

Patrick and Suzanne Shea

814 Trenton Drive  
Sunnyvale, CA 94087

T 408.406-5495

June 12, 2017

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

Reference: Please approve SSCD in Rancho Verde, File 2016-7734,

Dear Planning Commissioners:

We are writing today to request your approval of the subject Single Story Combining District in the Rancho Verde neighborhood, north of Ticonderoga Dr. We were the applicants for the 116 property SSCD in Rancho Verde south of Ticonderoga, that was passed in 2007.

We urge that you approve the district as submitted (Alternatives 1 and 2), as recommended by Staff.

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

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Monday, June 12, 2017 9:21 AM  
**To:** Katherine Hall  
**Subject:** FW: Re-zoning petition #2016-7734

**From:** Bill Bonnett  
**Sent:** Monday, June 12, 2017 8:19 AM  
**To:** PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Subject:** Re-zoning petition #2016-7734

Members,

I fully and enthusiastically **support** the petition #2016-7734 to re-zone the area described to single-story residential. I live in that area, and ask you to vote **FOR** the petition.

Thank you,  
Bill Bonnett

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Friday, June 09, 2017 1:57 PM  
**To:** Katherine Hall  
**Subject:** FW: Rezoning Proposal 2016-7734  
**Attachments:** Opposition\_to\_Rezoning\_Project\_2016-7734\_by\_1166\_Pimento\_Ave.pdf

**From:** Aditya Agarwal  
**Sent:** Friday, June 09, 2017 1:47 PM  
**To:** Gerri Caruso <GCaruso@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>; Council AnswerPoint <council@sunnyvale.ca.gov>; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>  
**Cc:** Diana M. Kunze  
**Subject:** Rezoning Proposal 2016-7734

Hello Gerri,

My wife and I are opposed to the R1-S rezoning proposal. Attached is a letter with our thoughts and reasons, shared by several of our immediate neighbors. We hope the planning commission will recommend against adoption of the proposal.

Thank you.

Aditya Agarwal, Ph.D.  
408-507-4110 (cell)  
heliOfarm

Diana Kunze  
Aditya Agarwal  
1166 Pimento Ave.,  
Sunnyvale CA 94087

June 8, 2017

**Re: Rezoning Project 2016-7734**

To whom it may concern,

We are strongly **opposed** to the proposal to rezone our property to R1-S.

We purchased and have lived in our Eichler home at 1166 Pimento Ave since 2005. Our block is composed of both Eichlers and ranch style homes. When we purchased, there was already a two-story home on the block (1143 Pimento). Since then another homeowner (1138 Pimento) has added a 2nd story to their ranch. We see this as an organic change and are not threatened by it.

The homeowner who recently added, Rob Gamble, grew up in the same house as a kid and is now raising his own kids there. He wanted his mom (the original owner) to be able to live in the same home and so added a 2nd story to accommodate his family. The result is that now three generations living in the same home --it is the kind of thing that makes a family neighborhood in our view. We would like to have the same option, if needed. One of our three kids may some day live in the same house and raise their kids and perhaps take care of us. It is nice to know that should that be the case we would have the option of adding to our home and staying in the neighborhood we love. To us the option to add a 2nd story has strong personal value and we believe it also adds to the value of our home should we choose to sell our home at some point.

It has been argued by supporters of the rezoning that a two-story neighbor would detract from the value of a one-story home--but that is only the case for someone who only values that. In general, surely a plot that can have 2500 sq. ft. of living space on it has more value than one that can have only 1800 sq. ft. on it, all other things being equal. It is hard to see how the reverse would be true. The fact is that the population in Sunnyvale is growing and homes are becoming ever more unaffordable. Increasingly kids stay with their parents longer than they once did and family sizes are growing. A rezoning to R1-S would take away the option for families to stay together by adding a 2nd story--something that is allowed today.

