

**Council Meeting: July 28, 2009****SUBJECT: 2008-0861 Creation of Eichler Design Guidelines Continued  
from June 23, 2009 (Study Issue)****REPORT IN BRIEF**

In 2007, the City Council directed staff to draft Eichler Design Guidelines in response to Eichler residents' interest in adopting more specific guidelines to preserve the specific architectural styles of their homes.

Prior to drafting the guidelines, staff held two outreach meetings in fall of 2008 with residents to hear their questions and concerns and understand what issues were most important to them. Staff then conducted additional research, contacted building contractors, real estate agents and interested parties, toured Eichler homes and surveyed past Design Reviews.

Based on Council's direction, public input and significant research, staff drafted the Eichler Design Guidelines (Attachment A). Three key concepts emerged:

- Structuring the guidelines to address the Eichler-specific concerns such as enclosing an atrium, upgrading HVAC systems, and replacing exterior materials;
- Addressing appropriate methods of adding second stories; and
- Ensuring that the guidelines assist homeowners in making green building upgrades to their homes for energy efficiency.

An additional community outreach meeting was held in March 2009 to review a progress draft of the guidelines. Some residents are extremely concerned about "regulation creep" issues and were opposed to the creation of the guidelines. Other residents were supportive of the concept of guidelines but concerned that second stories are permitted in Eichler neighborhoods. Many others spoke or submitted written comments with contributions and concerns about individual details within the document. Because of the large number of comments, staff was not able to enclose them all with this report. All comments have been made available to Planning Commission and City Council members and are available on-line. At the public hearing, paper reference copies of the comments will be available. A summary of these comments is located in Attachment D.

Planning Commission considered this item at their June 22, 2009 meeting. They concurred with staff and recommends adoption of the Eichler Design Guidelines with the following modifications:

1. Harmonize the privacy policies for the Eichler Design Guidelines with the suggested privacy policies for homes adjacent to Eichlers. (e.g., not allowing balconies and bay windows, etc.)
2. Clarify in the guidelines that enclosing the atrium is an option, not a requirement when making an addition on a home.
3. Modify guideline 3.6.3a by removing the text regarding foam roofing.
4. Add a bullet list to guideline 3.6.2 stating that plastic tubing radiant heating on the floor is a potential option.

### **BACKGROUND**

Eichler Homes are homes built by Joseph Eichler, a housing developer who came to prominence during the early 1950s for his modern housing styles which came to be known simply as “Eichlers.” These early developments were moderately priced with modern, uncluttered designs. His signature homes featured open plan living areas and large expanses of glass opening onto private patios. Typical elements of Eichlers are flat or low-pitched roofs, atriums, wide roof overhangs with exposed beams and simple modern architectural style. There are approximately 1,200 Eichler homes in Sunnyvale, about 5% of the total number of single family homes in the City.

The decision to draft Eichler Design Guidelines came out of a multi-year study for potential Heritage Resource Districts. Some of the early Eichler neighborhoods are now over 50 years old, with the potential of qualifying for a Heritage Resource District designation. Residents of one of the larger Eichler neighborhoods, Fairbrae, expressed concerns about the strictness of a Heritage Resource District designation, but also expressed interest in protecting the Eichler qualities of their neighborhood. There appeared to be general consensus that Eichler-specific design guidelines could assist further in protecting the character of the neighborhood without the stricter requirements of a Heritage Resource District designation. At their meeting of May 15, 2007, the City Council directed staff to draft Eichler Design Guidelines that would apply to all Eichler neighborhoods. This report describes the input, research and issues associated with the Draft Eichler Design Guidelines in Attachment A.

### **EXISTING POLICY**

Land Use and Transportation Element

Goal C1 – Preserve and enhance an attractive community, with a positive image and a sense of place that consists of distinctive neighborhoods, pockets of interest and human-scale development.

Action Statement C1.1.1 – Prepare and update land use and transportation policies, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.

## **DISCUSSION**

The work plan for drafting these guidelines involved the following tasks:

- Initial meetings with Eichler residents to inform them about the process and take input on concerns and issues.
- Contact contractors, architects and Building Division to understand various common challenges to upgrading and adding on to Eichlers.
- Survey past design reviews for the previous 10 years to Eichler homes to look for common types of additions with associated pitfalls and successes.
- Tour Eichler homes.
- Contact the Eichler network and review their site for additional resources.
- Contact real estate agents that specialize in Eichler homes.
- Review books on Eichler styles (Design for Living Eichler Homes by Jerry Ditto and Eichler/Modernism Rebuilds the American Dream by Paul Adamson and Marty Arbunich.)
- Contact other cities to see if they have Eichler Design Guidelines.
- Incorporate this information into a draft document and have an additional meeting with residents to show them draft design guidelines and obtain additional direction and feedback.
- Prepare a final draft for Planning Commission and City Council Consideration (Attachment A).

**Common Questions about Eichler Design Guidelines:** In fall of 2008, staff held two outreach meetings where a total of approximately 120 residents attended. Some of the following questions were commonly asked at these meetings:

Q: Why draft the guidelines before finding out if people want them? Is the adoption of guidelines a foregone conclusion?

A: The adoption of guidelines is not a foregone conclusion. It is very difficult for most property owners, staff and decision-makers to decide if they want a “concept” of guidelines when they’re not actually written. The process to determine whether the City of Sunnyvale wants Eichler Design Guidelines is to draft them based on public input and to allow City Council to decide at a public hearing if this is desired by the community.

Q: When will these guidelines be used?

A: Guidelines are currently used in conjunction with Design Review applications. Design Review is a process where Planning staff or the Planning Commission considers home modifications that meet the following criteria:

- Additions greater than 20% of the area of the existing home
- Second-story additions of any size
- Significant changes to the appearance of the exterior (such as changing the roof pitch or significant changes to the exterior materials).

The Eichler Design Guidelines would be a subset of the Single Family Home Design Techniques and used to review projects specified in the document.

Q: Are guidelines mandatory or voluntary? How are they enforced?

A: The Sunnyvale Municipal Code states that all applications subject to Design Review must conform to applicable zoning code provisions and the Single Family Design Techniques (SFDT). The SFDT address design concepts that are difficult to detail in the zoning code. Design guidelines address more subjective matters. In order to communicate these subjective matters as clearly as possible, staff uses general design principals and lots of illustrations and pictures. The guidelines are enforced through the Design Review process. If the application is inconsistent with the guidelines, staff cannot approve the project.

Q: Are homes adjacent to Eichlers included in these guidelines?

A: No. The Eichler Design Guidelines are only intended to address properties within the boundaries of an Eichler neighborhood. The primary purpose of the guidelines is to provide more direction about appropriate architectural styles and upgrades specific to an Eichler home. However, many residents expressed concerns about adjacent non-Eichler homes being built in a way that jeopardizes the privacy of an Eichler home. Staff recommends adding guidance to the Single Family Design Techniques to address this issue (further discussion below).

Q: Why do you allow second stories in Eichler neighborhoods?

A: Eichler neighborhoods are located in the R-0 and R-1 Zoning Districts, similar to almost all single-family neighborhoods in the City. These zoning districts allow second stories as a matter of right. New second story additions or any second-story modification requires notification of adjoining property owners and a subsequent 14 day comment period. There is an option for qualifying neighborhoods to apply for a Single Story Combining District, which prohibits all new second story additions, which two Eichler neighborhoods have done. Information about this option was made available to interested residents. Qualifying neighborhoods must consist of at least 20 homes, be primarily one story, and must have boundaries that follow recognizable features such as a street, stream or tract boundary.

**Comments from Residents:** Staff received feedback from residents both at the meetings and through emailed comments. The range of comments is extremely varied. As one resident stated, “you either love Eichlers or you hate them.”

Some residents are extremely concerned about “regulation creep” issues. Additional guidelines are viewed by some residents as chipping away at property rights and a threat to property values. These residents do not want additional restrictions on their home and are opposed to the guidelines.

Other residents are passionate about Eichler neighborhoods and Eichler homes and want them to be preserved. These residents believe that the value of their homes is tied to being a part of an Eichler neighborhood, and additions or changes inconsistent with the Eichler style are seen as threatening to the integrity of the neighborhood. See Attachment C for a summary of the comments heard at the outreach meetings.

**Drafting the Design Guidelines:** It has been a challenge to find the appropriate balance between these two opposing viewpoints. Staff has worked with an architectural consultant to draft guidelines that are practical and informative for residents and reasonably flexible regarding home modification while maintaining the characteristics that make Eichler neighborhoods so recognizable. These characteristics include: low building heights, horizontal design emphasis, modern, geometric forms, exposed roof beams with wide overhangs and simple modern detailing. The following issues arose during the drafting of the guidelines and were informed by comments received from residents and information discovered during the course of research.

Structure of the Guidelines: Residents were concerned that the adoption of guidelines would essentially prohibit many additions and upgrades. Many residents expressed a desire for an informational resource document that would help inform them the best ways to go about making changes to an Eichler. To address this issue, staff organized the guidelines around sections tailored specifically to types of changes people want to make: exterior changes, ground floor additions, upgrading HVAC, second story additions and new homes. Each section talks about the Eichler-specific challenges with making the type of changes.

Second Story Additions: The ability to add second story additions was an important topic. Some residents and organizations believe that second story additions are in direct conflict with the privacy needs and aesthetics of Eichler designs. These community members, particularly the Eichler Network, felt the allowance of second stories made the guidelines unacceptable.

Staff discussed the Single Story (S) Combining District option with residents that were interested. For neighborhoods that don't have the S Combining District, the underlying zoning districts permit second stories. Staff wanted to address that issue directly. Preliminary discussion in the second story section explains how second stories are not an ideal solution, and suggests other alternatives to add space. However, if a second story is added, staff recommends post and beam construction, low roof plate heights, modern detailing and strong privacy considerations.

Green Building Solutions Eichler owners face many challenges upgrading their homes to increase energy efficiency. Original windows are single-pane and take up a substantial amount of the exterior of the house. The roof is flat or low-pitched with no attic space for ductwork and little insulation. Homes use a radiant heating system in the concrete slab which is difficult to maintain. To increase the energy efficiency of their homes, some property owners make changes such as creating a pitched roof so that ductwork for new HVAC (Heating, Ventilation and Air Conditioning) systems may be enclosed, reducing window size to facilitate replacement or adding rooftop equipment with exposed ductwork. These changes can have a negative impact on the look of an Eichler home. Staff contacted contractors and architects to find out what were the specific challenges with upgrading and modifying Eichlers. The guidelines are written to help inform property owners about the various options and offer practical solutions to address issues of window replacement, rooftop insulation and new HVAC systems in ways that are more consistent with the original Eichler style.

Safety Upgrades: The guidelines have been reviewed by the Building Safety Division to ensure they do not conflict with possible seismic safety or other safety upgrades. Seismic safety upgrades typically include reinforcing the attachment between the house and the foundation through anchor bolts or adding plywood panels at the exterior walls. These upgrades could be done while still maintaining the Eichler character of exterior materials and window shapes. For example, the anchor bolts could be added by creating openings at the bottom of the walls either from the interior or the exterior of the building. Additionally, the exterior wood siding on most Eichler homes is equivalent in structural stability to plywood; however, if additional plywood is needed it can be added underneath the wood siding or on the interior of the wall. Staff determined that no further statements needed to be added to the Eichler Design Guidelines.

**Eichler Neighborhoods as Heritage Housing Districts:** On Tuesday, May 12<sup>th</sup>, the City Council considered the addition of the Fairorchard Eichler neighborhood to the Heritage Resources Inventory. At the hearing, some questions were raised about how the proposed Eichler Design Guidelines could affect or duplicate the protections implemented in a Heritage Resource District.

To clarify this issue, staff recommends an additional appendix to the enclosed Public Hearing Draft. In general, Eichlers in Heritage Resource District areas will be evaluated more strictly than standard Eichlers. Staff has defined some key features which contribute to the historical character of an Eichler home (Attachment E). Minor modifications to the home which do not affect these key features may be considered at a staff level, similar to other non-Heritage Eichlers. However, major additions or changes that remove or modify these key features could be considered a “material change.” Material changes, as required by the Heritage Preservation Ordinance (19.96) require review and approval with the Heritage Preservation Commission through a Resource Allocation Permit (RAP). The findings to approve a RAP are stringent. For Eichler homes in a Heritage Resource District, any second story would be considered a “material change”, requiring the RAP. (Non-heritage Eichlers may add a second story without requiring a special permit or public hearing.) This would typically be a big change for a neighborhood; however, the Fairorchard neighborhood already has a Single Story Combining District which prohibits second story additions. For that reason, the major effects of a Heritage Resource District in the Fairorchard neighborhood are lessened.

**Affected Neighborhoods:** Eichler architectural styles in the City vary widely. Two of the earlier tracts of Eichlers had different architectural styles and are not easily recognizable as “Eichlers.” These tracts are Sunnyvale Manor/Manor Addition (near Bayview and Arbor Avenues north of Duane Avenue) and Sunnymount Gardens (Dawn Drive to the west of Sunnyvale Saratoga Road). Because the tracts are both noticeably different from later Eichlers, and because these neighborhoods have already been substantially modified, staff is not recommending that these neighborhoods be included in the Eichler Design Guidelines. The maps in the Design Guideline document reflect this recommendation (see Attachment D, Maps).

**Eichler Design Guidelines in Other Cities:** Staff contacted 10 other Northern California cities to find out if they have Eichler Design Guidelines. Cupertino, Lucas Valley in San Marin and San Rafael have either a special zoning district for Eichler homes or Eichler Design Guidelines. Both Lucas Valley and San Rafael limit the height of Eichlers to one-story (14.5 ft. and 17 ft. respectively). Palo Alto has two Eichler neighborhoods that are located on the National Historic Register at the request of the property owners – there are no specific zoning or design regulations placed on them by the City of Palo Alto.

**Eichler Homes adjacent to Non-Eichler Homes:** One issue that has never been specifically addressed by other cities is the potential incompatibility between non-Eichler homes adjacent to Eichler homes. Recent new development in Sunnyvale has been affected by the specific privacy and height considerations of Eichler homes. Eichler homes, because of their increased

amounts of glass and lower building heights are more vulnerable to privacy intrusions and solar shading. Based on resident concerns, staff recommends additional design guidelines to promote compatibility between these two different types of homes. However, since the Eichler Design Guidelines are meant to address architectural details and related maintenance issues associated with Eichler homes, staff recommends inserting the language in the more general Single Family Design Techniques that addresses non-Eichler homes in the City, as follows:

3.6 H (Privacy and Solar Access) When new second stories or homes are adjacent to a home identified as an Eichler in the Eichler Design Guidelines, extra measures should be taken to protect the privacy of the Eichler home. Balconies and bay windows should not be allowed to overlook an Eichler yard. Windows larger than the minimum required for emergency egress should be strongly discouraged. Wherever possible, windows should be clerestory or frosted and textured glass.

