

Subject: Application for a Single-Story Combining District (SSCD)

As you may recall a few months ago, our committee contacted you to discuss establishing a Single-Story Combining District (SSCD) designation for the block of homes bordering Hollenbeck Avenue, Remington Avenue, Spinosa Drive, and Sheraton Drive.

Since then, much has been achieved by this community effort and we wanted to provide status on the latest developments. With the overwhelming support by our neighbors in the Fairbrae community, we are happy to inform you that our application for SSCD designation is scheduled for review by the City of Sunnyvale in the near future.

The following are upcoming events relating to the Fairbrae SSCD application:

- Expect two mailings by the City of Sunnyvale informing you of the Fairbrae SSCD proposal. We invite you to read the information to stay informed.
- The Planning Commission meeting to review our proposal is scheduled for May 22, 2017 and the City Council meeting is slated for June 20, 2017. You are most welcome to attend these meetings.

We want to thank you for your valuable support and we'll send out reminder e-mails of these key dates as they approach.

Best Regards,

Fairbrae SSCD Committee
4/18/17

Proposed Application for a Single Story Combining District

Summary

This is a proposal to apply for a Single Story Combining District (SSCD) zoning designation for the block of homes bordered by Hollenbeck Avenue, Remington Drive, Spinosa Drive and Sheraton Drive in the Sunnyvale Fairbrae Eichler neighborhood.

There are a total of 63 Eichler homes in this neighborhood. None of these homes have had two-story construction, and no permits have been submitted for any at this time.

Currently this area is zoned as R-1, which allows new two-story structures and additions. The SSCD zoning designation would reclassify the neighborhood as R-1/S, with the SSCD overlay that would prohibit two-story modification.

SSCD Requirements

- 55% of the property owners in the district must support the creation of the SSCD
- The neighborhood must consist of at least twenty homes, and the boundaries of the district shall follow recognizable features such as a street, stream or tract boundary
- At least 75% of the neighborhood must be one-story homes

SSCD Restrictions

If the SSCD is approved, new two-story construction will not be allowed. It will not prevent owners from remodeling or enlarging their homes subject to the following restrictions:

- The maximum building height in a Single Story Combining District is 17 feet
- The maximum floor area to lot size ratio in a Single Story Combining District is 45%

Any existing two-story homes will be grandfathered in status and will not be affected. The SSCD zoning may be reversed in the future by following the same signature application process used to create it.

Fees

The application fee is \$147 per lot, plus an \$18.50 service fee, which brings the total cost to the City for our 63 lots application to \$9,279.50, which must be paid at the time of filing.

To facilitate the application process, the organizing committee would like to cover as much of the filing fee as possible by collecting community contributions at the time that signatures are collected. *However, no payment is required to sign the application form.* Residents who support this effort are encouraged to contribute to the fee. We will follow-up with you after the application is filed.

We estimate that if 75% of owners approve, we will ask for a contribution of \$220 per household. Checks may be written payable to the **Karplus – Fairbrae NW SSCD Project**. Any funds left over will be either returned pro-rata on request, or donated to Sunnyvale Community Services.

Meetings and Notices

Once the application is filed, the City will send a confirmation letter to each household. The Planning Department staff will offer a public outreach meeting to answer any questions about the process, and will follow up with a confirming survey of all of the property owners covered by the application. The application will be reviewed at a Planning Commission Hearing. If accepted, it will be submitted for approval at a City Council Hearing. Residents are encouraged to attend the meetings and provide feedback.

Questions: Contact Howard Mueller, 1112 Royal Ann Drive, or by email at hmuellerca@aol.com.

EICHLER SINGLE-STORY COMBINING DISTRICT PETITION MAP

Hollenbeck Avenue, Remington Drive, Sheraton Drive and Spinosa Drive



100% of homes in the proposed area are Eichler single-story constructions.

(Note: Addresses marked with dots were listed on the tax assessor's address files as owned by someone at a different address - i.e., a rental - at the time the map was created, and may no longer be rentals.)