We appreciate the argument that one's privacy may be threatened by a two story neighbor, but in talking with neighbors, we realized that those who were most afraid of this were unaware that there are already guidelines in place which the planning commission uses to approve plans for a

2nd story addition--guidelines and a review process that would prevent a 2nd story from being built without consideration of how it would impact the immediate neighbors or the aesthetics of the neighborhood. Privacy is also easily preserved with plants and trees.

Another argument in favor of the rezoning is to preserve the Eichler. This is another misunderstanding that some of our neighbors had--they did not fully appreciate that this rezoning would not prevent someone from removing an Eichler and building a different style home in its place. Personally, we love the Eichler style—to us it is the quintessential California home. We would likely support any rules that would seek to preserve the Eichler style, but Eichler had built many two story homes as well and there are several examples around of 2nd story additions to Eichlers that are tasteful and respectful of the neighbors' privacy (727 Sheraton Dr, as one example). Again, this is an area in which we have confidence in the Planning Commission's ability to ensure that any modifications would be consistent with the existing Eichler guidelines.

Lastly, it is actually not clear to us why our address is being included in this proposal. Four out of five of our immediate neighbors are opposed to the rezoning, and the fifth, also an Eichler is not even included: 1167 Pimento across from us, 1160 Pimento to the right, 1174 Pimento to the left, and of the two neighbors behind us, one is included but is opposed to the rezoning (1161 Plum), and the other, 1167 Plum, is not included. It almost seems that the entire section between Plum and Pimento Avenues should not be even be included in the proposal. It also does not make sense to "preserve" the single story nature of the block when there already are two-story homes on the block.

In summary, we are opposed to the rezoning and hope that the planning commission will recommend against it and the council will vote against it. The change will limit the options that our family has with our home today and will negatively impact the potential value of our home.

Thank you for your consideration,

Diana Kunze and Aditya Agarwal

Matthew Tippet  
1161 Plum Ave  
Sunnyvale CA 94087

June 4, 2017

Letter in Opposition of Project File #2016-7734

**Scope and Introduction**

This letter is lodged against the proposed R-1/S Single Story Combining District (R-1/S) rezoning under project file #2016-7734

As mentioned in the application, the primary intent of the applicants are to preserve the Eichler neighborhoods; namely

- 1) Protect Privacy
- 2) Natural light
- 3) Architectural Significance of Eichlers
- 4) Property Value
- 5) Neighbor Ambience

This is mostly consistent with many other applications for R-1/S applications, including 2016-7234 (Eichler, Privacy), 2016-7523 (Eichler, Privacy), 2016-7489 (Eichler, Privacy), 2017-7095 (Eichler, Privacy), 2016-7753 (Eichler, Privacy, Value, Ambience), 2016-7467 (Eichler, Privacy).

**Concerns with The Application**

I have a number of concerns regarding the application. I will focus on what I believe are objective concerns with the application and the process itself. These concerns are :

- Planning guidelines may unnecessarily restrict improvements on my properties in the area, and in particular my property (parcel 202-18-025 at 1161 Plum Ave).
- I do not believe the Single Family Home Design Techniques (SFHDT) and Eichler Design Guidelines (EDG) were not sufficiently understood by both the applicant and the majority of those who signed in support.
- I do not believe boundaries presented comply with the municipal code regarding logical tract, stream or road boundaries.
- I have high confidence that the planning process as applied through the SFHDT and EDG provide sufficient support for the stated protections requested in the application.

- The subjective aspects such as impact of property value and concerns about “lots of 2 story additions” should be considered if backed by objective statistical information through impartial valuation information and 2 story application statistics for eichler neighborhoods.
- Although primarily community driven, the R1/S rezoning is considerably harder to remove due to fears of deregulation when there is no sunset clause

### **Direct Impact on My Property**

Our property is highlighted with the arrow in the boundary discussion below. In particular our property is set on a high grade 3 ft above the nearest curb, and likely the chimney already exceeds the 17’ restriction, thereby restricting what would be considered even a modest single story improvement with a high roof.