3.6 I (Privacy and Solar Access) For new additions to non-Eichler homes adjacent to an Eichler home, finished floor elevations should be set at the minimum required to minimize height differences between the structures.

### **FISCAL IMPACT**

The proposed Eichler Design Guidelines provide additional detail and guidance regarding preservation of architectural styles in Eichler neighborhoods. They do not change zoning requirements or review processes for modifications to homes in the neighborhood. As a result, no fiscal impact is anticipated.

### **ENVIRONMENTAL REVIEW**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment B, Initial Study).

### **PUBLIC CONTACT**

Staff held several public meetings with property owners and residents. In addition to the initial meetings held in fall 2008, staff also held a meeting in March 2009 to discuss a progress draft of the Eichler Design Guidelines. Many residents submitted written comments with contributions and concerns about individual details within the document. Because of the large number of comments, staff was not able to enclose them all with this report. All comments have been made available to Planning Commission and City Council members and are available on-line. At the public hearing, paper reference copies of the comments will be available. A summary of these comments is located in Attachment D.

Notice of the Negative Declaration and public hearing was published in the *Sun* newspaper, posted on the website, and mailed to approximately 1,500 Eichler homeowners and residents along with properties immediately adjacent to Eichler neighborhoods. Standard noticing practices were also completed. The draft guidelines being considered by Planning Commission and City Council were posted on May 15<sup>th</sup> on the website for early review by interested community members.

Additional public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site. Individual notices were sent to all property owners and residents of the Eichler tracts and an e-mail notice was also sent out to an e-mail list that staff developed.

**Planning Commission Hearing:** The Planning Commission considered this item at their June 22, 2009 meeting. They concurred with staff and recommends adoption of the Eichler Design Guidelines with the following modifications (motion carried 5-0-1, with Commissioner McKenna absent and Commissioner Hungerford abstaining):

1. Harmonize the privacy policies for the Eichler Design Guidelines with the suggested privacy policies for homes adjacent to Eichlers. (e.g., not allowing balconies and bay windows, etc.)
2. Clarify in the guidelines that enclosing the atrium is an option, not a requirement when making an addition on a home.
3. Modify guideline 3.6.3a by removing the text regarding foam roofing.
4. Add a bullet list to guideline 3.6.2 stating that plastic tubing radiant heating on the floor is a potential option.

**Distribution of Adopted Eichler Design Guidelines:** Staff has researched the possibility of requiring real estate agents to provide a copy of the adopted design guidelines to any buyer of a home in an Eichler neighborhood. Real estate agents often provide information about zoning to potential buyers; however, agents are not legally required to disclose zoning designations. Staff found the City does not have the ability to place any disclosure requirements on agents, but could place a requirement on sellers (homeowners). This would be done by enacting an ordinance requiring a "local option real estate transfer disclosure statement." Currently, there are Single Family Design Techniques that apply to these properties along with a range of zoning requirements. Staff has not historically required disclosure of these various documents, and does not recommend a real estate disclosure specifically for the Eichler Design Guidelines.

However, staff does recommend notifying all Eichler property owners of the Eichler Design Guidelines if they are adopted. Staff will mail a one-page notice to all property owners informing them of the availability of the guidelines online and at City Hall. This can be accomplished within existing department budgets.

### **ALTERNATIVES**

1. Adopt the enclosed Eichler Design Guidelines with the additional wording located in Attachment E, the additional privacy and solar policies for the Single Family Design Techniques as located on pages 6 and 7 of this report, and the modifications recommended by Planning Commission.
2. Recommend that City Council adopt the enclosed Eichler Design Guidelines with the additional wording located in Attachment E with modifications and/or with the additional privacy and solar policies for the Single Family Design Techniques as located on pages 6 and 7 of this report.
3. Do not adopt the enclosed Eichler Design Guidelines.

### **RECOMMENDATION**

Planning Commission and staff recommend Alternative 1. The Land Use and Transportation Element contains a community goal to “Preserve and enhance ...a sense of place that consists of distinctive neighborhoods.” The current Single Family Design Techniques are written broadly to incorporate all single family homes in the City. The purpose of the Eichler Design Guidelines is to preserve key aspects of Eichler home architecture.

Based on the wide range of public sentiment, the Guidelines represent a balance of providing design guidance to preserve the unique character of Eichler neighborhoods, while at the same time allowing for individual design flexibility. Additional tools are in place, such as a Single Story (S) Combining District designation for neighborhoods that may desire stricter enforcement of the guidelines.

Reviewed by:

Hanson Hom, Director, Community Development

Reviewed by: Andrew Miner, Principal Planner

Prepared by: Diana O'Dell, Project Planner

Approved by:

Gary M. Luebbbers  
City Manager

**Attachments**

- A. Draft Eichler Design Guidelines
- B. Negative Declaration
- C. Map of Affected Eichler Neighborhoods
- D. Summary of Comments from Public Outreach Meetings
- E. Proposed Appendix B to the Draft Eichler Design Guidelines addressing Heritage Housing Districts
- F. Planning Commission Minutes of June 22, 2009

# Eichler Design Guidelines

## City of Sunnyvale



**The cover photographs are examples of the range of typical Eichler homes found in Sunnyvale.**

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## INTRODUCTION

Eichler homes are distinctive Post World War II examples of modern residential architecture - unique to California and having their birth in the City of Sunnyvale.

Joseph Eichler started his career as a finance-oriented business man, but turned to home building in his mid-40s. Having lived briefly in a house designed by the world famous architect Frank Lloyd Wright, he was strongly influenced by the architect's innovative fresh thinking and his integration of houses with the surrounding outdoor landscape.

His Sunnyvale Building Company's first homes were constructed in 1949. While modernist in character with flat roofs, broad overhangs and large windows, they were only a precursor of the highly refined post and beam designs that Eichler Homes, Inc. built shortly thereafter when he called upon architect Robert Anshen of the San Francisco firm of Anshen and Allen, and Southern California architects A. Quincy Jones and Frederick Emmons.

These architect-design homes were strongly modernist in spirit and quite different from the more traditional homes being built on the Peninsula and throughout the San Francisco Bay Area. They brought unique open floor plans combined with striking construction techniques and features that came to define the distinctive Eichler Style. The most prominent of those features are noted and illustrated on pages 9 through 10.

Eichler built around 11,000 production homes in Northern and Southern California with over 1,000 constructed in Sunnyvale between 1949 and 1972. These homes were constructed in the Post War Subdivisions shown on the map on page 6.

Interesting historical background on Joseph Eichler and the evolution of the unique Eichler Homes Style can be found in the following two books.

***Design for Living: Eichler Homes***

Jerry Ditto  
Lanning Stern  
Photography by Marvin Wax  
Chronicle Book 1995

***Eichler: Modernism Rebuilds the American Dream***

Paul Adamson  
Marty Arbunich  
Photography by Ernest Braun  
Sibbs Smith, Publisher 2002

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## WHY DIFFERENT GUIDELINES FOR EICHLERS?

In 2003, the City of Sunnyvale adopted Single Family Design Techniques to more clearly define community expectations regarding the remodeling of existing houses and the design of new homes in the city. However, the uniqueness of Eichler homes made application of those guidelines, which are better suited to more traditional homes styles, difficult. Homeowners did not have sufficient information to anticipate potential problems in the design and review process, and city decision makers lacked a suitable foundation for fair and consistent decisions for this home style.

Other evolving conditions suggested that some additional guidelines were needed. Sunnyvale, as is common throughout the Bay Area, has been experiencing more second story additions to existing homes as well as new two-story infill homes. Eichler homes, because of their open floor plans and large expanses of glass, are especially vulnerable to privacy intrusions from adjacent two-story tall homes or second story additions. Eichler homes being demolished and replaced by new and larger homes designed with architectural styles that seemed incompatible with the surrounding Eichler neighborhoods also raised concerns.

**These design guidelines replace the city's Single Family Design Guidelines for all homes within Eichler Neighborhoods. They focus on home exteriors visible from the street and adjacent neighbors, and do not apply to interior improvements.**

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## INTENT

These guidelines are intended to accomplish the following:

- 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.

***For City staff assistance in the development review process, please contact the City's One-Stop Permit Center at (408) 730-7444.***

**APPLICABILITY**

These design guidelines apply to all design review applications for the following:

- Exterior changes to homes originally built by the developer Joseph Eichler in the years following 1950.
- Exterior changes to non-Eichler homes within the boundaries of the neighborhoods shown on the map below.

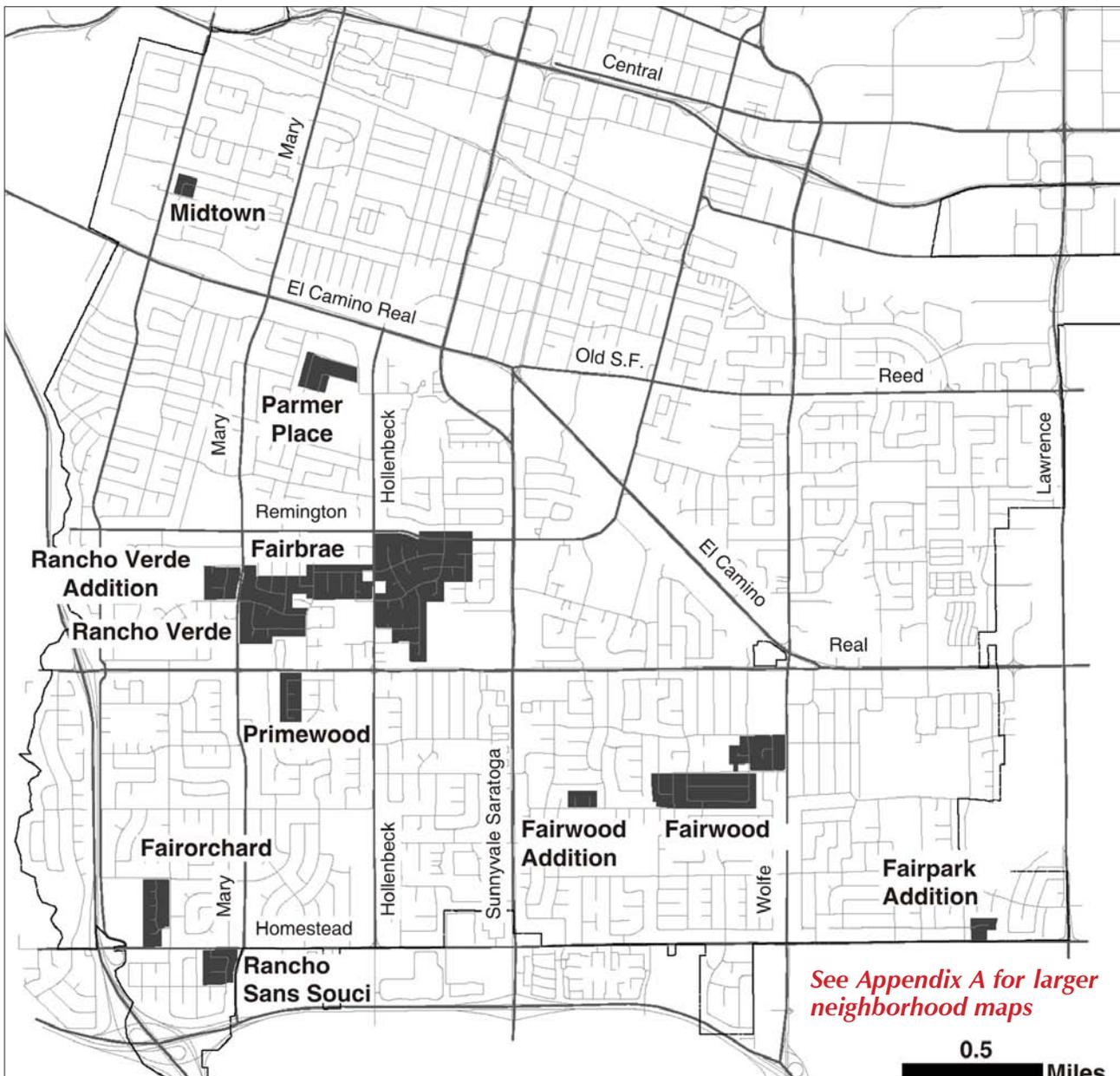
These guidelines are in addition to and subordinate to the zoning regulations. Zoning Code information can be found on the City’s web site at:

[www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com)

**WHEN IS DESIGN REVIEW REQUIRED?**

Design review and approval is required under the following circumstances:

- For any new house constructed in the city.
- For any increase of floor area that equals or exceeds 20% of the existing house.
- For the addition of any second story component, including balconies.
- Homes exceeding the Floor Area Ratio (FAR) threshold in the Zoning Code, and any exterior modification which significantly changes the appearance of the home.



*See Appendix A for larger neighborhood maps*

**Eichler Neighborhoods in Sunnyvale**

## EICHLER HOMES

Eichler homes are unique and distinctly modern in design. While they evolved over a period exceeding two decades, they retained a spirit, a construction approach, and a design aesthetic that is immediately recognizable as *an Eichler*.

Architects Anshen & Allen and Jones & Emmons - and later Claude Oakland - brought a wealth of design talent, as well as a knowledge of designing for mass produced housing, to the task of meeting the housing demand for growing families following World War II. The unabashedly modern style of the houses found a small, but devoted, following in the progressive environment of the San Francisco Peninsula of that era.

The homes were unique in that they incorporated modern features such as open plans and large areas of glass that made them seem much larger than their floor area suggested in mass-produced homes. Other innovations, such as a combined kitchen and family room and second bathrooms were trend setters as well. Several standard floor plans and elevations were mixed in individual neighborhoods, providing a richness and variety that was often lacking in many Post War housing subdivisions.

Some of the characteristics of the Eichler style home are noted on the following pages.

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## SPECIAL CHALLENGES

Eichler homes in Sunnyvale were originally constructed in the 1940s through the mid-1970s. The speed of construction during the early days of that period, and the materials shortages that were sometimes encountered later have increasingly led to the need for repairs and materials replacement. Also, the homes were built in a period when energy costs and issues were much different than they are today. Single pane windows along with limited roof and wall insulation often lead today's homeowners to undertake renovations in order to increase home comfort and reduce heating and cooling costs.

Because of their uncompromising modern design, with flat roofs, slab-on-grade construction, and open beam ceilings, renovations which maintain the modern spirit and unique design features of the home can often prove challenging. Some of the often encountered special challenges include the following:

- Updating windows to increase energy efficiency and meet current building code requirements.
- Improving heating and cooling systems while remaining sensitive to roof forms.
- Finding replacement materials.
- Creating additions that blend with the existing architectural design.
- Designing atrium covers that blend with the existing architectural design.



