

Please Note:

RTC 08-251

City Council Date: August 19, 2008

These items were received:

- 1 –Public comment dated 8/18/08**
- 2 – Revised Attachment I, page 4 of 5**

Mariya Hodge - RE: Question about the 'Single-Family Development Standardsstudy'

From: "Frank Vaccarezza"
To: "Mariya Hodge"
Date: 8/18/2008 9:25 PM
Subject: RE: Question about the 'Single-Family Development Standardsstudy'

Mariya,

Thank you very much for sending the link. I looked at the study briefly, but there are 118 pages, so not able to read all of it. It is definitely of concern to me, but I will not be able to attend tomorrow night's hearing.

While I am sympathetic to both sides of the issue, I do have concerns and am hoping you can forward this to someone who will include this input in the review of the study. I am totally in favor of not allowing 'improvements' that are out of character with the neighborhood. And on the other hand, I feel the following should be allowed permits:

- improvements to SF homes that are within the existing shape, size and style of the immediate neighborhood (same tract or a closely bordering tract)
- this includes granting permit approvals that are similar to previously granted approvals, again within the immediate neighborhood / bordering.
- Granting permits that after a review, the immediate neighbors (immediate needs to be defined, perhaps by visibility limits) are in agreement with the proposed change for reasons such as improved appearance of the property, improved property values, and similar reasons.

I appreciate your forwarding this to the appropriate individual(s) who will accept this input. Thank you very much.
Regards, Frank Vaccarezza

PS, my wife & I have been Sunnyvale residents for almost 30 years (more than 29), so feel our input has somewhat more weight than, say someone who has recently moved into the city.

RECEIVED

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|---|---|
| Design Reviews for new two-story homes and second-story additions require a posted notification on the property including a brief description of the project. | Design Reviews for new two-story homes, second-story additions, single-family homes over the FAR threshold, and single-family homes over the gross floor area threshold require a larger notice board to be posted on the property including a proposed streetscape elevation. |
| APPEALS | |
| Current Regulation | Proposed Regulation |
| Design Reviews for single-story projects which do not require a public hearing may be appealed by the applicant only. | No change recommended. |
| Design Reviews for two-story projects which do not require a public hearing may be appealed by the applicant only. | Design Reviews for two-story projects which do not require a public hearing can be appealed by the applicant or by the owner of any property within the notification radius <i>(200 feet recommended by Planning Commission)</i> . |
| Design Reviews for projects which require a public hearing may be appealed by the applicant or by the owner of an adjacent property. | Design Reviews for projects which require a public hearing may be appealed by the applicant or by the owner of any property within the notification radius <i>(200 feet recommended by Planning Commission)</i> . |
| REVIEW PROCESS | |
| Current Standard | Proposed Standard |
| Design Review is required only for new homes and for additions which increase the gross floor area of the existing home by 20% or more. | <i>In addition to the 20% standard currently in place, require a Design Review for any significant modification which changes the exterior appearance of the home, including but not limited to: exterior materials; the number, placement, or design of windows and doors; and the height, pitch, or material of the roof.</i> |

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