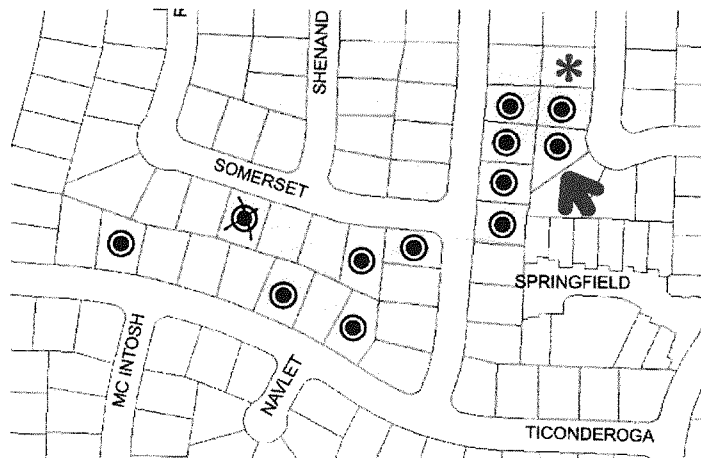
### **Lack of Information on SFHDT and EDG**

When the Applicant initially approached the neighborhood, there was no mention of either SFHDT or EDG in the context of R-1/S rezoning. At the community information session held by Gerri Caruso, it was clear that both the SFHDT and EDG were not well known amongst the 7 residents attending. Ms Caruso did mention both documents during the information session.

I am concerned that the primary guidelines that used by the city are not an expected part of the resident driven process R-1/S rezoning, potentially leaving residents believing that the only protections for their neighborhood are found within the R-1/S rezoning process.

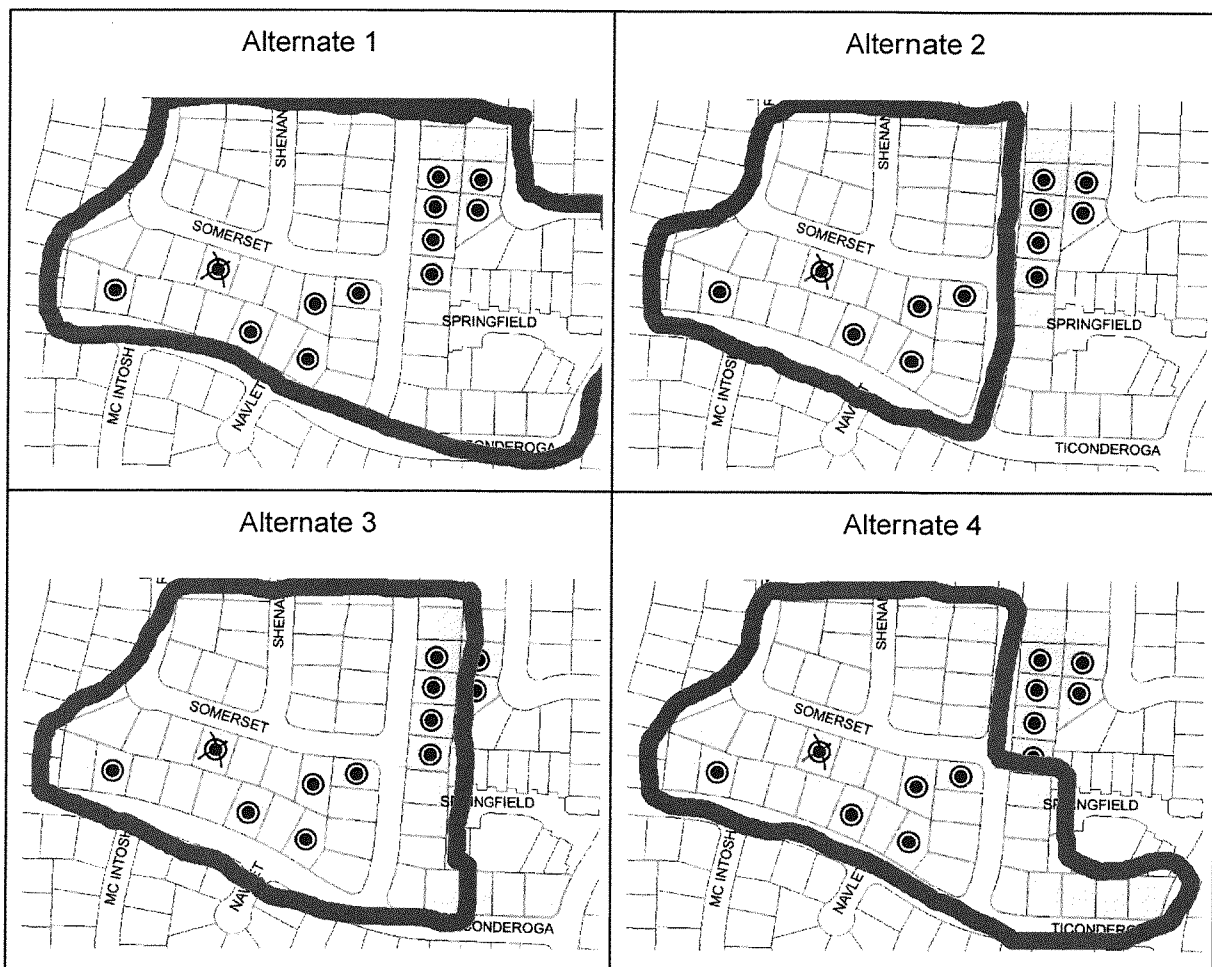
### **Multiple Issues with Application Boundary**