## Information Resources

*The goal of these design guidelines is to ensure that exterior improvements, additions to existing homes, and new homes that preserve and enhance the special qualities of the city's Eichler neighborhoods.*

*Because of the unique characteristics of Eichler homes and the special challenges associated with updating and adding to them, the use of architects, building designers, general contractors, and suppliers of materials and systems that are experienced with Eichler home design and construction is strongly encouraged.*

*One good homeowner resource is the online web site for the **Eichler Network** which contains links to architects, general contractors, manufacturers, and retailers who are experienced in Eichler home improvements. Along with recommended Bay Area service providers, the site contains a great deal of useful information on replacement and substitute materials, and solutions to problems common to Eichler homes. Also available are archived user discussions of their personal experiences and opportunities to communicate with other Eichler home owners for advice.*

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

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## EICHLER HOME CHARACTERISTICS

Eichler homes were developed as part of subdivisions of their day, and contained many standardized design and construction features. They were modern in their design spirit, floor plan layouts, and simple, clean detailing.

The features listed below and the photos on the following pages describe some of the most common of those features.

### Building Forms

- Interior/exterior floor plan relationships with large areas of glass in private yard areas
- Post and beam construction
- Low roof plate heights
- Horizontal design emphasis
- Modern, geometric forms
- Interior and entry atriums
- One and two-car front garages or combination of single garage and carport

### Roofs

- Flat and low pitched roof slopes (occasional steep pitches on some models)
- Wide roof overhangs
- Exposed roof beams (interior and exterior)
- Tongue and groove roof decking
- Gable ends with substantial glazing and open areas

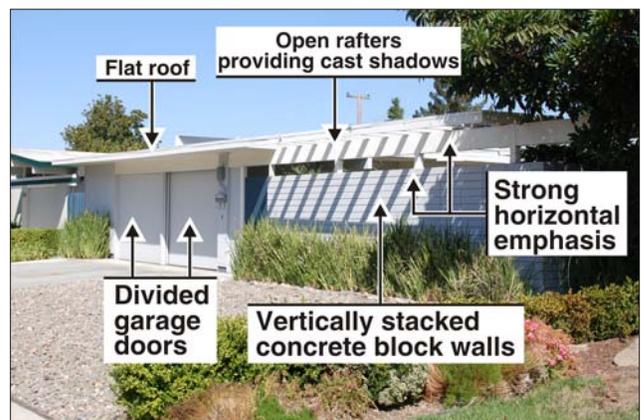
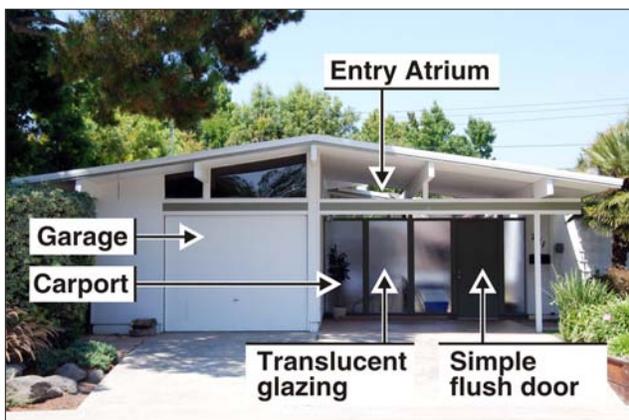
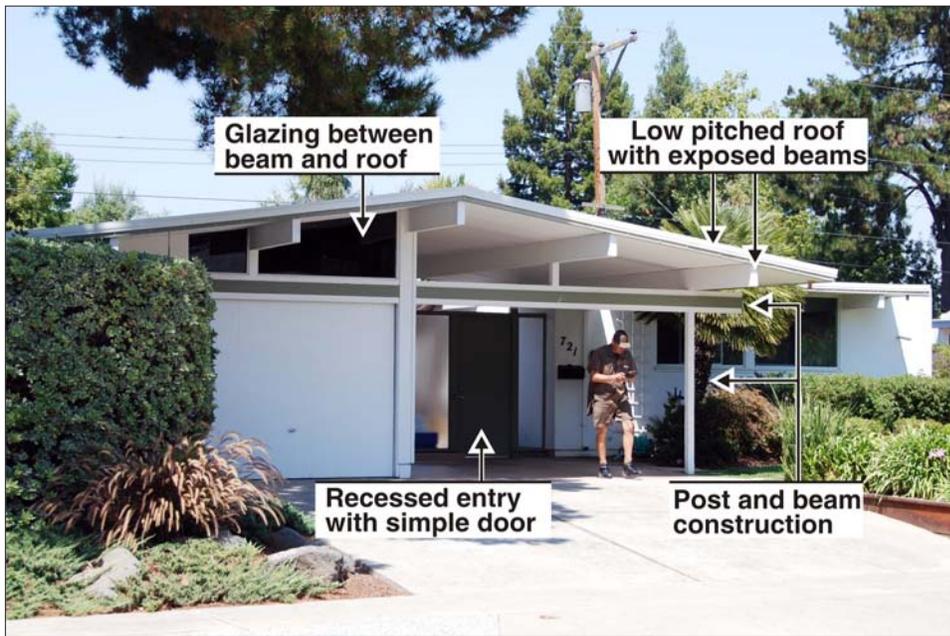
### Exterior Facades

- Relatively solid wall front facades
- Vertical-grooved wood siding
- Concrete masonry walls and chimneys with a stacked block pattern
- Recessed home entries
- Vertical slot windows on front facades and sidelights, often with translucent glazing
- Horizontal and triangular windows at roof eaves
- Simple, modern detailing
- Simple, flush wood entry doors without detailing flanked by glass sidelights and transoms
- Simple wood garage doors faced with vertical-grooved siding to match house walls
- Trellises to add visual interest and sun shading at windows

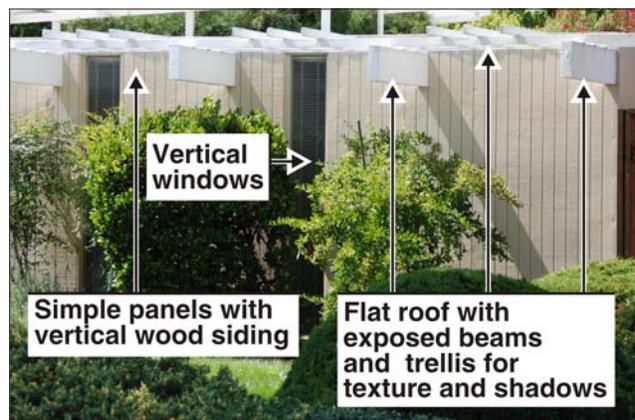
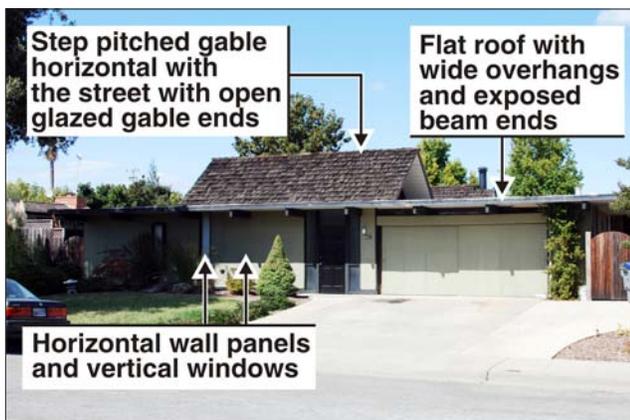
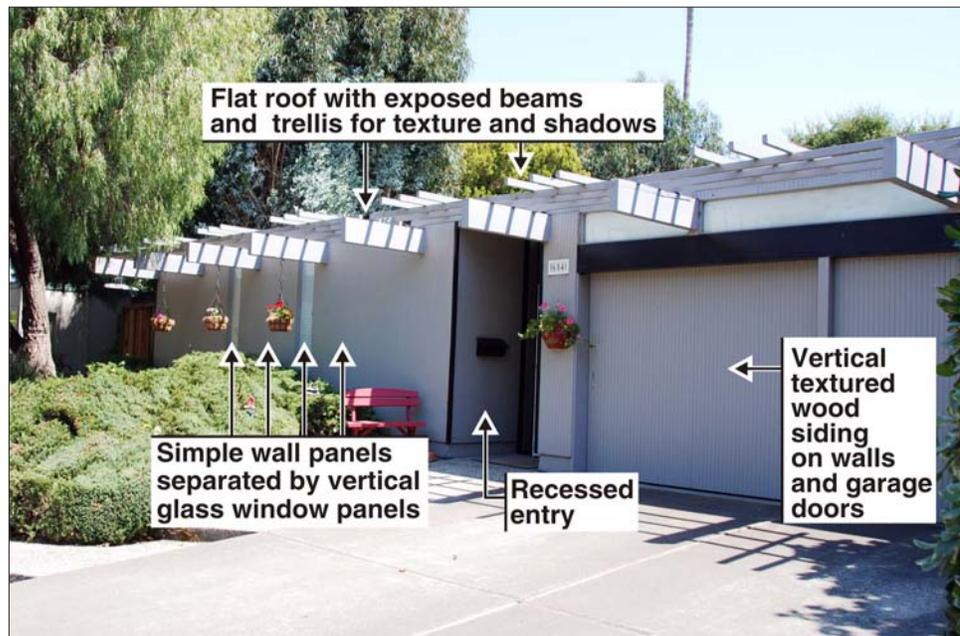
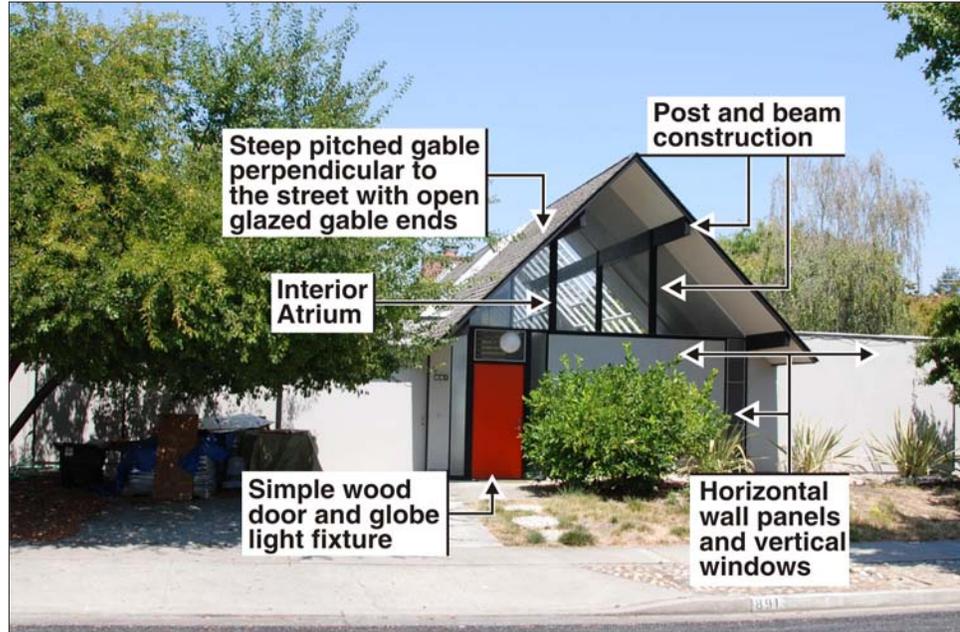
### Other Features

- Slab-on-grade construction
- Radiant floor heating

**TYPICAL EICHLER FEATURES**



**TYPICAL EICHLER FEATURES**



## DESIGN GUIDELINES

Eichler homes are very distinctive, and quite unlike other more typical suburban homes in Sunnyvale. In order to preserve this unique modern Eichler character, the design guidelines in this section will be used by staff and the Planning Commission in reviewing all discretionary approvals and permits to Eichler homes, and to all other houses in the Eichler neighborhoods found on the map on page 6. These guidelines are primarily intended to address design issues that are visible from the street. However, there are also guidelines that may deal with privacy and other issues that impact adjoining neighbors.

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### 3.1 GENERAL GUIDELINES

The following guidelines apply to all homes in the Eichler neighborhoods identified on the boundary map on pages 6.

#### 3.1.1 Utilize traditional Eichler building forms consistent with Eichler homes in the surrounding neighborhood

- a) Maintain flat and/or shallow slope roof forms with a maximum slope of 3:12, except in neighborhoods containing Eichler home styles with steeper pitched roofs (e.g., upper photo on page 10).
- b) Avoid hip roofs and other forms not common to Eichlers
- c) Retain and repeat wide roof overhangs and exposed beams consistent with Eichler designs.
- d) Maintain recessed entries, except on original homes that did not have that type of entry.

#### 3.1.2 Utilize traditional Eichler materials and details

- a) Retain and repeat the Eichler post and beam construction methods with exposed beams.
- b) Use vertical-grooved wood siding and exposed concrete block for exterior walls. Cement plaster, brick, real stone with a relatively flat and smooth finish, real wood shingles, or wood siding with horizontal grooves may be considered when used in simple panels similar to the traditional Eichler use of wood panels with vertical grooves.
- c) Do not use stone facing with a rough or irregular texture, and clapboard siding with overlapping edges that create a sawtooth profile.
- d) Use simple, rectangular, windows with narrow frames. Triangular shaped windows are acceptable at gable eave lines in Eichler homes.
- e) Avoid windows with arched tops or other non-rectangular shapes.
- f) Use simple wood entry and garage doors.

## Eichler Siding Information

*Most Eichler homes used vertical-grooved siding with flat surfaces (i.e., without overlapping edges that create a sawtooth profile as is common for traditional horizontal siding). The siding was produced as plywood or redwood panels with vertical grooves cut into the panel surface. Grooves were typically spaced 1 5/8", 2" or 8" on center and 1/8", 3/8" or 1/4" wide. Panel thickness was usually 3/8", 1/2" or 5/8".*

*Specially manufactured plywood panels are available to match original Eichler siding. Links to suppliers can be found on The Eichler Network web site. Some home owners have their contractor cut and groove plywood panels to match the typical Eichler design standards.*

*Plywood panels often have a rougher texture today than those available when the homes were originally constructed, and are sometimes slightly surface sanded - especially when they need to match adjacent existing siding. Care should be given to selecting a panel thickness that matches the original siding.*

*Another material often considered as an alternative to plywood siding is MDO (Medium Density Overlay). It is, however, usually much smoother than the original plywood siding.*

*Plywood siding may be stained or painted. Staining shows up the natural grain of the wood more and better retains the crisp edges of the vertical grooves, but tends to need reapplication more frequently than paint.*

### **Window Selection Information**

Original windows in Eichler homes were usually single pane windows which are not very energy efficient. Replacement windows are typically double pane windows with a sealed air space between the panes of glass.