City of Sunnyvale SSCD Application, Review and Approval Process

Key Milestones

1. Letter to entire neighborhood - Fairbrae NW
 - Inform about process
 - Request signatures
2. Canvassing to collect signatures
 - Door-to-door canvassing of entire neighborhood
 - Mail requests for external landlords
 - Request funding
3. Collect funding
 - City of Sunnyvale application fees - due on submission (\$9,279.50)
4. Submit application
 - Signed forms
 - City of Sunnyvale Fees: \$9,279.50 (\$9,261 + \$18.50 IT)
5. Review by Sunnyvale Planning Department*
 - Community Outreach meeting (probably at Fairbrae Swim Club)
 - Follow-up Community Survey by Planning Staff
6. Sunnyvale Planning Commission Hearing on application**
7. Sunnyvale City Council Hearing and decision on SSCD application

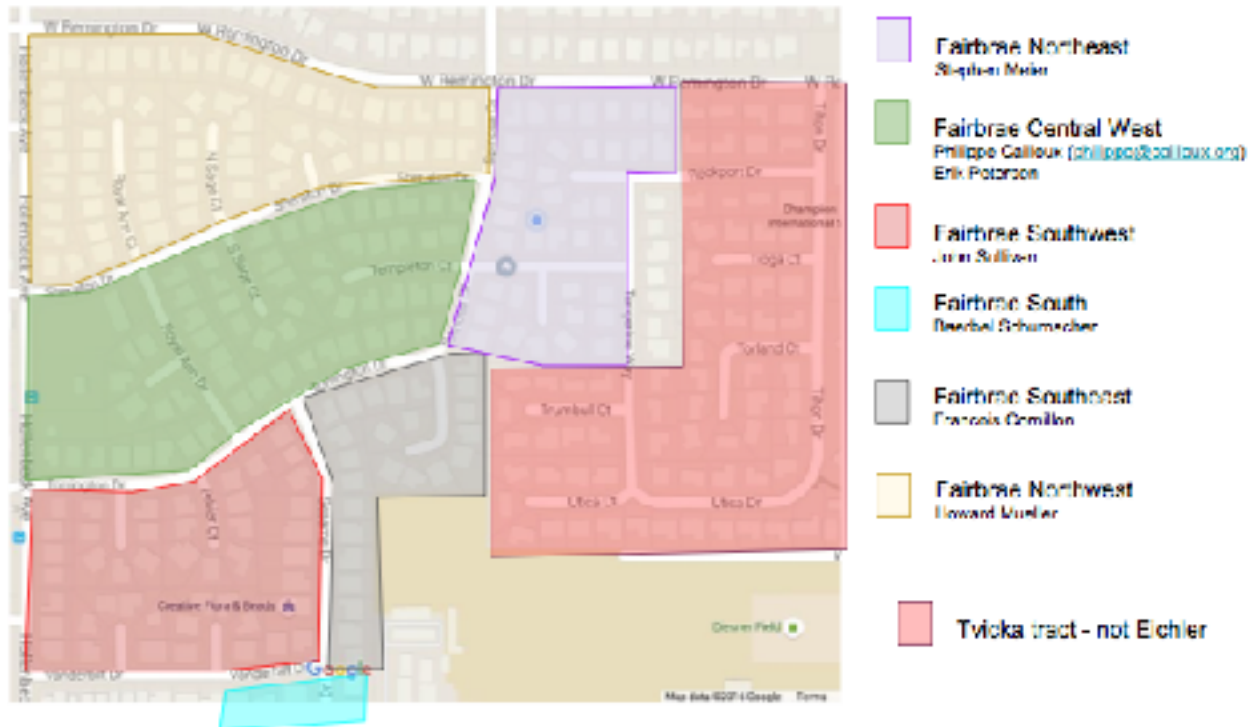
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* Note: During the review process, residents will receive several pieces of correspondence from the city; please remind our neighbors to OPEN mail from the City of Sunnyvale!

** Note: The city's review process and scheduling will take several months; expect the Planning Commission hearing to be approximately May

Sunnyvale Fairbrae SSCD Neighborhood Areas (7)

Four areas have been unanimously approved by City Council; a fifth area (Fairbraie Southeast) was recently approved by the Sunnyvale Planning Commission.

Fairbrae Northwest is now starting the SSCD application process. If approved, it would complete the SSCD designation for the entirety of the Fairbrae Eichler tract.



Title 19. ZONING

Article 3. ZONING DISTRICTS, USES AND RELATED DEVELOPMENT REGULATIONS

Chapter 19.26. COMBINING DISTRICTS

19.26.200. Residential single-story (S) combining district created—Purpose.

(a) There is hereby created a combining district to be known as S combining district, which may be combined with the R-0, R-1 and R-2 residential zoning districts. The residential single-story combining district is intended to modify the site development regulations of the R-0, R-1 and R-2 residential zoning districts, to preserve and maintain single-family neighborhoods of predominantly single-story character.

(b) The single-story combining district may be established at the discretion of the city council to overlay the R-0, R-1 or R-2 zoning districts in accord with Chapters 19.92 and 19.98. Where the combining district is in effect, the regulations established by this section shall apply instead of the comparable regulations set forth in this title.