Regarding the cluster of properties on the north east side of the proposed rezoning shown below. Note that the indicated parcels elected not to sign in support of the proposal.



As can be seen in the north east of the application area, 6 out of the 8 properties did not agree. Although the northeast most (marked with a \*) property did sign the application, that property is not an Eichler, although it is within the Eichler tract. Depending on the planning commission's opinion on the standing of a non-Eichler property in the north east, there is between 75% (6 out of 8) or 85% (6 out of 7) who are not in favor of the R1/S rezoning.

The collection properties on Springfield Terrace are all 2 stories (11 properties). By explicitly removing those properties, the city is left with a considerably awkward zoning boundaries. I have included a number of alternate boundaries. Only alternative 1 or 2 follow the boundary guidelines, Alternative 1 includes a cluster of 2 story properties, and Alternate 2 does not include the applicant's properties. Other alternate do not follow the boundary guidelines in a reasonable way but could be considered as an alternative.





Note that the criteria for an application is >55% of affected properties, the finding of the public interest by the planning committee is not bounded by that percentage. I would expect that the public interest would be served by a considerably larger percentage of affected properties than the application criteria requires.

I feel that the properties do **not follow the boundary intent** of the municipal code. Further I feel that we can find also find that the application is **not in public interest** is supported in all areas in the application, in particular in the north east of the proposed boundary.

### **Planning Guidance and Design Review Application**

Both the SFHDT and EDG provide guidelines for protecting Privacy, Natural Light, and Solar Access. The EDG provide guidelines for protecting the characteristics of Eichler Neighborhoods, Architectural significance, and Neighborhood Ambience. These are cited as reasons within the majority of R-1/S rezoning applications.

Further, the EDG states the explicit intent is to

- Preserve the unique character of Eichler homes and their neighborhood.
- Assist property owners in designing new homes, expansions, and other exterior changes to respect and complement the scale and character of existing Eichler homes and their surrounding neighborhoods

My understanding is that the city strongly emphasises the consideration of solar access, and privacy in design reviews and that the planning approval process is not a simple rubber stamping of the application. The city likely invests significant effort in the design review and approval process, in particular when improvements are covered under both SFHDT and EDG.

The moving to a R1/S rezoning unnecessarily restricts the City of Sunnyvale from exercising good judgement and improvements as applied through SFHDT and EDG. These guidelines allow the city to respond to evolving community feelings and standards as well as current design practices. From discussions with the the project coordinator, Gerri Caruso, my understanding is that most 2 story improvements typically go through at least 2 design reviews, and in some cases 4 design reviews before either approval or rejection.