For the large fixed windows, the single pane of glass was usually held in place against the adjacent wood posts or walls by wood trim on both the exterior and interior. This simple and clean detail was very much a part of the Eichler Style. A similar detail can be achieved with an insulated double pane of glass, but more commonly a window with a very narrow anodized aluminum metal frame section is selected.

Similar narrow aluminum frame sliding windows are usually selected for operable windows. They can also often be detailed to fit within the depth of the wall thickness like the original windows. When window trim is needed around the window on the wall surface, it should be narrow in width and profile. The Eichler look is usually best achieved when the window trim is painted to match, rather than contrast with, the adjacent wall color.

#### **3.1.3 Integrate exterior improvements and new construction with the original house forms and materials**

- a) Improvements and additions should appear to have been constructed with the original house.
- b) Minimize external visual impacts of utility elements (e.g., solar panels, HVAC ducts) by integrating them into the roof forms as much as possible.

#### **3.1.4 Design homes with architectural integrity**

Architectural materials and details should be carried around to all sides of the house to avoid a “false front” look, and to avoid the presentation of poorly articulated facades to neighboring homes and public view. Street-facing facades are most important. More variation, within reason and consistent with the overall design, may be permitted on secondary facades as long as it is not visually disruptive, awkward, or results in a “false front” look.

#### **3.1.5 Use high quality materials and craftsmanship**

Quality materials require less maintenance to remain attractive over time, and they convey a sense of pride in one’s home.

#### **3.1.6 Preserve mature landscaping.**

Wherever possible, mature trees and landscaping should be protected during construction and integrated into new landscape plans.

*While the following guidelines in this document are organized into categories that are likely to coincide with planned improvements, homeowners should read all of the guidelines in this document. There are important guidelines in each section that will be applicable to many proposed projects. If you have questions, consult with city planning staff.*

### 3.2 PLANNING FOR A GROUND FLOOR ADDITION

Eichler homes were designed around a series of standard floor plans which evolved over time, but have many common characteristics. One typical floor plan example is shown in the diagram to the right. While there are some individual model variations, most of the Eichler floor plans in Sunnyvale included one or more of the following characteristics:

- Recessed entries and carports
- Off-sets in front wall planes
- Interior or entry atriums
- Visually private living and exterior spaces

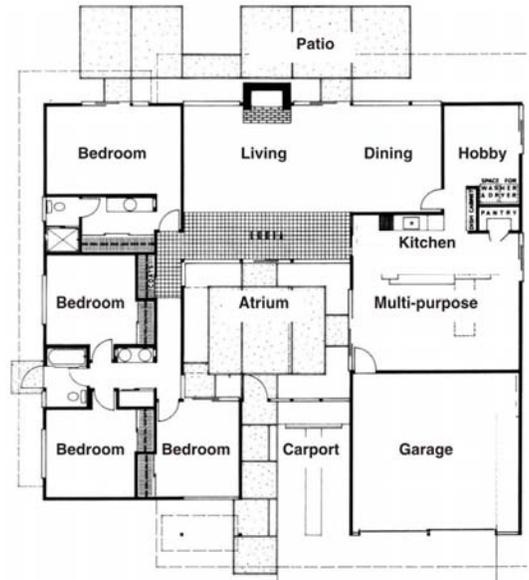
#### 3.2.1 Locate ground level additions at the rear or side of the existing house, whenever possible.

a) Although additions to the front of the house are sometimes the best or only solution, other options should be explored first in cases where front additions would cover up significant features of the existing house. Consider enclosing the atrium first. Then look at rear yard additions. Once those options are exhausted, look at front yard additions. For example, filling in the carport and entry recesses (see photo below) would cover up the distinctive translucent front wall of the entry atrium.



*Filling in the carport and entry of Eichler homes would cover up major character features of the house and other options should therefore be considered*

b) When additions must be placed at the front of the house, design the forms and details to appear as though they are a part of the original house. Looking at examples of other Eichler models may help in creating forms and details that are consistent with the Eichler Style. The book resources noted on page 5 have good plan and photo examples.



*One of the typical Sunnyvale Eichler floor plans*



*This Eichler home has been expanded to allow larger bedrooms along the left side of the structure for the full depth of the house*

**Exit Windows**

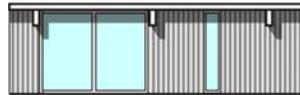
The California Building Code requires all bedroom rooms to contain one emergency exit window/door. The purpose of the window/door is to provide, in the event of an emergency, a clear space where a person within the building can escape or a fire fighter can pass through to enter a building for rescue or fire suppression purposes. Contact the Building Safety Division for the current dimensional requirements for emergency exit windows.

**www. SunnyvaleBuilding.com**

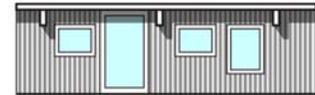
**3.2.2 Additions should be modern in form and detailing, and compatible with the existing house.**

- a) Match the form and materials of the original house.
- b) Flat roofs for additions are likely to be most successful. Low pitched roofs may be considered when they do not conflict with original sloped roof forms. Steeper pitched roofs will only be considered in neighborhoods where other Eichler homes have similar steep pitches.
- c) Windows should be sympathetic to the original Eichler design. In general, the following techniques will assist in achieving that goal:

1) Windows should be placed in organized patterns, not randomly scattered. Original Eichler home exteriors were usually organized into a series of wall and grouped window panels.



**Do This**  
*Organize window and wall elements in panels as is typical in Eichler houses*



**Not This**  
*Avoid random window placement and sizes*

2) Use vertical window proportions rather than horizontal proportions. Strongly consider the use of narrow vertical windows, similar to those used on many Eichler homes, where they face the street. When operable windows for emergency egress are required (see sidebar to the left), consider using a smooth panel board above and below the operable window to achieve the wall and window panel forms typical of the Eichler homes. See the example on page 20.

3) Where operable windows are required or desired, recess the window frames to emphasize the wall panels and minimize the window frames.

### 3.3 PLANNING FOR A SECOND FLOOR ADDITION

Establishing design guidelines for second floor additions to Eichler homes is difficult since only a few original two-story Eichler homes were constructed to provide reliable precedents. However, there have been a few good examples of second floor additions in the Bay Area that, combined with the basic design motifs of Eichler homes, can offer assistance in designing appropriate additions.

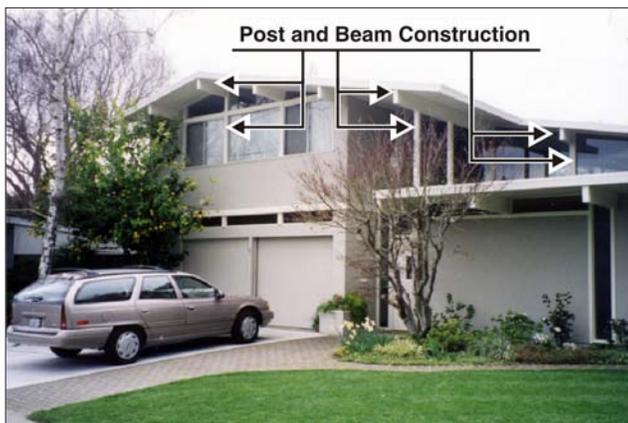
Since second story additions have the potential for disrupting the scale and character of the surrounding Eichler neighborhood and negatively impacting the privacy of adjacent homes, other options for ground floor additions should be explored first. All second floor additions will receive additional scrutiny. The following guidelines are intended to provide some general assistance in the design approach for second floor additions to Eichler homes.

#### Common problems and concerns with second floor additions to Eichler homes

- Potential privacy intrusions on adjacent Eichler windows and yards.
- Difficulty in maintaining the strong horizontal character of the typical Eichler home.
- Tendency of many second floor additions to look like boxes stacked on top of the original house.
- Frequent use of construction techniques, window forms, and details that are at odds with the original Eichler design approach.

#### 3.3.1 Design second floor additions to appear as though they were part of the original Eichler design construction.

- a) Use flat or low pitch roofs similar to the original house and/or nearby neighboring houses.
- b) Repeat the post and beam construction of the original house.
- c) Match the original house materials and details.



*Repeat the post and beam construction and original house materials and details*

### Second Floor Restrictions

Second floors are allowed in all Eichler neighborhoods except those zoned with the Single-Story (S) Combining District. Individual neighborhoods have the option of petitioning for single-story overlay zone status.

For information on the process for a neighborhood's application for a zoning change to limit house heights to one-story, please contact the City's One-Stop Permit Center at (408) 730-7444.

### Second Floor Addition Examples

Many second floor additions and new two-story infill homes may be seen in The Highlands Eichler neighborhood in San Mateo. Some are good examples while others are not very sympathetic to the surrounding Eichler neighborhood, but they may be helpful in envisioning some of the approaches that others have used. The Highlands may be reached via the Bunker Hill Drive exit from Interstate 280.



*This second floor addition is sensitive to the Eichler style, but the large areas of glass on the sides and rear would depend on adjacent homes privacy*



***Don't Do This***

*Avoid shed roofs like this which create very tall walls adjacent to one-story homes. Flat and shallow-pitched roofs, shown below, are more sensitive to adjacent homes.*



*The two homes above have incorporated important Eichler Style elements in their design*

**3.3.2 Maintain a horizontal emphasis of the overall building form.**

- a) Minimize second floor plate heights to maintain horizontal emphasis of the Eichler style.
- b) The use of flat or shallow-pitched (3:12 maximum) gable roof forms, rather than shed roof forms, are more effective in minimizing the appearance of tall second stories.
- c) Wide roof overhangs will assist in emphasize horizontal massing.

**3.3.3 Avoid windows looking into adjacent homes' windows and private outdoor space.**

- a) Locate large windows mainly to the front of the house whenever possible.
- b) Limit second floor windows where they would provide views into adjacent homes' living space windows and private outdoor space. For windows in these areas, use high windows and translucent glass or glass block whenever possible.
- c) Avoid second floor balconies on side and rear elevations.

**3.3.4 Avoid second floor additions that look like boxes on top of the house.**



***Don't Do This***

*Avoid box-like second floor additions - especially ones like that that overhang the first floor*

### 3.4 PLANNING FOR AN ATRIUM COVER

Atriums open to the sky are common features of many Eichler homes, and some home owners have added atrium covers to increase usable interior space. The primary challenge is to ensure that these covers are visually integrated into the design of the Eichler home.

#### Common problems and concerns with atrium covers on Eichler homes

- \* Very large atrium covers that overwhelm the scale of the house.
- \* Form and details often unrelated to the original house design.
- \* Construction systems frequently counter to the typical post and beam construction of the Eichler house.
- \* Faux beam ends added to stud walls to mimic the Eichler post and beam construction.
- \* Heavy and bulky covers that overwhelms the original house.

#### 3.4.1 Minimize the visual bulk and impact of the cover.

- a) Use low profile covers with flat or shallow-pitched roofs unless steep-pitched roof elements over atriums are common in the neighborhood.
- b) Use low height covers for skylight-type atrium covers
- c) Utilize post and beam construction with large areas of glazing for larger atrium covers.



*This skylight-type cover is simple in form and does not overwhelm the main structure.*

### Atrium Covers

Requirements of the California Building Code may limit the ability to install an atrium cover on some Eichler floor plans. Where bedroom emergency exit windows (see page 14) open onto the courtyard area, atrium covers may not be permitted. Prior to designing an atrium cover, contact the Building Safety Division to discuss the building code requirements.

[www.SunnyvaleBuilding.com](http://www.SunnyvaleBuilding.com)



*These examples above have compatible post and beam construction and large areas of glazing*



*Walls and windows organized into panels are reflective of the Eichler Style*



*These sliding windows which are grouped organized into panels are reflective of the Eichler style with clear and translucent glass panels are a good exterior upgrade that is sympathetic to the Eichler Style*



*Avoid projecting garden windows*

### 3.5 PLANNING FOR EXTERIOR IMPROVEMENTS

Eichler homes in Sunnyvale were constructed from the late 1940s up until the early 1970s. Many are in need of maintenance and owners often desire upgrades to more current standards. The challenge and the goal is to meet these needs while doing so in a manner that is sympathetic to the original modern design spirit of the homes.

**See the General Guidelines on pages 11-12 for additional information and guidance.**

#### **Common problems and concerns with exterior improvements to Eichler homes**

- \* Siding replacement with materials inappropriate to the Eichler style,
- \* Highly detailed or elaborately shaped replacement windows
- \* Windows shapes, types and details that are not sympathetic to the Eichler style.
- \* Entry and garage doors with elaborate windows or details
- \* Replacement of sloped roof covering with concrete tiles

#### **3.5.1 Match the original house materials and details.**

- a) Repair existing materials and details, if possible.
- b) When repair of the original materials and details is not possible, match the original as closely as possible.

#### **3.5.2 Use windows appropriate to the Eichler Style**

a) For fixed windows, use double glazing held in place by wood trim similar to the original Eichler designs or select windows with narrow frames.

b) For operable windows, use sliding or casement windows with narrow jamb, head and sill profiles, preferably anodized aluminum. The following are discouraged in general, and must be avoided when visible from the street:

- \* Double hung windows
- \* Bay windows
- \* Divided light windows
- \* Windows with snap in grids
- \* Projecting garden windows.

c) Use narrow wood trim around windows.

d) Maintain the Eichler style use of rectangular panels of wall and window elements. Approaches to adding new windows in existing walls are shown in the photos to the upper left and include:

- \* Floor to ceiling glass between solid wall panels.
- \* Solid or glass panels above and/or below operable windows between solid wood wall panels.

### 3.5.3 Keep entries low and simple as appropriate to the Eichler Style

- a) Use flush wood entry doors. Avoid doors with detailed paneling or windows.
- b) Refinish original garage doors, if possible.
- c) Keep new garage doors simple in detail.
- d) Maintain the low profile of the front facade, and avoid focal point entry features - especially elements that extend above the roof eave line.



*Avoid detailed doors with decorative shaped windows*



*Simple garage doors are appropriate*



*Curved and decorate garage doors are not in keeping with the clean, modern spirit of Eichler homes*

### 3.5.4 Integrate fencing with the house style

- a) Fences that are taller than 3 feet in height require a permit from the City's Planning Division.
- b) Fences that are 6 feet or more in height are required to be set back a minimum of 15 feet from the front property line.
- c) The design of fences should be simple and modern in appearance. A fences with a strong vertical or horizontal emphasis, as is common in Japanese garden design, is a common approach that fits well with the Eichler Style. Two examples are shown to the right. In some models, fences are part of the original architecture, and necessary to protect front yard privacy. These fences should be maintained or replaces, as necessary. In most cases, simple wood fencing, without lattice, is the appropriate design. Concrete block fencing is allowed where it is found in the subdivision.



