

## Application to Rezone the Primewood Tract to a Single Story Combining District

Dear City Council, Planning Commission,

The Primewood tract was created in 1968 to build 35 Eichler homes. Today, 49 years later, the neighborhood is virtually unchanged:

- **All houses are still Eichlers**
- **All houses are still single story**
- None of the Eichlers have seen any outward visible major structural changes

It has been the strong desire of this neighborhood to keep its current character intact.

This is why we are applying for a rezoning of the neighborhood to a single story combining district.

We have followed the following process to gather feedback from the neighborhood:

1. [www.primewoodrezoning.com](http://www.primewoodrezoning.com) was set up to inform the residents about the whole process.
2. Over the course of 2 weeks, all houses were visited to inform residents about the application, and to gather initial feedback about their interest about the rezoning. A smaller flyer with a link to website was given to the residents as well.
3. Once it was clear a sufficient number of residents was interested, all houses were visited again to gather signatures and an application fee.

The end result is as follows:

- Total number of houses: 35
- Number of signatures: 28
- **Percentage signed: 80%**

The 7 missing signatures can be categorized as follows:

- 3 are due to the fact the house has changed owners, and the new owners haven't moved in yet.
- 1 house is currently a rental house. The owners, living in Texas, did not respond.
- 1 owner verbally approved, but is currently on multi-month long vacation
- 1 owner was willing to sign, but only "if his signature were needed to pass the application"

- 1 owner didn't see the need for rezoning "since nobody would change an Eichler into a two story house."

Of the 3 owners who were contacted but didn't sign, none were actively against the application.

We believe we have a very strong case for our application, and are looking forward to work with the city planning commission to get it passed.

Thanks!

Tom Verbeure

  
6/29/17

**Provided with the application:**

- This cover letter
- The City of Sunnyvale Application Form with 28 signatures
- The Primewood Tract map
- A printed-out copy of the [www.primewoodrezoning.com](http://www.primewoodrezoning.com) website