My understanding that the R-1/S rezoning process and Eichler design guidelines evolved out of a response to at least one 2 story 'monster home' in the early 2000's. My understanding is that the R-1/S was in place before the EDG were formulated. The EDG were formulated as an explicit protection for Eichler tracts, and the R-1/S rezoning process provided protection for the balance of Sunnyvale. It is reasonable to assume that the EDG were primarily focused on supporting the architectural integrity and neighborhood ambience and were considered an alternative to the R-1/S rezoning process.

As the Sunnyvale Planning Commission has mentioned in other meetings, public interest will evolve over time. An R-1/S rezoning removes the ability for the Planning Commission to judge and evolve a reasonable interpretation of current public interest since the R-1/S places absolute restrictions that prevent or severely restrict discussions at the Planning Commission

I feel that adding the additional R-1/S restriction on both the City Planners or the residents is **not in the public interest**.

### **Issues with Lack Symmetry of applying and removing R-1/S**

After reviewing both the minutes and video recordings of a number of previous R1/S planning commission meetings, I have strong concerns about the “stickiness “ of a R-1/S. A number of requests are founded on the fear of many 2 storey buildings invading the neighborhoods. Although the R1/S zoning can be removed through a similar community rezoning request, I believe that a concern around perceived deregulation and “opening the floodgates” to 2 storey properties will provide sufficient fear based motivation to make any effort to remove the zoning designation almost impossible.

Previously there was a sunset clause of 7 years on R-1/S which was ultimately deemed to retire to quickly. A possible consideration of 10 years would abate those concerns, and allow the neighborhoods to fall back to the primary city planning guidelines

I feel that this stickiness of restrictions is **not in the public interest**.

### **Concerns about Subjective Motivations**

My understanding of the Sunnyvale planning guidelines have very few applications for 2nd Story additions, and considerably less within Eichler neighborhoods. I would be surprised if the fear of many 2 story houses being approved would be supported by actual data.

Likewise, the property value motivation is not supported by sufficient data to be a criteria for discussion.

### **Summary**

Based on the above information, I feel strongly that the application of R-1/S rezoning in the application as presented is **not in the public interest** and does not follow the **boundary guidelines** as put forth in the Sunnyvale Municipal code and should therefore be **denied**.

My request regarding project # 2016-7734 is for the City of Sunnyvale Planning Commission to  
a) **deny the application** in part or in full based in part on the information above, or

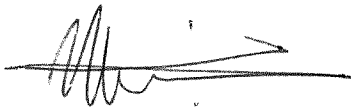
- b) alternately considers the **adjusting the boundary** of the application to exclude the properties where there is a strong preference to not be burdened with a R-1/S designation that is clearly not wanted for the majority of those property owners.

**Supplemental Requests to Sunnyvale Planning Commission**

My preference would be for the City of Sunnyvale to

- a) Consider strengthening and improving the EDG to mitigate the fear, uncertainty and doubt that this application and many other applications include.
- b) The considers stated motivations for R-1/S rezoning and where they match those of the SFHDT and/or EDG, show a deference to the existing planning tools.
- c) Ensure the SFHDT and EDG documents are actively shared by applicants for R-1/S rezoning to ensure applicants and residents have all information necessary to make a decision.
- d) Invest in a study or similar to provide both objective information for the subjective concerns such as "lots of 2 story properties" and "negative impact on property prices".
- e) Communicates more fully the typical approval flow for 2nd story additions to ensure that the community understands that the process is not a "at the counter approval".
- f) Consider re-enabling the sunset provision of the R-1/S rezoning, providing an opportunity for the community to reconsider. If 7 years appeared to short, consider 10 years.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Matthew Tippet', with a long horizontal line extending to the right.