*Appropriate fence examples*

### **Ductless mini split heat pumps and air conditioners**

*Ductless mini split heat pumps and air conditioners, like central air conditioning units, have two main components: an outdoor unit or compressor/condenser, and an indoor unit or evaporator/air-handling unit. The two units are connected by power cables, refrigerant tubing, suction tubing, and a condensate drain in a conduit that is usually only about 3 inches in diameter.*

*These connecting pipes link the outdoor and indoor units through a small hole that is drilled in the wall of the house. The advantages of ductless mini split air conditioner are their small size and flexibility for heating or cooling individual rooms or zones within the house. Since each of the ductless mini split air conditioner zones or rooms will have an individual thermostat, only that area where someone is present needs to be conditioned, saving additional energy and money for the consumer.*

### **Small duct central heating and air conditioning systems**

*Small duct central heating and air conditioning systems are designed to actively circulate air using smaller ducts than conventional systems. Higher velocity air movement allows smaller duct sizes, and keep the air moving consistently. The system allows for the use of smaller ducts to distribute the air instead of the larger sheet metal duct work typical of regular HVAC systems.*

*The smaller size of the ducts allow them to be placed in the spaces behind walls, floors, and ceilings in many cases. Where they must be routed above the house roof, their smaller, often rectangular size allows encasement in a low profile roof insulation and finish treatment.*

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## **3.6 PLANNING FOR HVAC IMPROVEMENTS**

Eichler homes were constructed in the post World War II period when HVAC (Heating, Ventilation, and Air Conditioning) standards and expectations were different, and some materials were in short supply. Radiant heated floors, when copper piping was not available, often deteriorated, and wall and roof insulation was often minimal. As a result, many owners of Eichler homes desire to upgrade their heating and air conditioning systems. These upgrades can be visually detrimental to the appearance of the homes' style and character due to unattractive roof top mechanical equipment that are clearly visible from the street.

### **Common problems and concerns with HVAC improvements to Eichler homes**

- \* Exposed roof top mechanical equipment and ducts.
- \* Exposed views of foam roofing.
- \* Large solar panels that visually dominate the house form.

#### **3.6.1 Conceal supply ducts within the house for central heating and cooling systems, whenever possible.**

#### **3.6.2 Consider using one of the following in-lieu of a standard ducted central HVAC system:**

- Baseboard heaters.
- Individual room heat pumps/air conditioners.
- Ductless mini split heat pumps and air conditioners.
- Small duct central heating and air conditioning system (e.g., Unico).

***More information about these systems is provided in the sidebar to the left.***

#### **3.6.3 Minimize visual impact of HVAC equipment and ducts with screening or painting.**

- a) For standard size ducts placed on the roof, if no other option is feasible, paint the equipment and ducts to match the roof color or the house color. Where foam roofing is used, minimize the depth of foam as much as possible.

#### **3.6.4 Integrate solar panels into the design form of the house as much as possible.**

State law limits the city's ability to regulate roof top solar panels. The City of Sunnyvale supports the increased use of solar energy, but suggests that homeowners consider the following voluntary guidelines.

- Work with the solar panel installer to utilize panel profiles and angles that are less visually obtrusive. Often, panel angles are a compromise with the optimum, and may not reduce the systems efficiency markedly.
- Consider systems that can be integrated into other architectural features (e.g., atrium covers).

### 3.7 PLANNING FOR A NEW HOUSE

Constructing new houses in established Eichler neighborhoods offers special challenges and opportunities. Typical Ranch and Mediterranean Style homes found elsewhere in Sunnyvale would look distinctly out of place among the crisp design style and flat or shallow-sloped roofs of the Eichler neighborhood. Conversely, modern style homes, which might look awkward in more traditional neighborhoods, can feel quite at home among the Eichlers.

The planning and design of a new house in an Eichler neighborhood should focus on standing out by way of superior modern design, not by the use of a distinctly different architectural style.

Since every home has a different setting, each new home proposal will be evaluated in the context of that unique neighborhood context. The applicant must demonstrate how the design will relate to and complement nearby Eichler homes.

**Applicants for new houses should review all of the other design guidelines in this document to assist in understanding the Eichler Style, and in creating a design that is a sympathetic neighbor.**

#### Common problems and concerns with new houses in Eichler neighborhoods

- \* Tall and bulky building forms which strongly contrast with the low profile Eichler homes.
- \* Non-modernist styles which conflict with the predominant neighborhood style.

#### 3.7.1 Incorporate a Modernist Style sympathetic to the forms and style of the Eichler homes nearby.

- Use simple floor plans with rectangular shapes similar to Eichler homes.
- Provide front facade offsets and/or insets similar to typical Eichler floor plans.
- Provide a strong horizontal emphasis to the home design.



*Other Modern Style houses with broad overhangs, high quality materials, and a simple treatment of wall and glass elements may be considered. The applicant must demonstrate how the design will relate to and complement nearby Eichler homes.*

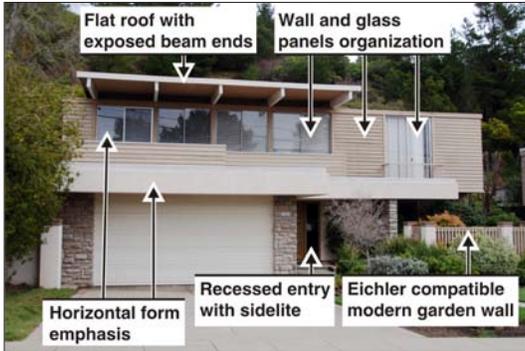
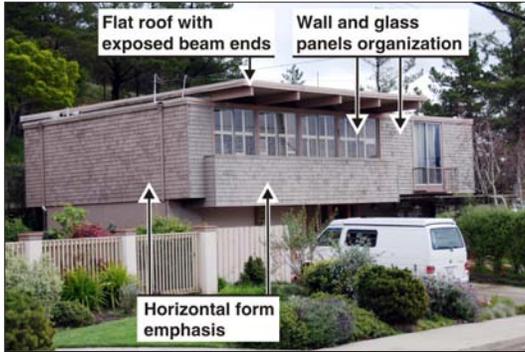


*Avoid designs that mimic the Eichler Style, but lack their fundamental modernist design principles*



*This Sunnyvale home has many features that assist in making it a good neighbor to the surrounding older Eichler homes*

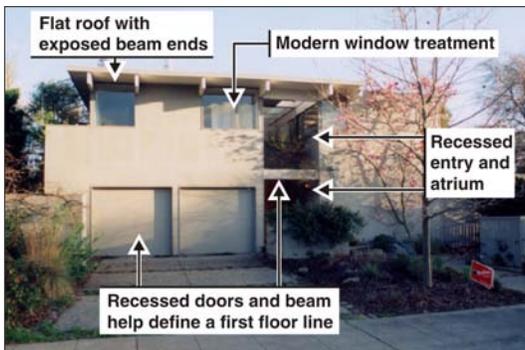




*The two new houses in San Mateo's The Highlands subdivision have a strong modern spirit and many Eichler homes design elements that make them good neighbors to the surrounding neighborhood*



*The many Eichler Style features and the one-story element makes this house a good neighbor to the surrounding Eichler neighborhood*



*The strong modern design of this house and its use of familiar Eichler Style features helps it to fit in*

- d) Use flat or low pitched roofs with wide overhangs. Steeper pitches may be allowed in neighborhoods with Eichler homes which utilized steeper pitched roofs.
- e) Use post and beam construction methods.

**3.7.2 Use building volumes that are compatible with the surrounding Eichler neighborhood.**

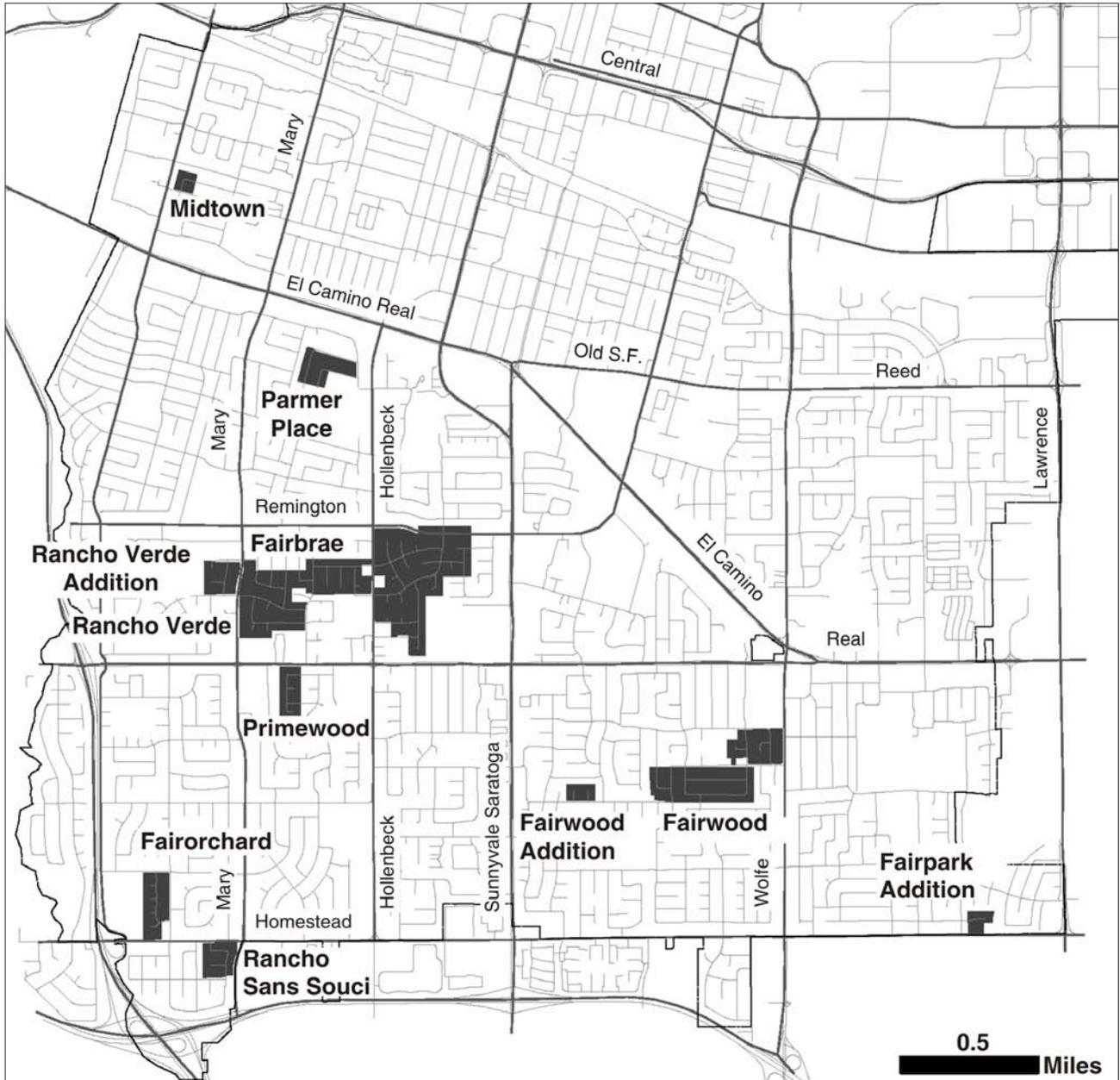
- a) One-story homes will be easier to fit into Eichler neighborhoods than two-story houses.
- b) If a two-story house is proposed:
  - Limit floor-to-floor heights to a maximum of 10 feet.
  - Provide large second floor roof overhangs of at least 3 feet.
  - Provide some detail elements at the second floor line to relate to the one story height of nearby Eichler homes. Some techniques include:
    - \* Deeply recessed garage doors.
    - \* One-story elements forward of two-story walls.
    - \* Horizontal projecting bands
    - \* Trellis elements

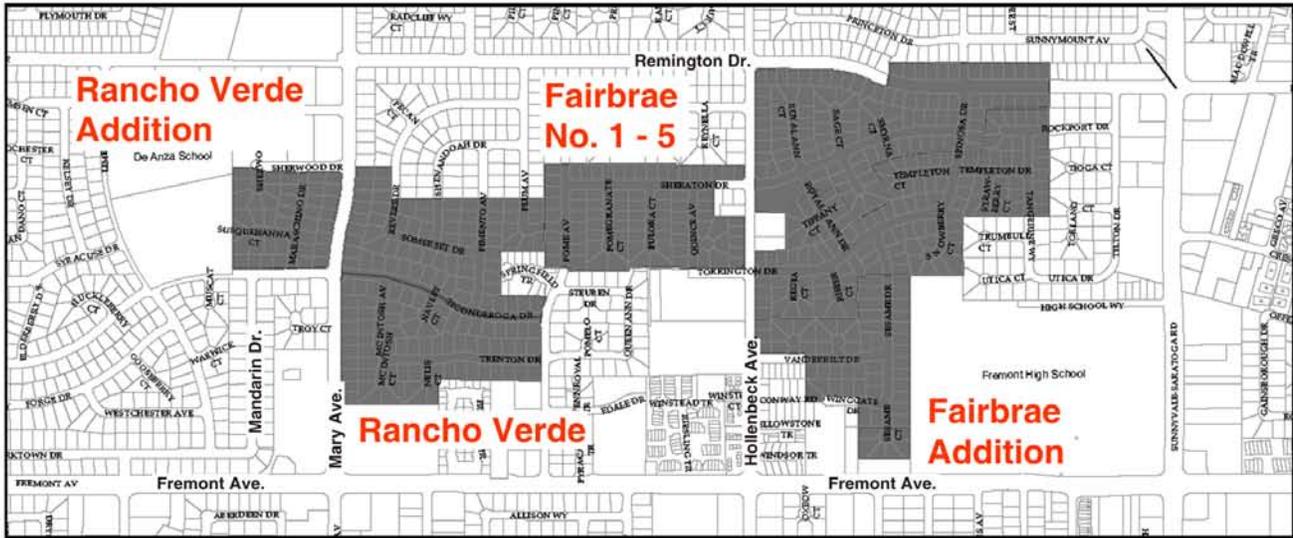
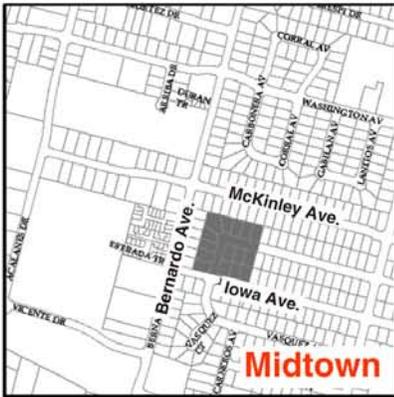
**3.7.3 Use crisp exterior wall materials organized into wall and window panels similar to the Eichler modernist design spirit.**

- Vertical or horizontal grooved siding
- Stucco panels
- Brick or concrete block
- Smooth stone veneer
- Shingles

**3.7.4 Design with window shapes and types that are compatible with the Eichler Style.**

- a) Use fixed, sliding or casements windows.
- b) Use windows with small jamb, head and sill profiles.
- c) Avoid bay windows - especially on the primary facades that face the street.
- d) Avoid arched and oddly-shaped window forms that are not commonly seen on original Eichler homes.