(c) Single-story combining districts shall continue in effect unless and until repealed, except for those districts created before October 1, 2005, which expire automatically seven years after their effective date. For such districts, up to one year prior to expiration, property owners within the district may apply for renewal of the single-story combining district designation, following the same procedures as for an original application. The single-story combining district designation shall continue while any application for renewal is pending.

(d) In addition to the procedures for adopting a zone change set forth in Chapters 19.92 and 19.98 of this code, the following special provisions are required when applying for a single-story combining district:

(1) An application to establish a single-story combining district shall be initiated by owners of property within the proposed district. In order to apply, the applicants must demonstrate, by providing documentation, including a written list of signatures, that at least fifty-five percent of the property owners in the proposed district support creation of the district and that they understand they are requesting a zoning map amendment. An application to repeal an existing single-story combining district may be made at any time and must also be supported by fifty-five percent of the property owners within the district.

(2) The proposed district must be clearly delineated in the application and must consist of at least twenty homes. In addition, at least seventy-five percent of the homes in the proposed district must be one-story. To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary.

(e) Areas with a single-story combining district shall be designated on the zoning map by the symbol “S” following the underlying zoning district designation.

(f) For sites within the single-story combining district, the following development regulations shall apply in lieu of the otherwise applicable site development regulations:

(1) Height. The maximum height shall be seventeen feet, as defined in Section 19.12.030.

(2) Habitable Floor Limitations. There shall be a limit of one habitable floor. Habitable floors include lofts, mezzanines and similar areas but exclude basements.

(3) The maximum floor area ratio shall be forty-five percent. (Ord. 2920-10 § 1)

January 10, 2017

Dear neighbor,

Over the last two weeks, we have spoken in person with neighbors in the area of Hollenbeck Avenue, W. Remington Drive, Spinosa Drive and Sheraton Drive regarding their interest in creating a Single-Story Combining District (SSCD) to restrict the development of new two-story homes within the neighborhood.

Many neighbors expressed their concerns about preserving the unique design of our Eichler neighborhood as well as protecting the privacy of their homes and backyards.

Based on positive feedback, an organizing committee has been formed to move ahead with an SSCD rezoning application for the area bounded by Hollenbeck Avenue, Remington Drive, Spinosa Drive and Sheraton Drive. *This is the last neighborhood in what we think of as the Fairbrae tract to propose the SSCD status change.*

Please see the attached map. There are 63 homes in the neighborhood bounded by these four streets, all of which are single story, Eichler-designed homes.

This letter and the accompanying packet of information has been mailed to all of the residents in the proposed SSCD area.

The next step in this process is to collect homeowner signatures for the City of Sunnyvale SSCD application form. *In addition, the City requires an application fee of \$147/parcel (we have 63 homes), plus a small service charge. Since some neighbors may not be able to participate, we are requesting a contribution of \$220 from each participant for the application.*

Any surplus over the actual expenses related to the application that is collected will be refunded or donated to *Sunnyvale Community Services* in accordance with your personal choice.

A committee member will follow up with you directly in the next few days to further discuss the application with you and seek your support and signature. In addition, you may also contact Howard Mueller (contact information below) to request a meeting with one of your neighbors to sign the application at your convenience:

Howard Mueller - 1112 Royal Ann Ct. or by email at hmuellerca@aol.com

Our goal is to file the signed application form with the City by January 27, 2017 or earlier.

The organizing committee thanks you for your support!

Howard & Mary Lee Mueller, Michelle Delore - Royal Ann Ct.

Anna & Abe Oren - Smyrna Ct.

Sandi Spires, Nick Steinmeier - N. Sage Ct.

Amy Wright, Jan Sysmans - W. Remington Dr.

Darienne Hosley Stewart - Sheraton Dr.

Richard & Susan Leveille - Hollenbeck Ave

Fairbrae Northwest SSCD Application

February 1, 2017

Application Summary

Fairbrae Northwest description:

- Bordered by Hollenbeck, Remington, Spinosa and Sheraton
- Total parcels: 63
 - 100% Eichler
- 100% Single story, many modernized, some expanded, one replaced, one with a more traditional roofline addition, but 100% single story Eichler or Eichler-style
- Ownership
 - 5 parcels owned as Rental units by non-resident owners
 - 1 home on Hollenbeck about to go on the market (within 3 weeks)
 - All others owner/occupied (92%), including the "go to market" property

Signatures on Application as of February 1, 2017:

- Currently 51 of 63 parcels (81% of total parcels)
- Translates to 51 of 58 non-Rental parcels (87%)
- Translates to 51 of 54 resident owners whom we are able to contact 2/1/17 (94%)

Note:

- Two Rental unit landlords have indicated active support for the SSCD initiative
 - No signatures received as of 2/1/17
- 1 homeowner with house about to be on the market supports the SSCD initiative, and has signed application petition

Remaining Fairbrae parcels as of 2/1/17

- We expect additional signatures at some point in the application process
- Additional signatures are uncertain, but include:
 - 2 rental landlords, two aging residents, and others
 - Some residents are apparently out of country now

Property Address	APN	Owner from APN	Address from APN	City, State from APN	Status
1104 HOLLENBECK AVE	202-10-044	Michael Flach And Eva Depta	1104 Hollenbeck Ave	Sunnyvale, CA 94087-2402	Signed
1108 HOLLENBECK AVE	202-10-043	Lee Jung	1108 Hollenbeck Ave	Sunnyvale, CA 94087-2402	
1114 HOLLENBECK AVE	202-10-042	Michael P And Kristi Elaine S Bauerly	1114 Hollenbeck Ave	Sunnyvale, CA 94087-2402	Signed
1120 HOLLENBECK AVE	202-10-041	Manas H Somaiya And Charmy P Chhichhia	1120 Hollenbeck Ave	Sunnyvale, CA 94087-2402	Signed
1126 HOLLENBECK AVE	202-10-040	Grant A And Lynn P Brown	1126 Hollenbeck Ave	Sunnyvale, CA 94087-2402	Signed
1130 HOLLENBECK AVE	202-10-039	Richard And Susan Leveille Trustee	1130 Hollenbeck Ave	Sunnyvale, CA 94087-2402	Signed
1136 HOLLENBECK AVE	202-10-038	Robert P C And Corrine S H Ng Trustee	1086 Springfield Dr	Millbrea, CA 94030	
611 SHERATON DR	202-10-002	Mary-Hill Gleason Trustee & Et Al	611 Sheraton Dr	Sunnyvale, CA 94087	
619 SHERATON DR	202-10-003	James Brenner Trustee	619 Sheraton Dr	Sunnyvale, CA 94087-2426	
627 SHERATON DR	202-10-004	Przemyslaw Karwasiecki And Aleksandra Karwasiecka	632 Sheraton Dr	Sunnyvale, CA 94087-2424	Signed
633 SHERATON DR	202-10-005	Leslie E And Elizabeth J Brubaker Trustee	633 Sheraton Dr	Sunnyvale, CA 94087-2426	Signed
691 SHERATON DR	202-10-036	Grace Chan	691 Sheraton Dr	Sunnyvale, CA 94087-2427	Signed
699 SHERATON DR	202-10-037	Douglas And Darienne Stewart	699 Sheraton Dr	Sunnyvale, CA 94087-2427	Signed
602 W REMINGTON DR	202-10-063	Jan Sysmans And Tomi Fujimura	602 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
608 W REMINGTON DR	202-10-062	Emerick M Woods And Amy T Wright Trustee	608 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
612 W REMINGTON DR	202-10-061	Jian And Jane Zhen Zhang Trustee	612 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
618 W REMINGTON DR	202-10-060	Harish Rajamani	618 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
624 W REMINGTON DR	202-10-059	Elisabeth G Toepfer Trustee	624 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
630 W REMINGTON DR	202-10-058	Babak G Hamadani Et Al	630 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
636 W REMINGTON DR	202-10-057	Somnath And Bonny Banerjee	636 W Remington Dr	Sunnyvale, CA 94087-2464	Signed