Matthew Tippet  
1161 Plum Ave

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Friday, June 09, 2017 8:57 AM  
**To:** Katherine Hall  
**Subject:** FW: Please vote in favor of Eicher neighborhood single story home rezoning petition #2016-7734

**From:** Burt Salop  
**Sent:** Friday, June 09, 2017 8:44 AM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Subject:** Please vote in favor of Eicher neighborhood single story home rezoning petition #2016-7734

To whom it may concern,

I am a long time Eichler homeowner on Pimento Avenue in Sunnyvale and want to strongly encourage you to support the Eichler neighborhood single story home rezoning petition currently under review (#2016-7734). Please vote in favor of this petition!

By passing this important initiative it would allow Eichler homeowners in our neighborhood the ability to continue to enjoy the benefits of our unique and historical Eichler homes such as privacy, natural light, a unique architectural significance and neighborhood ambience.

Several other Eichler neighborhood have already passed the single story rezoning and my wife and I strongly urge you to support it too.

Thank you for your consideration.

Sincerely,

Burt and Susan Salop

**Katherine Hall**

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**From:** Katherine Hall  
**Sent:** Friday, June 09, 2017 8:47 AM  
**To:** Katherine Hall  
**Subject:** FW: Letter endorsing an SSCD for the Planning Commission  
**Attachments:** Fairbrae Northwest Support for SSCD Project 2016-7734.pdf

**From:** Howard Mueller  
**Sent:** Thursday, June 08, 2017 11:34 PM  
**To:** Katherine Hall <[KHall@sunnyvale.ca.gov](mailto:KHall@sunnyvale.ca.gov)>  
**Cc:** Gerri Caruso <[GCaruso@sunnyvale.ca.gov](mailto:GCaruso@sunnyvale.ca.gov)>  
**Subject:** Letter endorsing an SSCD for the Planning Commission

Hello, Katherine,

I would like to submit the attached letter to the Sunnyvale Planning Commission. It is in support of an SSCD application that comes up for review Monday evening, June 12. The SSCD application is Project 2016-7734. The letter represents the support of the Fairbrae Northwest team, from the SSCD application that was recently reviewed and recommended by the Planning Commission for City Council review.

We all appreciate your help in transmitting our letter to the Commission.

Regards and best wishes,  
Howard Mueller

June 8, 2017

To: Sunnyvale City Planning Commission  
From: Fairbrae Northwest SSCD Team  
Subject: Support for SSCD Project 2016-7734  
Ticonderoga-Pimento-Shenandoah-Somerset

We, the leadership of the Fairbrae Northwest SSCD team, have had a chance to review the proposed project with Sunnyvale Planning Department staff. That project comes before the Planning Commission for review and consideration on June 12.

The Planning Department report sets out the basic objectives of the original ordinance creating the SSCD overlay. It also sets out the criteria required for the zoning change approval. In their review, Planning staff conclude that each of the five required criteria are ***“Criteria met.”***

This application has satisfied all of the requirements for SSCD approval, based on the City policy established by Council and embodied in City code. That is also the conclusion of the Planning Department, based on its review of the project application and their survey of residents.

Our Fairbrae Northwest team heartily endorses this SSCD application:

- It meets or exceeds all requirements, as reviewed by Planning
- It lies within clear and very logical boundaries, and is also generally bordered by other single story dwellings
- It has received some 77% support from the community

We request that after your review of the project application, the Planning Commission vote to recommend this proposal to the City Council for its approval, in recognition of the clear SSCD policy statements that City Council and the City Attorney have made before.

Thank you for your attention and consideration.

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 Stewart, Richard & Susan Leveille - Hollenbeck Ave.

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Thursday, June 08, 2017 4:19 PM  
**To:** Katherine Hall  
**Subject:** FW: SSCD#7734 letter per Judy Faulhaber Alain Pinel Realtors.  
**Attachments:** Per Single Story Zoning.docx

**From:** Judy Faulhaber  
**Sent:** Thursday, June 08, 2017 3:49 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Subject:** SSCD#7734 letter per Judy Faulhaber Alain Pinel Realtors.