0.5 Miles

Project Title	Consideration of adopting Eichler Design Guidelines
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Diana O'Dell
Phone Number	408-730-7257
Project Location	Eichler neighborhoods within the City
Project Sponsor's Name	City of Sunnyvale
Address	456 W. Olive Avenue Sunnyvale, CA 94088
Zoning	R-0, R-1, R-1/S
General Plan	Residential Low Density
Other Public Agencies whose approval is required	None

**Description of the Project:** The project consists of adopting new design guidelines for homes within the Eichler neighborhood. These design guidelines will be applied to all homes that are adding on or making modifications that trigger Design Review as per SMC 19.80. Currently all homes are reviewed with a more general document called the Single Family Design Techniques. These Eichler Design Guidelines would supplant those guidelines for Eichler homes.

**Surrounding Uses and Setting:** This study impacts most Eichler neighborhoods as shown in the attached map. These neighborhoods are made up of single family homes that are located in the R-0 and R-1 zoning districts.

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
5. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
6. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  7. Earlier Analysis Used. Identify and state where they are available for review.
  8. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  9. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
10. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## Negative Declaration for Eichler Design Guidelines

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

April 27, 2009

Signature

Date

Diana O'Dell

City of Sunnyvale

Printed Name

For (Lead Agency)

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
<b>1. AESTHETICS.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
<b>2. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
<b>3. BIOLOGICAL RESOURCES:</b>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111

## Negative Declaration for Eichler Design Guidelines

b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>4. CULTURAL RESOURCES.</b> Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>5. LAND USE AND PLANNING.</b> Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111

## Negative Declaration for Eichler Design Guidelines

avoiding or mitigating an environmental effect?					
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
<b>6. MINERAL RESOURCES.</b> Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
<b>7. NOISE.</b> Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
<b>8. POPULATION AND HOUSING.</b> Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>9. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response					

## Negative Declaration for Eichler Design Guidelines

times or other performance objectives for any of the public services:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>10. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>11. GEOLOGY AND SOILS.</b> Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC

## Negative Declaration for Eichler Design Guidelines

Publication 42.					
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
<b>12. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111

## Negative Declaration for Eichler Design Guidelines

serve the project's projected demand in addition to the provider's existing commitments?					
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
<b>13. TRANSPORTATION/TRAFFIC.</b> Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12
<b>14. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC

## Negative Declaration for Eichler Design Guidelines

substances, or waste within one-quarter mile of an existing or proposed school?					
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
<b>15. RECREATION</b>					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13
<b>16. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111

California Resources Agency to non-agricultural use?					
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111
<b>17. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 87
b. Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56

Negative Declaration for Eichler Design Guidelines

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24

**Diana O'Dell**

**4/27/2008**

Completed By

Date

## Negative Declaration for Eichler Design Guidelines

**City of Sunnyvale General Plan:**

2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
  
26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation

**Specific Plans**

43. El Camino Real Precise Plan
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

**Environmental Impact Reports**

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement

- Center Environmental Impact Report (City of Santa Clara)
52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report

**Maps**

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

**Lists/Inventories**

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

**Legislation/Acts/Bills/Codes**

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)
70. Superfund Amendments & Reauthorization Act (SARA) Title III

**Transportation**

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pegnataro
80. Santa Clara County Congestion Management Program and Technical Guidelines
81. Santa Clara County Transportation Agency Short Range Transit Plan

## Negative Declaration for Eichler Design Guidelines

- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

**Public Works**

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

**Miscellaneous**

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)

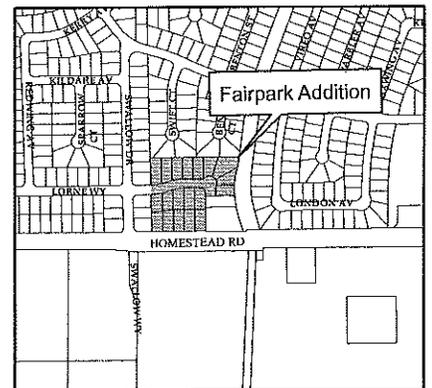
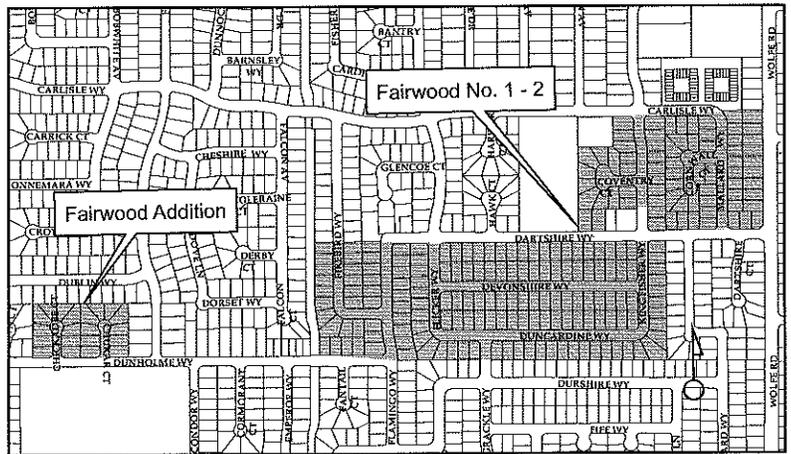
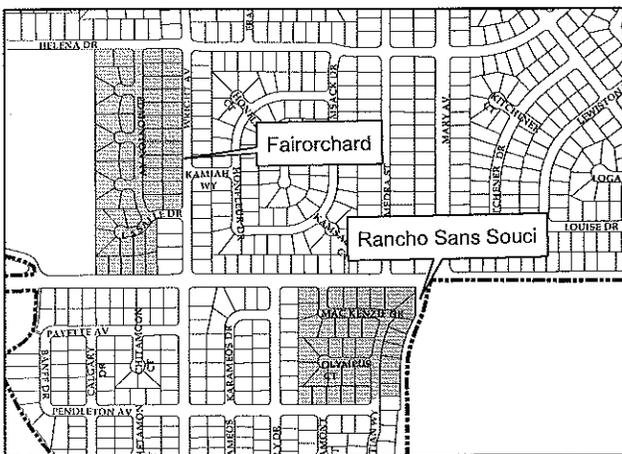
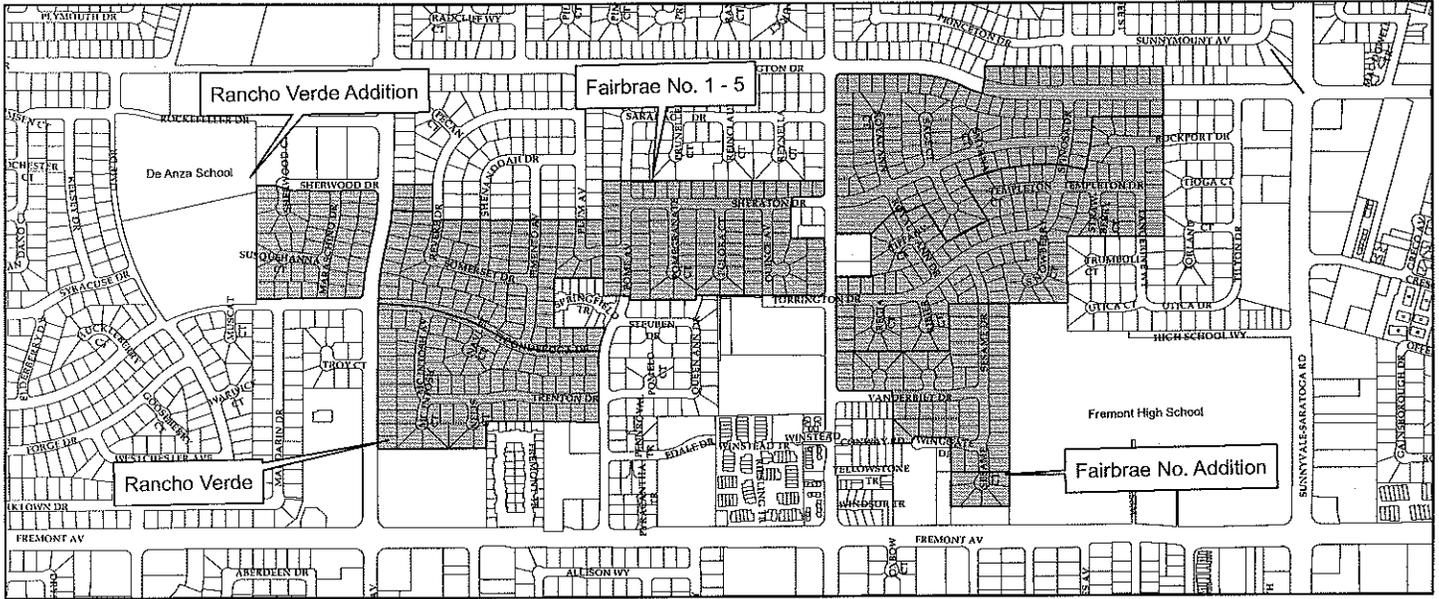
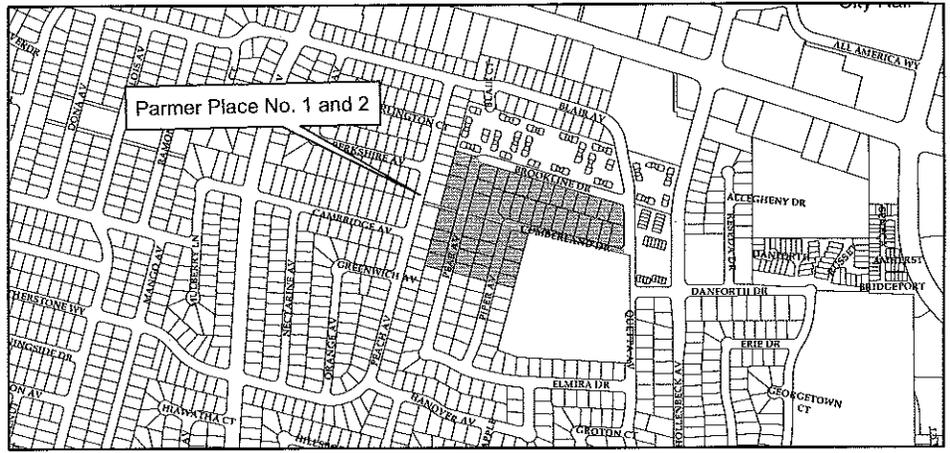
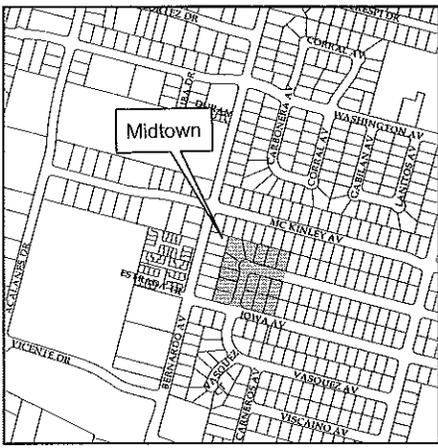
- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

**Building Safety**

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

**Additional References**

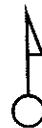
- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration



ATTACHMENT C  
 Page 1 of 1

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Miles



# Summary of Outreach Meeting Comments

## Creating Eichler Design Guidelines

September 23, 2008, 7:00 p.m.

City Council Chambers

October 2, 2008, 7:00 p.m.

Presidential Ballroom, Community Center

### Staff in attendance:

Diana O'Dell, Senior Planner

Andrew Miner, Principal Planner (September 23 meeting)

Mariya Hodge, Assistant Planner

Larry Cannon, Architectural Consultant

### Approximate number of community members attending:

September 23, 2008 - 85

October 2, 2008 - 50

TOTAL - Approximately 130 people for both meetings

*Staff note: The following is a summary of the information that was given and received at the meetings. Order of information and summaries of comments has been organized to make it easier to read. This is not intended to be a complete transcript of all the topics covered, just those of the most interest to a majority of readers.*

## STAFF INTRODUCTION

History: In 2006, the City Council directed staff to look proactively for candidates for new Residential Heritage Districts. Several Eichler tracts were identified as possibly qualifying for Heritage status. Staff held outreach meetings to explore possible Heritage designation with property owners and residents in those tracts.

When staff contacted the neighborhood tracts regarding the possible Heritage Designation, most of the tracts were not interested. Many residents expressed concern that a Heritage designation would result in undue restriction. However, residents also expressed concern about incompatible additions and infill development in Eichler neighborhoods and expressed interest in having some protection against those activities. As a result, the City Council directed staff to developing draft design guidelines specific to Eichler homes instead of pursuing Heritage designation for the tracts. Staff is meeting with the community to understand your comments and concerns prior to writing the draft. This is your chance to share your opinion with staff regarding whether design guidelines should be developed and, if so, what they should include.

CURRENT POLICIES: Design guidelines are a series of architectural policies that are intended to help residents and staff identify appropriate design for additions and new construction. Design guidelines regulate things like exterior materials, window styles, roof slopes, and other architectural elements. All additions greater than 20% of the area of the existing home are required to go through Design Review with the City's Planning staff. Staff interprets the guidelines and determines if a given construction project is in compliance or not with these policies.

The City uses design guidelines that apply to all homes in the City. These are called the Single-Family Home Design Techniques (available at ([www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com))) Your home is already subject to these mandatory guidelines.

It is important to note that design guidelines do not include a lot of numeric standards such as setbacks or number of stories. Instead, most numeric standards are part of the Zoning Code. Some property owners and residents have expressed interest in prohibiting two-story homes in Eichler neighborhoods. This is not something that can be done with design guidelines. Guidelines are intended only to address architectural issues. If a neighborhood is interested in prohibiting second stories, there is a separate process called a **Single-Story Combining District**. For more information about applying for a Single-Story Combining District, please contact Diana O'Dell.

HOW DID YOU CHOOSE WHAT CONSTITUTES AN "EICHLER" HOME: For this meeting we included every tract in the City that was built by Joseph Eichler or by Eichler Homes. But some of the earlier tracts do not have the style we associate with Eichler homes. The Sunnyvale Manor development was built in the 1940s and it was the first tract built by Joseph Eichler. He hadn't really developed his signature style yet, so the homes are more similar to other post-war styles in the City. We might not be able to include that tract in the guidelines because the design is so different. That's something we'll have to address in this process.

## VISUAL PRESENTATION

Consulting Architect Larry Cannon gave a presentation showing photographs of Eichler homes to highlight the key architectural features of Eichler homes and the most common design issues he has identified in Eichler neighborhoods.