640 W REMINGTON DR	202-10-056	Theadora And William Pollard	640 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
644 W REMINGTON DR	202-10-055	Peter Ow	888 Union St	San Francisco, CA 94133	
648 W REMINGTON DR	202-10-054	Siddharth J Vora And Payal Patel	648 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
654 W REMINGTON DR	202-10-053	Scott A Nesmith And Bekki S Leu	654 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
658 W REMINGTON DR	202-10-052	Eduardo S And Lowen L Polanco	658 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
662 W REMINGTON DR	202-10-051	Jean M Nail Trustee	662 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
668 W REMINGTON DR	202-10-050	Rolande-Tong And Pauline-Lynn Chu Trustee	1563 Country Club Dr	Los Altos, CA 94024-5900	
672 W REMINGTON DR	202-10-049	Norbert And Susanne Strigl Trustee	672 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
676 W REMINGTON DR	202-10-048	Conrad & Charlotte Skladal Tr 1/6/94	676 W Remington Dr	Sunnyvale, CA 94087-2464	Signed
682 W REMINGTON DR	202-10-047	Rui Min Zhao And Derong Hou	682 W Remington Dr	Sunnyvale, CA 94087-2464	
688 W REMINGTON DR	202-10-046	Miten And Smita Marfatia Trustee	688 W Remington Dr	Sunnyvale, CA 94087-2464	
696 W REMINGTON DR	202-10-045	Hanh Thi Pham And Tuan Anh Ho Trustee	696 W Remington Dr	Sunnyvale, CA 94087-2464	
1103 SPINOSA DR	202-10-001	Richard Foster Trustee	1103 Spinosa Dr	Sunnyvale, CA 94087-2431	Signed
1115 SMYRNA CT	202-10-008	Dale Hutchison Trustee	1115 Smyrna Ct	Sunnyvale, CA 94087-2428	Signed
1118 SMYRNA CT	202-10-007	Richard C Williamson And Wenwei Wu	1118 Smyrna Ct	Sunnyvale, CA 94087-2428	Signed
1119 SMYRNA CT	202-10-009	Ngayee J Law And Kinping C Lee	1119 Smyrna Ct	Sunnyvale, CA 94087-2428	Signed
1122 SMYRNA CT	202-10-006	Shih Yung Chen And Jun Li	1122 Smyrna Ct	Sunnyvale, CA 94087-2428	Signed
1123 SMYRNA CT	202-10-010	Abraham And Anna Oren	1123 Smyrna Ct	Sunnyvale, CA 94087-2428	Signed
1104 N SAGE CT	202-10-015	Joe And Terry Furgerson Trustee	1104 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1105 N SAGE CT	202-10-016	Stuart Ferguson And Sandra Spires	1105 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1109 N SAGE CT	202-10-017	Eren K Gonen And Asli B Ucok	1109 N Sage Ct	Sunnyvale, CA 94087-2417	Signed

1110 N SAGE CT	202-10-014	Elizabeth Mc Cracken Trustee	1110 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1113 N SAGE CT	202-10-018	Keith Comerford And Cynthia Kada	1113 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1114 N SAGE CT	202-10-013	John F Pett Trustee & Et Al	1114 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1117 N SAGE CT	202-10-019	Scott Lanterman And Nancy Lorimer	1117 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1118 N SAGE CT	202-10-012	Charles And Leanne Untulis Trustee	1118 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1121 N SAGE CT	202-10-020	Mark H Kliss And Beverly K Grindstaff Trustee	1121 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1124 N SAGE CT	202-10-011	Carol Zafren-Bethards Trustee	1124 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1125 N SAGE CT	202-10-021	Carl P Nygaard And Kristen A Kurimoto Trustee	1125 N Sage Ct	Sunnyvale, CA 94087-2417	Signed
1103 ROYAL ANN CT	202-10-028	Hailun Yan And Jia J Cao	1103 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1104 ROYAL ANN CT	202-10-027	Janet Fire Trustee	1104 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1105 ROYAL ANN CT	202-10-029	Hoyt And Elaine Brackett Trustee	1105 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1108 ROYAL ANN CT	202-10-026	Sean And Ann Dyer Trustee	1108 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1109 ROYAL ANN CT	202-10-030	Lydia Schmid Trustee	1109 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1111 ROYAL ANN CT	202-10-031	Emilio R Iii Antunez And Helen Huei-Yuen Shen	1111 Royal Ann Ct	Sunnyvale, CA 94087-2416	
1112 ROYAL ANN CT	202-10-025	Howard A And Mary L Mueller Trustee	1112 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1115 ROYAL ANN CT	202-10-032	Serdar Unal And Jianan Huo	1115 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1116 ROYAL ANN CT	202-10-024	Gilbert Delore Trustee	1116 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1121 ROYAL ANN CT	202-10-033	Joanne Pasternack And Robert Bardin	1121 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1122 ROYAL ANN CT	202-10-023	Fred Barez Trustee	24743 Olive Tree Ln	Los Altos Hills, CA 94024-6426	
1125 ROYAL ANN CT	202-10-034	Dolores Larrick Trustee	1125 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1126 ROYAL ANN CT	202-10-022	Pierre-Emmanuel Ettori And Audrey Chanay	1126 Royal Ann Ct	Sunnyvale, CA 94087-2416	Signed
1129 ROYAL ANN CT	202-10-035	John M And Yvonne R Chachere	929 North 71st Street	Seattle WA 98013	