To whomever this might concern:  
Attached is my letter per Eichler value in keeping the single story integrity.  
I am writing as a Realtor and a homeowner in the designated area.

**Judy Faulhaber**  
Broker Associate  
Alain Pinel Realtors  
167 S. San Antonio Rd.  
Los Altos, CA 94022  
License #00877948  
650-704-1177

**Per Single Story Re-zoning Project 2016-7734:**

I am wearing both my Realtor hat and my homeowner's hat. I am part of the signed and approved neighbors for the single story re-zoning project 2016-7734.

I am Judy Faulhaber, of Alain Pinel Realtors and I live at 1166 Shenandoah Drive.

Among those who have signed the request for Single Story, are 4 new neighbors who have recently purchased their Eichler homes. I can speak especially of the buyers who bought the property I listed, at 868 Somerset Drive. They eagerly signed up and agreed they did not want a second story built behind them.

**So let's consider the Eichler value:**

Would these four buyers have bought their home with a second story behind them? They are on board for not wanting that, so I am going to assume that they would not have been as excited to buy their property with a huge structure behind them.

Would they have paid the price that they did with a second story structure behind them? Again I assume not.

Would I have bought my house with a large structure behind it? I think it would not have had the appeal that was there for me, with a neighbor who was not a single story.

As a Realtor, I believe it would be harder to sell an Eichler home that has a second story structure behind; even if there were no direct windows the tranquility is harmed. It loses value.

I know that some owners could come up with an architecturally pleasing contemporary two story design which would fit into the neighborhood, per the front curb appeal, but the Eichler homes are special. They have complete privacy from the front and they are totally open in the back, allowing the outdoors to expand their visual living space. And with the single story behind they are allowed privacy in the back yard. A two story would change that.

The single story rezoning will keep the integrity of the neighborhood.

Opinions by Judy Faulhaber, Alain Pinel Realtor.



**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Thursday, June 08, 2017 8:47 AM  
**To:** Katherine Hall  
**Subject:** FW: Single-Story Rezoning Project 2016-7734

**From:** Robert Faulhaber  
**Sent:** Thursday, June 08, 2017 7:59 AM  
**To:** PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Subject:** Single-Story Rezoning Project 2016-7734

Sunnyvale Planning Commission

I am writing in support of the Single-Story Rezoning Project 2016-7734. My wife, Judy, and I live at 1166 Shenandoah Drive, Sunnyvale which is within this project area. We support this project for two important reasons.

1. The neighborhood represented in this Rezoning Project is exclusively single story Eichler homes. The architecture of Eichler construction includes floor to ceiling windows along the full length of the back of the house designed to bring the outside in and make it part of the living space. With this kind of construction, privacy is important so all homes are surrounded by a fence to provide the family privacy in their living space both inside and outside. If a two story home was build next to or behind an Eichler home this privacy would be greatly compromised. This would reduce the living flexibility and enjoyment of the home owners.
2. The second reason for my support is home value. My wife, Judy, has been an active successful Real Estate agent in this area since 1985 and has had extensive experience in the evaluation of homes in Sunnyvale and understanding what home buyers, especially of Eichlers, want and value. Without the privacy afforded by the fence and being surrounded by single story homes, the value of our homes would be greatly reduced

I strongly request that you approve this Single-Story Rezoning Project.

Robert Faulhaber  
1166 Shenandoah Drive  
Sunnyvale, CA

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Monday, June 05, 2017 3:10 PM  
**To:** Katherine Hall  
**Subject:** FW: We Need your support in favor of our Single Story Residential Rezoning petition # 2016-7734

**From:** Paul Detering  
**Sent:** Monday, June 05, 2017 2:21 PM  
**To:** Council AnswerPoint <council@sunnyvale.ca.gov>; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Cc:** robin mclaren  
**Subject:** We Need your support in favor of our Single Story Residential Rezoning petition #2016-7734

Mr. Mayor, Council Members and Members of the Planning Commission

As you prepare for your meetings on June 12 and July 11 please now that as an owner of an Eichler in the area subject to the rezoning petition we STRONGLY SUPPORT the rezoning to a single story residential zone.