### Characteristics of Eichler homes:

- Modern forms
- Slab on grade foundation
- Post and beam construction
- Materials are glass, vertical siding, and concrete masonry
- Deep roof overhangs
- Atriums
- Horizontal and vertical slot windows
- Simple architectural detailing

Larry Cannon noted that there are many different styles of Eichler homes in Sunnyvale; therefore there is a variety of characteristics to be considered and possibly preserved. He identified several typical changes that have been made to Eichler homes which may or may not be issues residents want to regulate in design guidelines.

### Possible issues to be included in guidelines:

- Second-floor additions
- Covers on atriums
- Garage door changes
- Door and window changes
- New materials such as stucco and stone and colors
- Solar panels and mechanical ducts on roofs
- Non-Eichler infill (other types of homes built in Eichler neighborhoods)

## PUBLIC COMMENTS

### General Comments

- This is a difficult issue. We have to balance personal property rights against the rights of the community and those around us. I think we need to really respect the architect's vision on a project to determine what is best for the home's design in any given case. The privacy issue could be solved by keeping second story additions up front. But I think you have to let people add to their homes, especially in this economy.
- I think surface material is less important than the form and structure of the house. Design guidelines should not focus on such specific details as materials.
- Guidelines will be worth nothing if they are not used. This happened with the Wright Avenue monster house in my neighborhood. The City-wide guidelines said it should fit the style of the neighborhood. It did not fit, but it was approved anyway. Grade differences are also a big issue because they affect height. But if the City doesn't follow its own guidelines, there is no use to having them.
- The presentation by the consultant shows a lot of things that make Eichlers unique. But the outline of the house from the street is the most important thing to me. I don't care much about materials or colors, as long as the shape of the house remains the same. I wonder if the Single-Story Combining District you mentioned restricts height. That's critical, because there can be tall "one-story" homes and height is the biggest issue next to an Eichler.
- I agree that with regard to changing the inside of the home, people should have the freedom to do what they want. But it's not total freedom - structurally you still need to meet all of the code requirements.
- I feel like staff seems to be working with a pre-determined schedule. You've already decided we're getting these guidelines, and you're going to prepare them and take them to the City Council to be passed early next year. But we want to see what you create before we decide. Can there be another outreach meeting before the City Council hearings?

### Concerns about Guidelines

- I love my Eichler home, but I believe we have to respect people's property rights. These are not planned communities - the homes were bought with free titles with no restriction. Imposing guidelines and adding restrictions now would be equivalent to taking our property. I believe the City would have to provide compensation for doing that.
- A person's home is their refuge. People want different things in their homes, and they pay a lot of money for property. People should be allowed to make their own decisions about their home without restrictions. Different cultures also have different architectural styles they value. I should be able to make my home as beautiful as I want in my own way without being restricted.
- I'm on the side of property rights and having less restriction, but it would be nice if the default when someone made an addition was not hideous. In my neighborhood, several people tried to make Eichlers into something else and it was not good. I think restrictions should be applied to the outside only. You should be able to do whatever you want with the interior. If it can't be seen from the street, it's no one's business.
- I'm concerned that we're establishing a mechanism for gradual escalation of what gets regulated. Who decides how much these guidelines are going to regulate? Who can add or delete guidelines in the future? Is there an appeal process for the guidelines? Will there be caps placed on how much can be regulated and how far these can go? Who will be in charge of making those decisions - elected officials? The cost for residents should also be a

concern. If the guidelines make us spend more money on a remodel or addition, will we be compensated somehow?

- I live on a one-block street and seven of my neighbors' homes were shown as examples of 'what not to do' in the Consultant's slide show. So there have certainly been a lot of incompatible additions in my area. But that has not affected property values negatively. Property values in this area are more tied to the school district. I love my Eichler but I do want to make changes. I don't want too many restrictions. If we do go forward with design guidelines, they should deal only with the streetscape. People are concerned about restrictions being added because they worry that the improvements they want to make in the future will be too expensive or won't be allowed. As someone who plans to stay in the same home for a long time, I worry that my neighborhood will decline if people can't make improvements because the process becomes too difficult or expensive.
- When I was buying my house I was choosing between two different properties. We chose the Eichler because it was bigger. But without the additions it would not be. People need to be able to make additions in a way that is compatible with the original design. We have to allow expansion. This will keep property values and sales up.
- I think the existing guidelines [Single-Family Home Design Techniques] already address second story privacy. I just did a two-story and we weren't allowed to put in any windows on the second floor that would overlook anyone. So I don't think we need new stricter guidelines. They are already there.
- I've looked at the Single-Family Home Design Techniques and there are already a number of guidelines in there about second stories. So why are we singling out Eichlers for more restriction? The quality of workmanship on these homes is bad, the values of the homes are low, and the construction of the homes doesn't comply with current Building codes. I don't agree with the person who said you can rebuild the Eichlers as they are now. You can rebuild with the same look, but you need to use totally different materials and construction to meet code.
- But what about stricter and stricter interpretation by staff? The problem is not that guidelines are added. The problem is that staff starts to interpret the existing guidelines as being stricter over time even if that's not what was originally intended.

#### **Support of Guidelines**

- I support creating basic guidelines. This will enhance the value of our homes. Well-maintained, well-preserved Eichlers sell very quickly. But I think the guidelines should be minimal, and they should only apply to what can be seen from the street. I agree that second story infill is a big privacy issue.
- There's a real importance to maintaining the neighborhood. All neighborhoods have bad examples in them. And I can't help but think that design guidelines might have prevented those. One offensive house hurts the whole neighborhood. It thwarts people's expectations of neighborhood quality and brings all the property values down.
- I don't understand why someone would buy an Eichler home and then want to change it! It's a specific style that is desirable to people, and I would think they would want to preserve it.
- I am against anyone telling me my taste isn't as good as theirs. But don't we need to preserve these homes? There is so much out there for people who don't like Eichlers - they can buy somewhere else. But there are hardly any Eichlers on the market. As much as I like liberty, I think we want to preserve something old to look back at.
- People shouldn't be concerned about guidelines reducing property values. The value of the home is much more because it's an Eichler and it's in a preserved Eichler neighborhood. I think we should do something to keep the look of these homes and streets. If you deviate

from that look on your property, you are taking away value from everyone else's homes. But I believe the interior should be left up to the residents.

- I think a major remodel or rebuild in an Eichler neighborhood should be able to be done in a modern style of the same era as Eichler, even if it's not an Eichler design. That would be compatible.
- I want to preserve the look of the home and the neighborhood, and I'm comfortable with the City coming up with guidelines to do that. I feel comfortable with all of the issues brought up by the Consultant to go into the guidelines. For example, someone in my neighborhood wanted to add a room out front on their Eichler. That would not be compatible.
- Please clarify what you said earlier about heritage designation, and why we aren't doing it. I don't understand why there would be a negative outcry about a Heritage designation. It seems like the purpose of a Heritage neighborhood is pride in your home and your neighborhood, not to place undue restrictions on people. Why wouldn't people want to have pride in what is already there?
- I read the Cupertino Eichler design guidelines and I thought they were very good. But I also think it's worthwhile to read the original CC&Rs that were recorded with the homes. I am a recent purchaser of an Eichler and I was attracted to the consistency of the neighborhood. My greatest concerns are non-Eichler infill and second stories. Colors and interior changes are no big deal for me.
- The real key for me is to make sure these guidelines jump the boundaries of the tracts. Our homes are not the issue. The homes next to us are the issue. And we need the City to give us the solutions.

**Can Guidelines be Educational Resources, and Not Mandatory?**

- I'm not sure if I support string design guidelines or not. But I like the idea of having information and pictures available about how to do additions. If it were an informational resource, it would be helpful.
- Consider adding some kind of benefit for property owners in the guidelines instead of just restrictions. For example, provide people with information on how sticking to the same style will raise property values in the neighborhood.
- Can these guidelines be voluntary instead of mandatory? What if the owner of each property was able to choose to record a covenant against the deed saying they agree to abide by the guidelines? That would give people the freedom to decide if they want to do it or not.
- It would be helpful if the City could give us some ideas and design suggestions instead of placing restrictions on us.

**Second Stories**

- In the consultant's presentation I noticed that almost all of the issues were aesthetic, like materials and window shape. But one of them is both an aesthetic issue and a privacy issue, and that's second floors. These are the biggest concern. There are ways to address this, such as by prohibiting second stories in Eichler neighborhoods. But why is the City making it so difficult for people to do that? The Single-Story overlay is expensive and is difficult to obtain. Why is the burden placed on the neighborhood?
- If the problem for most people has been primarily second stories and monster homes, that's what we should be talking about. It's a much bigger issue than windows and doors. Preserving floor plans is natural for people because it's part of the value of the Eichler and people generally want to keep the atrium, but we don't need to control that or place

restrictions on it. The only issue we should be addressing is height in and near the Eichler communities.

- In my neighborhood there is a two-story home next to an Eichler home. Even though it's not next to me, every time I see it I feel bad for the Eichler owner next door. Two-story homes should be prohibited. They are not compatible with Eichlers because there is too big an impact on privacy. Restrictions do affect property values, so I generally think we should minimize limitations and just ask people to respect their neighbors, but I do think we need to prevent second stories.
- When the Single-Story Combining District was approved in my neighborhood, there was a lot of debate about what would happen to property values. Some said they would go up, some said they would go down. You'll hear different opinions. In this market it's really hard to tell. But the values have at least held steady.
- We need to be careful about making blanket statements here. Everyone is saying that two-story homes are terrible and always affect privacy and have to be prohibited. But if you already have a two-story Eichler, like I do, you know that they don't necessarily have privacy impacts. There are some windows in my second story, but the way they are placed, I can't see anything in anyone else's house. I only see rooftops and my own yard. So don't generalize about things like two-story homes. There are ways to do it right. Also, we need to realize these homes are very old, and they will need many changes in the near future to meet code so they don't fall down. This is going to be expensive.

#### **Building Code Issues**

- Building codes and Fire codes are an issue for Eichler residents, particularly with respect to window changes. When remodels are done people are often forced to change out windows to larger sizes and different styles to meet code.
- Eichler homes are 50+ years old. The heating and water systems are failing, and as they get older you'll see more of this. The options for repairs are limited and expensive. We don't agree on what we should do here. I think I would want duct work shielded, but I also think that should be a requirement throughout Sunnyvale, not just for Eichlers.
- I recently rebuilt my Eichler home almost completely and it looks exactly the same, so it is possible to do with current Building code requirements.
- The mechanical ductwork problem is caused because there is no other air conditioning option in Eichler homes. With the flat roofs, they are a nightmare for anyone who is sensitive to heat. For years there was no option at all until they came up with running ducts on the roof. It's common to foam over them, but the whole process is expensive and if you already have a foamed roof it becomes even more expensive. I don't think you can prevent people from using roof ducts. It's the only option, and it's just too hot without air conditioning.
- I only looked in Sunnyvale when I was looking for a house, and I looked for seven years. I wanted to accommodate my large family, and I chose an Eichler. But the building code now prevents me from adding more glass in the rear like other Eichlers have. So why have design guidelines at all, when the code prohibits everything that defines an Eichler? I also agree that if we have design guidelines, the process should be reversed so someone building a two-story has the burden of getting neighborhood permission. Right now notifications are posted when a two-story is going up, but it should be the opposite. The assumption should be that you cannot do it unless you get several neighbors to agree it's OK.

## OTHER INFORMATION PROVIDED BY STAFF

UPCOMING STEPS: We are planning to have a second set of outreach meetings to present a draft set of design guidelines for residents to consider and comment on. Then, after we incorporate citizen's comments, we will take the draft to Planning Commission for recommendation and City Council for final decision. **We want to be clear that adopting guidelines is not a foregone conclusion.** The City Council has asked us to explore the idea and come up with a draft, which we will do. But if people feel they don't want guidelines at all and/or don't like the draft the staff has prepared, that's something that can be shared with staff and City Council before they make their decision.

TIMELINE: We will have the first draft design guidelines complete by early next year, and then will have more community outreach meetings for review and comment. The issue is tentatively scheduled to be decided by City Council in June 2009.

### ACTION ITEMS FOR STAFF

1. Examine original CC&Rs for some Eichler tracts.
2. Work with Building Division staff to understand the restrictions and challenges of the California Building Safety Code in remodels and additions of Eichlers.
3. Examine recent building permit plans of Eichlers to determine common addition types and some examples of compatible, well-designed additions.
4. Review other cities' regulations and design policies (if any) regarding Eichler homes.
5. Work with Eichler Network to get the best resources regarding styles and elements we should be preserving.
6. Speak with contractors that specialize in Eichler remodels to understand the challenges and costs associated with preserving the Eichler style.

# SUMMARY OF COMMENTS RECEIVED ON PROGRESS DRAFT OF EICHLER DESIGN GUIDELINES

(Meeting of March 11, 2009 and email comments)

## Big-Picture Questions from the Public and Staff Answers

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**Q: What is the issue we are trying to address?**

The current Single Family Home Design Techniques are broad guidelines that apply to the all single family homes within Sunnyvale. While they look for general compatibility between structures, they are not specific enough to keep an Eichler home looking like an Eichler. The goal of the Eichler Design Guidelines is to retain the unique character of an Eichler neighborhood with the ability of homeowners to continue to improve their properties. What we are talking about tonight is the details: what aspects of Eichler should be preserved? What is flexible?

**Q: How will it be interpreted/enforced? There is so much subjectivity involved.**

Admittedly, the design guidelines deal with subjective issues. The goal is to be as clear as possible in the wording of the guidelines.

**Q: Who will be reviewing additions for consistency with guidelines?**

Planning staff reviews additions for consistency with the guidelines.

**Q: How many more meetings will there be? When will the semi-final draft be available on-line?**

There are two upcoming public hearings to decide whether to adopt the guidelines. Prior to those hearings, staff will make the semi-final draft available for review and comment **on Monday, May 11, 2009 by 6 p.m. on our website at [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com)** .

## Comments from the Meeting and Received in Writing

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- I love Eichler design but I don't think the Council should be spending money right now in this economy.
- I think the guidelines are good.
- I don't like the guidelines.
- I think this is an example of "regulation creep" and I don't like it.
- Don't get too specific in the guidelines because there are many generations of Eichlers.
- Seems a lot more directive than what came out of the fall meeting.
- These guidelines are too detailed. How can you regulate the kinds of front doors people put on their homes? Need to be clear about what is regulated and what isn't.