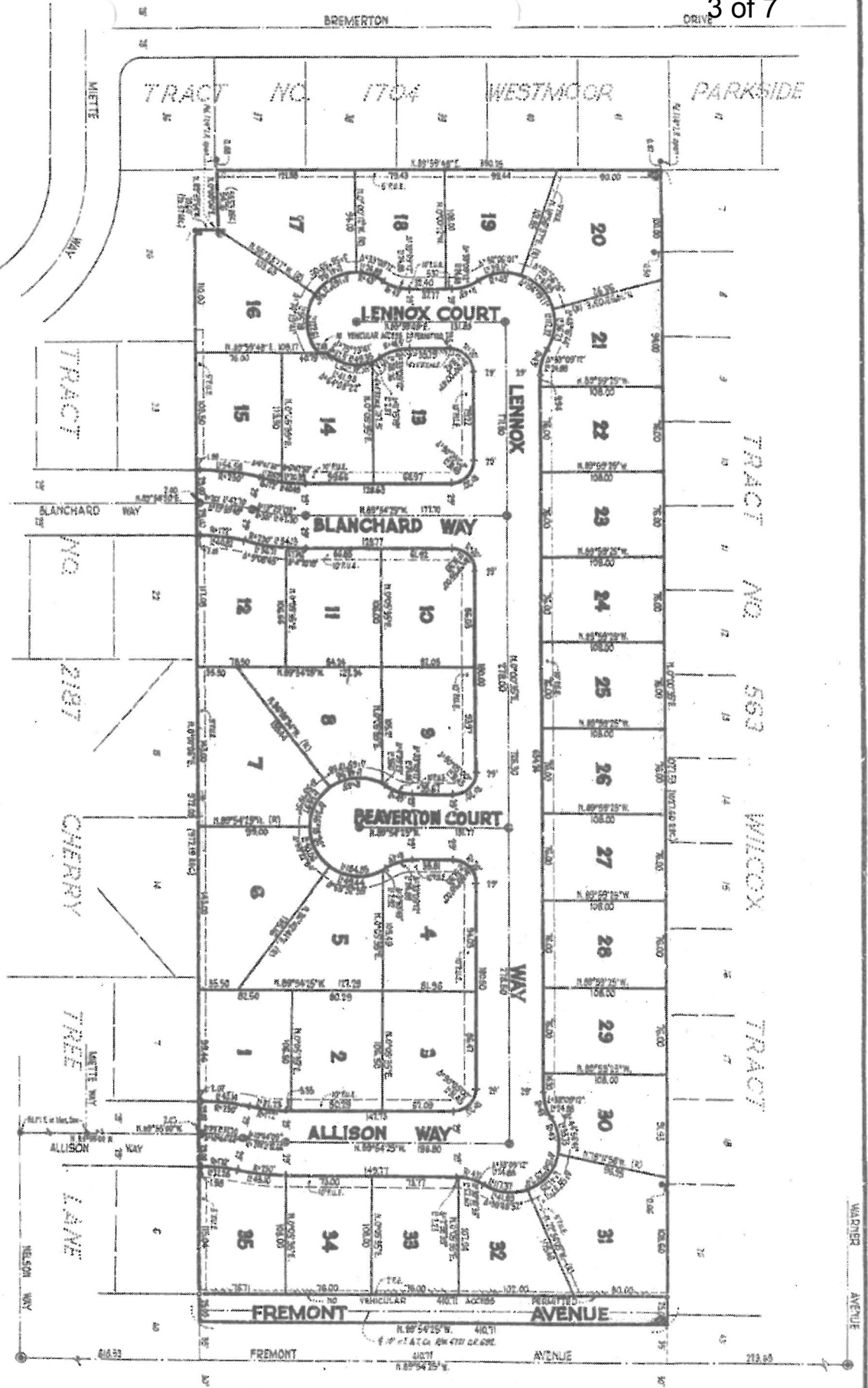
**Contact Information:**

Tom Verbeure & Grace Sun  
813 Blanchard Way  
Sunnyvale, CA 94087  
Phone (Tom): 732-610-3524  
Phone (Grace): 408-431-4748  
Email: [primewoodrezoning@gmail.com](mailto:primewoodrezoning@gmail.com)

**Alternate contact:**

Anne Swift  
814 Allison Way  
Sunnyvale, CA 94087  
Email: [anne.swift@gmail.com](mailto:anne.swift@gmail.com)

**PLACES OF INTEREST**  
The bearing is 69° 50' from the centerline of Allenton Hwy as shown on that section map entitled "Twp. 16, 21 & 22 T. Cherry Tree Lane Tract" and on that section map entitled "Twp. 16, 21 & 22 T. Cherry Tree Lane Tract" on that section map of page 7, State Court County Records, now before the board of hearings shown on this map.



CONSISTING OF TWO SHEETS  
 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, T15, R24W, M2DB,  
 LYING WITHIN THE CITY OF  
**SUNNYVALE, CALIFORNIA.**

NOVEMBER, 1968

GEORGE S. NOLTE CONSULTING CIVIL ENGINEERS, INC.  
1940 AUTO-SUMMIT - WALNUT CREEK - SAN FRANCISCO

PAUL AUTO-SUMMERS - WALNUT CREEK - SAN FRANCISCO

SHEET 2 OF 2.5

Tr-44

## Primewood Single Story Rezoning

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# Rezone Primewood Neighborhood to Single Story Only

### What?

An application to the Sunnyvale City Council to rezone the larger Primewood neighborhood into one where no new second story houses can be built.

### Why?

Today, our neighborhood consists almost exclusively of single story Eichler and traditional ranch houses, without McMansions that are popping up everywhere. *We'd like to preserve today's character.*

### Why Now?

In 2015, an Eichler was sold on Sesame Drive in the Fairbrae area. Despite protest from the neighbors, it was torn down a few weeks ago, and will be replaced with a 3600 square feet two story mansion.

While too late to block the construction on Sesame Drive, a successful petition was launch with the Sunnyvale City Council to block the construction of

Similar houses in the future.

*We'd like to achieve the same result in our neighborhood.*

## How?

While acceptance by the City Council is far from guaranteed, the application process itself is relatively easy, and are described in the Sunnyvale Municipal Code 19.26.200.

