single-story overlay proponents have used his data. They have pulled it out at city meetings when the City Council approved the last overlay zone it granted, for Greer Park North.

And the Royal Manor proponents have used the data when canvassing neighbors for needed support. It worked, Hanzel says. “People said, ‘David, I’m really worried about my home values.’ I said, ‘Well, it looks like no problem.’”

Their response? “ ‘All right. Fine. Done. I’ll sign.’ A lot of people [in Royal Manor] are engineers. They’re rightfully concerned about the value of their homes. But they will accept data,” he says.

But, no, the historic data hasn’t convinced everyone. “People have their preconceived notions,” Hanzel notes.

There is also the argument that things have changed since the 1997-2015 era. Home prices are soaring so quickly now, and the demand for raw land in Palo Alto is so great, that perhaps appreciation in home values will be lowered in neighborhoods with two-story bans in ensuing years?

“That’s a hypothesis,” Hanzel says, “but there is no data behind it. I’m a data guy and there is really good data available to the public on home values in the past 20 years.”

Palo Alto’s Planning and Transportation Commission recommended approval of Royal Manor’s overlay in early February, sending it on to the council. The 200-home community would be the largest to win such zoning since the movement took off here in town last year.

The first was [Los Arboles](#), followed by Greer Park North. Greer Park North won City Council approval in December.



If Royal Manor is to have tall structures looming over existing homes, those structures should be trees, many believe.



David Hanzel

Although there have been no teardowns in Royal Manor, folks watched as [a home was torn down](#) nearby, across from the Eichler Swim and Tennis Club, to be replaced by a two-story home. A similar episode also played out, with an Eichler on [Richardson Court](#).

A number of residents of Royal Manor have opposed the overlay plan, in part because they are afraid of the impact on their property values.

Hanzel agrees there was more opposition to the zoning change than in some other neighborhoods, “but that’s because we’re a much bigger neighborhood, more than 200 homes.”



One of several two-story additions that have appeared in Royal Manor.

The planning commission, in giving general support to the overlay zone, suggested that Stockton Place and Loma Verde Avenue be excluded, because some residents there opposed the change.

The City Council is expected to take up the matter in mid-April.

“We’ve spent hundreds and hundreds of hours on this,” Hanzel says, meaning the eight or so Royal Manor residents who have been leading the charge. He says neighbors from Royal Manor, Greer Park North, and Los Arboles have worked together, sharing ideas and providing encouragement. “We know people in those neighborhoods. We’re trying to support each other.”

Hanzel suggests that sort of cooperation could extend beyond Palo Alto. “If somebody wants to do it for their Eichler neighborhood, I could help them do it,” he says. “I’d like to see it done in Marin.”

The author of this blog will be pleased to help anyone seeking David Hanzel's help in this matter to contact him.

- dave@eichlernetwork.com