March 20, 2009

- Guidelines talk a lot about preserving look from the street, but that's not what Eichlers are about. What about the look from other neighbors? That should be a primary concern.
- The emphasis of this document should be on how Eichlers look from the street (email).
- A common problem is allowing homes to build above grade rather than "at grade" as in Eichlers.
- Put in specific definitions for terms in the document: what's allowed, not allowed, or recommended. (email).
- If these guidelines are adopted, will they need to be disclosed when an Eichler is sold? *We will look into the legal issues on this. - Staff.*

#### EXTERIOR MATERIALS/SIDING/WINDOWS

- Traditional Eichler-compatible materials are limited and expensive.
- Shiplap siding should be allowed.
- Shingles should be allowed.
- Cost of original Eichler siding is very expensive. Guidelines should allow different types of siding that are most affordable.
- Some original Claude Oakland designs have large vision windows on front facades. Large vision windows should be allowed (email).
- Why are horizontal grooves and stucco allowed? (email).
- Don't allow vinyl.

#### NEW HOMES

- Several Eichlers burned down and the replacements were not Eichlers. Would new homes be subject to the guidelines? *Yes. - Staff.*
- How do you build a new Eichler when they don't meet energy standards?

#### PRIVACY

- Eichler that are adjacent to non-Eichlers need to be protected from privacy intrusions. How will these guidelines deal with that?

#### SOLAR PANELS

- Solar panels should not be regulated in any way. *Yes, state law prohibits cities from regulating solar panels based on aesthetics. - Staff.*
- Include resources on solar panel options.

#### GROUND LEVEL ADDITIONS

- "Avoid filling in recesses" but several photos show filled in areas and these are shown as good. How can you second stories are allowed but not carport enclosures?
- "Avoid filling in recesses" is too restrictive. What if I want a two-car garage instead of a carport?
- On my street there are many filled in recessed areas and it looks fine. Worried that there is too much restriction here.

- Would front additions be allowed? *Yes. - Staff.*

#### **SECOND STORY ADDITIONS**

- Second stories should be discouraged (email).
- There should be tighter guidelines on second stories (email.)
- I'm concerned that non-Eichlers that back up to Eichlers will be able to build whatever without regard to the privacy issues of Eichler homeowners. This should be addressed.

#### **HVAC**

- It's not reasonable to require homeowners to conceal ducts inside the house (email).

## **APPENDIX B**

For Eichler homes located within a Heritage Resource District, projects shall be evaluated more closely for adherence to these Guidelines. The purpose of the Heritage Resources District is to call out their special status as being important to the history of the City and to prevent changes that would destroy the *historic* integrity of the structure and the area or neighborhood.

All alterations and modifications to Heritage Resource properties are evaluated against the Secretary of the Interior's Standards for Rehabilitation, and, by incorporation, the "Guidelines for Rehabilitation." per Sunnyvale Municipal Code Section 19.96.095(d). These guidelines are reproduced at the end of this section.

### **MINOR CHANGES OR ALTERATIONS**

For minor changes or alterations to a property within a Heritage Resource District, the project will be considered through the standard administrative Design Review process. During this process, staff will ensure that there are no significant aesthetic alterations being made to original look of the structure as visible from the street. As with general Eichler Design Guidelines, these historic guidelines do not preclude seismic safety upgrades, window upgrades, solar panel installation or other types of safety and energy improvements.

To maintain the original look of the structure from the street and the character of the Heritage Resource District, the following guidelines will be emphasized:

1. Maintain the one-story character,
2. Keep the original roof pitch,
3. Do not enclose an entryway or carport space. Atrium enclosures may be considered provided the covers are not obviously visible from the public way.
4. Use exterior materials that are identical to or closely resemble the original materials, especially where they will be visible from the public way.
5. Preserve defining architectural features such as the wide eave overhangs, supporting rafters, decorative eave trellis, front windows, masonry wall in the front yard or other original design aspects.

### **MAJOR ADDITIONS OR PROJECTS**

For projects that are proposing major additions or that do not meet the above guidelines, it is likely the proposed alterations will be considered a material change and require a Resource Alteration Permit (RAP) to be approved by the Heritage Preservation Commission. The Director of Community Development will make the final determination regarding whether a RAP is required. Resource Alteration Permits are specific permits to evaluate modifications to Heritage Resource properties. In order to approve a Resource Alteration Permit, the commission must find that the action proposed is consistent with the purposes of this chapter and the action will not be detrimental to a structure or feature of significance as a heritage resource, or that the action is necessary to correct an unsafe or dangerous condition or that denial of the application will cause an immediate undue and substantial hardship.

**THE SECRETARY OF THE INTERIOR'S STANDARDS FOR  
REHABILITATION**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**PLANNING COMMISSION MINUTES OF JUNE 22, 2009**

**2008-0861: Draft Design Guidelines for Eichler Homes** (Study Issue) - Consider adopting Eichler Design Guidelines for applicable Eichler neighborhoods in the City. This action also includes potential modifications to the City's Single Family Design Techniques to address non-Eichler homes immediately adjacent to Eichler homes. (Negative Declaration) DO (*Continued from June 8, 2009.*)

**Trudi Ryan**, Planning Officer, disclosed that she owns an Eichler Home and left the Council Chambers. **Comm. Hungerford** disclosed that he owns an Eichler Home and left the Council Chambers.

**Diana O'Dell**, Senior Planner, presented the staff report. She said staff recommends approval of the Design Guidelines in Attachment A.

**Comm. Klein** requested staff discuss the Single Story Combining District (SSCD) for the public's benefit. Ms. O'Dell discussed the SSCD including that this designation would need to be initiated by the public for their neighborhood.

**Comm. Sulser** discussed with staff the concern about "regulation creep" including that the current Single Family Design Techniques (SFDT) are less specific than the proposed Eichler Design Guidelines (EDG), which aim to maintain key characteristics of the Eichler.

**Vice Chair Chang** discussed with staff second-story homes next to Eichlers indicating that the main issues become privacy and solar access. Staff said that second-story additions are allowed in any neighborhood without the SSCD designation.

**Chair Rowe** discussed with staff about new houses being built next to Eichlers and the ground level differences, with staff commenting that large scale grading down of a lot is not usually recommended.

**Chair Rowe opened the public hearing.**

**Robert S. Hoop**, a Sunnyvale resident, commented that the EDGs have some good features, and urged the Commission to take as strict a control and enforcement as legally possible to preserve the Eichler construction and appearance of the neighborhoods.

**Dr. Patrick Shea**, a Sunnyvale resident, said his neighborhood initiated and implemented the SSCD designation two years ago. He referred to supplemental information provided on the dais which includes specific changes he would like made regarding the EDG and SFDT. Some of the changes included not requiring the atrium

enclosure first when adding on to the Eichler, the foam roofing reduction, and adding the section on privacy and solar access to the existing SFDT. **Chair Rowe** confirmed with Dr. Shea that the requirement in the EDGs to enclose the atrium first when adding to an Eichler home, not be required as it is restrictive to the homeowner.

**Glenn Hendricks**, a Sunnyvale resident, urged the Commission to not adopt the EDGs, and that there be only one document for houses in the City, without singling out Eichlers. He said it is unclear what problem is trying to be resolved with this study. He said he thinks the real issue is infill and "next-fill". He commented that there is a large fee required when applying for a SSCD. **Comm. Klein** asked staff about the fee for SSCD and staff said it is a per lot fee.

**Wilma Anderson**, a Sunnyvale resident, said that Sunnyvale is losing the Eichler neighborhoods and the EDGs are a good place to start to protect them. She said she has a foam roof on her house that has provided years of energy savings, and provided a handout on the dais regarding Eichlers. She commented that these are only guidelines and it will be important what the Planning staff does with them.

**Comm. Sulser** asked staff to discuss the issue of foam roofs. Ms. O'Dell said that the concern is not with several inches of foam, but when the foam is about a foot thick. She said staff is open to modifying the comment as staff supportive of efficient energy.

**Allan Pratt**, a Sunnyvale resident, discussed that there is a fine line between the EDGs being too flexible and strict enough. He said the language needs to be careful and clear making suggestions regarding setbacks, foam roofs, solar and privacy intrusion issues, intent and the outcome desired.

**Bret Flesner**, a Sunnyvale resident, said he was initially supportive of the development of the EDGs and that he no longer supports the guidelines as he thinks they are too subjective and prohibitive restricting owner's rights and obligations. He encouraged the City to find alternative ways to promote and support revitalization for the Eichler neighborhoods.

**Chaoyang Zheng**, a Sunnyvale resident, said he lives in an Eichler and discussed the privacy issues with two-story homes built near Eichlers. He said fortunately there is a SSCD and in his neighborhood allowing only one-story homes to be built behind Eichlers. He commented that it was not easy to obtain the SSCD designation as there were many signatures to collect and fees associated with the request.

**Carole Pappas**, a Sunnyvale resident, said she recently wanted to enclose the atrium on her Eichler and it would have required changing the windows, the look of the home, and a lot of expense due to the need to install heating. She said the atrium is not intended to be a living space and she does not think it should be the recommendation

for the first option for expanding the home. She also spoke in favor of allowing the foam roofs. She said that she feels there is conflict with some of the guidelines.

**Laura Swan**, a Sunnyvale resident, said she has a non-Eichler home in an Eichler neighborhood and asked how these guidelines affect homeowners in her situation. **Comm. Klein** asked staff to explain with staff saying that no changes would be required to the existing non-Eichler, and that future changes would be reviewed for general compatibility.

**Cedric McNicol**, a member of the public, said he works in the foam roofing business, and said that he thinks the foam depth recommendation should be removed from the guidelines as there are specific standards and building codes that must be met. He said the foam roofing systems that he works with are only 1 ½ inches thick.

**Bill Callahan**, a Sunnyvale resident, spoke in the support of the EDGs with some minor language modifications and said that he would like to see something to help keep the Eichler neighborhoods intact. He said he hopes the Commission passes the guidelines in some form.

**Moses Huang**, a Sunnyvale resident, said he has some problems with the guidelines. He said he thinks the guidelines do not meet the code and referred to some examples. He said the guidelines would require exception to the code and he thinks if homeowners follow the guidelines they may not be properly retrofitted. **Comm. Travis** confirmed with staff that the guidelines have been reviewed by the Building code staff and there are no conflicts between the guidelines and the Building code.

**Gary Ding**, a Sunnyvale resident, said he has serious concerns with the regulations and asked that anyone in the audience that agreed with him to stand. **Chair Rowe** asked **Kathryn Berry**, Assistant Senior City Attorney, to comment who advised that it was up to the Chair whether it would be helpful to see how many in the audience would stand, and that the testimony was more specific. Chair Rowe said the Commission would use the staff report, letters from interested parties, and the public testimony to help them make their decision.

**Fern Wollrich**, a Sunnyvale resident, said she does not support the guidelines, and thinks more careful consideration needs to be given to them. She mentioned concerns including, who would administer the guidelines, that staff would need to have an Eichler expert, and that this would cost money during tight economic times. She said she does not support that the atriums be enclosed as the first area to expand when remodeling, and said the flat roof on her Eichler is terrible.

**Chair Rowe closed the public hearing.**

**Comm. Klein** discussed with staff the public comments including the reasoning for closing in the atriums first, the foam thickness on roofs, and references to setbacks and fences.

**Comm. Travis** discussed with staff further the recommendation for atrium closures, and that clarifying language could be added that the intent is to encourage homeowners to think of other options that are less visually obtrusive and that atrium closure is not required.

**Vice Chair Chang** discussed with staff the process for proposing a second-story addition and the affects on privacy to Eichler homeowners.

**Chair Rowe** discussed points made by some of the speakers including limiting second floor windows, non-Eichlers adjacent to Eichlers, concerns about steeper pitched roofs, and the use of certain types of wood and vertical grooved wood siding. Chair Rowe asked staff about streamlining the process for securing a SSCD designation, with **Kathryn Berry** adding that the Commission could recommend to City Council that the fee issue be reviewed. Chair Rowe discussed with staff issues regarding windows on Eichlers, landscaping, parking standards, and the possibility of providing perspective buyers with documents related to the EDGs.

**Comm. Klein** moved for **Alternative 2**, to recommend that **City Council** adopt the enclosed **Eichler Design Guidelines** with the additional wording located in **Attachment E** with modifications and/or with the additional privacy and solar policies for the **Single Family Design Techniques** as located on pages 6 and 7 of this report. The modifications are: to clarify in the guidelines that enclosing the atrium is an option, not a requirement when making an addition on a home; and to modify guideline 3.6.3.a by removing the text regarding foam roofing. **Comm. Travis** seconded the motion and offered a friendly amendment, as requested in Dr. Shea's e-mail, to add to the bullet list of guideline 3.6.2, plastic tubing radiant heating on the floor as a potential option. The friendly amendment was accepted by the maker of the motion.

**Comm. Klein** said he thinks one of the public said it best, that it is difficult to put the rules in place and also give the homeowners the flexibility to improve their homes. He said staff, at the direction of the Council, has created guidelines that help the homeowner and staff look at proposed additions and projects. He said staff has put certain guidelines on top of other guidelines which help better define what can and cannot be done providing direction to create something that fits in the neighborhood. He said we are trying to preserve an aspect of the community and commended those who have come out tonight and provided their input.

**Comm. Travis** said he thinks this document is a balance between differing opinions and is a good step in preserving an architectural part of our city. He said he is still concerned about privacy issues.

**Comm. Klein** commented that he thinks it is imperative that the cost for a neighborhood to apply for a SSCD be an applicable fee and not exorbitant. **Andrew Miner**, Principal Planner, said that the comment about the SSCD would not be part of this motion, however the comment would be provided to City Council adding that the fee for the SSCD is \$117 per lot in the neighborhood. **Comm. Klein** commented that the Council could look at the fee and that he does not think the current fee is exorbitant.

**Vice Chair Chang** said he would be supporting the motion and said that this document is a living document that can be updated along with energy technology from 50 years ago and still keep the Eichler design.

**Chair Rowe** discussed why the guidelines are being considered. She said she agrees that the general guidelines can assist to protect the Eichler neighborhood without the stricter requirements of the Heritage Resource District designation. She said this is a compromise and it is difficult to make everyone happy and hopefully we have addressed some of the issues.

**ACTION:** **Comm. Klein** made a motion on 2008-0861 to recommend that City Council adopt the enclosed Eichler Design Guidelines with the additional wording located in Attachment E with modifications and/or with the additional privacy and solar policies for the Single Family Design Techniques as located on pages 6 and 7 of this report. The modifications are: to clarify in the guidelines that enclosing the atrium is an option, not a requirement, when making an addition on a home; to modify guideline 3.6.3.a by removing the text regarding foam roofing; and to add to the bullet list of guideline 3.6.2, plastic tubing radiant heating on the floor as a potential option. **Comm. Travis** seconded. Motion carried, 5-0-1, with **Comm. Hungerford** abstaining, and **Comm. McKenna** absent.

**APPEAL OPTIONS:** This recommendation will be forwarded to City Council and is scheduled to be considered at the July 28, 2009 Council meeting.