The impact on our quality of life if either of our adjacent neighbors or any of the three neighbors behind us were to expand their homes to two stories would be devastating. Our dining room, kitchen, family room, living room, master bedroom and children's bedrooms all have large expanses of glass which today afford us great light and much pleasure. A two-story neighbor would necessitate the use of window coverings for most of the day and result in a large change in our life style. Our quality of life would suffer tremendously.

Rezoning the proposed lots in the proposed area as single story will avoid this outcome for all the subject properties. As planning officials and council members it is also the right and fair thing to do. It will avoid future conflict between neighbors and will ensure people buying homes in the subject area are under no false illusions with respect to the prospect of adding a second story to their homes.

We look forward to your support in this petition.

Paul

Paul Detering

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Monday, June 05, 2017 9:10 AM  
**To:** Katherine Hall  
**Subject:** FW: 2016-7734: Please support Eichler Single Story Petition in Sunnyvale (Ticonderoga / Pimento)

**From:** Gopal Parupudi  
**Sent:** Saturday, June 03, 2017 2:47 PM  
**To:** Gerri Caruso <GCaruso@sunnyvale.ca.gov>; Council AnswerPoint <council@sunnyvale.ca.gov>; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Cc:** Gopal Parupudi; Priya Modali  
**Subject:** 2016-7734: Please support Eichler Single Story Petition in Sunnyvale (Ticonderoga / Pimento)

File#: 2016-7734

Hi,

As new Eichler homeowners in the 49 Eichler neighborhood in Sunnyvale, we are writing to ask you to **support and approve the Single-Story petition** that will be in front of you in June & July.

We are new homeowners in this beautiful Sunnyvale neighborhood. We fell in love with the Eichler mid-century modern concept and bought our Eichler last year. We are investing in our Eichler to keep the Eichler styling inside and outside - contributing to the consistency of the neighborhood. We cherish the privacy - both ours and our neighbors. As owners, we reviewed both sides of the argument to get a balanced perspective. On balance, we believe that having the single-story petition will help contribute to helping maintain and improve the neighborhood values and contribute to preserving this neighborhood.

Thank you for your time in reviewing this petition and for your support.

Regards,  
Priya & Gopal

Gopal Parupudi & Priya Modali  
1199 Pimento Ave  
Sunnyvale CA 94087

**Katherine Hall**

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**From:** PlanningCommission AP  
**Sent:** Monday, June 05, 2017 9:12 AM  
**To:** Katherine Hall  
**Subject:** FW: petition #2016-7734, rezoning Pimento Ave. area

**From:** Eishay Smith  
**Sent:** Saturday, June 03, 2017 3:03 PM  
**To:** council@sunnyvale.ca.gov; Mayor AnswerPoint <mayor@sunnyvale.ca.gov>; PlanningCommission AP <PlanningCommission@sunnyvale.ca.gov>  
**Cc:** Dafna Smith  
**Subject:** re: petition #2016-7734, rezoning Pimento Ave. area

Hi,

Unfortunately, we did not have a chance to vote for the rezoning as we lost the mail.  
We would like to oppose the petition #2016-7734, rezoning Pimento Avenue area.

Though we originally supported rezoning, acquiring more information changed our minds.  
Based on research we saw, we believe that restricting building will reduce property value. In addition, it would restrict families from expanding their homes in order to accommodate three generational homes and enrich family/community life.  
We understand that the current zoning will not make the housing more dense as the current code is restrictive, it will not allow landlords to house more than one family in a property, and would not allow to invade privacy since one can't open windows to their neighbors back yard.

Therefore, we think that rezoning is not a good idea.

Best,  
Dafna and Eishay Smith  
1167 Pimento Ave, Sunnyvale, CA 94087