The process consists of the following steps:

1. The boundaries of the district to be rezoned need to be defined by the petitioners.
  - It needs to consist of at least 20 homes
  - The boundaries need to follow recognizable features, such as a street, stream, or tract boundary.
  - At least 75% of the existing homes must be one story.
2. 55% of the property owners in the district need to support the rezoning request.
3. A one-time rezoning application fee of \$147 per house must be paid.
  - Not refundable in case the application is rejected!
  - The fee is per house, not per owner who agrees!
4. The city will send out notifications to all owners.

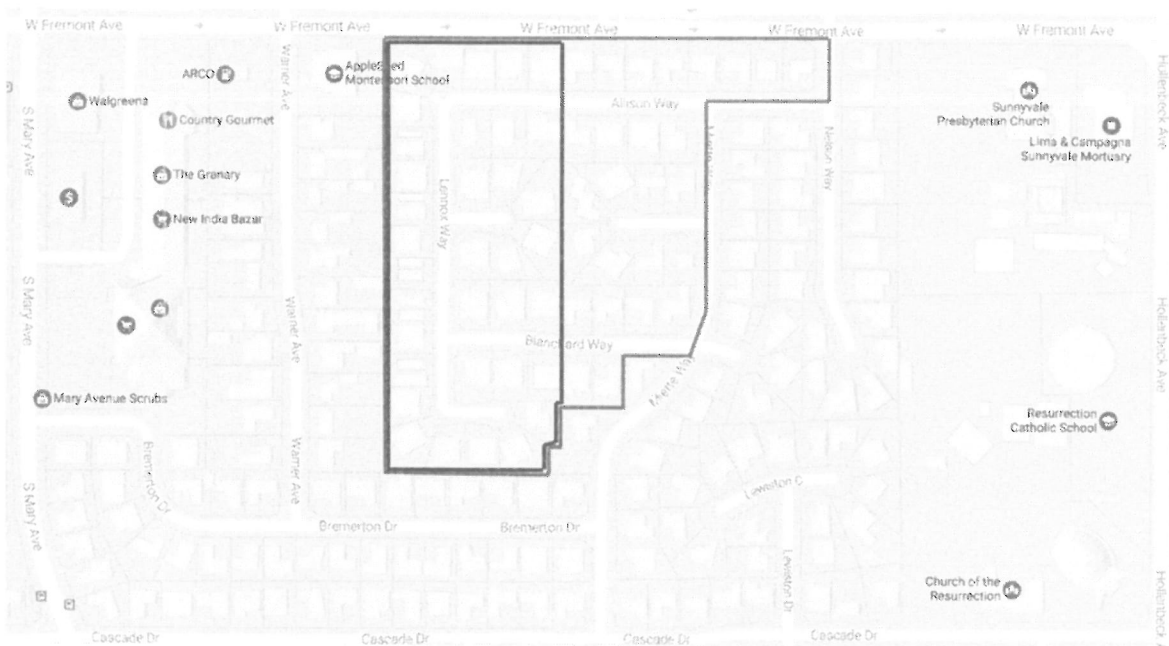
5. The City Planning Commission and the City Council must approve of the request.

- It helps to write letters in support of the application!

## Where?

The original Primewood tract consisted of the Eichler-only houses on Allison Way, Lennox Way, and Blanchard Way. On the image below, they are marked in blue. It still consists of 35 Eichlers.

**We didn't see an interest from non-Eichler owners on Allison Way and Blanchard Way to join the application. Therefore, the rezoning boundaries are for the original Primewood Tract only.**



## Get Involved!

Changing zoning rules of neighborhood can be a big thing.

And while we have received positive feedback from the

few people we've talked to, we'd like to hear from as many people as possible.

Do you like the idea? Do you hate it? Do you have suggestions?

Please let us know at  
**[primewoodrezoning@gmail.com](mailto:primewoodrezoning@gmail.com)**

Tom & Grace  
813 Blanchard Way

**[www.primewoodrezoning.com](http://www.primewoodrezoning.com)**