# Draft Eichler Design Guidelines

# SUPPLEMENTAL INFORMATION

**Diana O'Dell - Re: Draft Eichler Design Guidelines**

**From:** James Becker [redacted]
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 5/1/2009 5:10 PM
**Subject:** Re: Draft Eichler Design Guidelines

Diana,

We appreciate you taking the time to make a trip out to our neighborhood. However, it is important to clarify that we did not say in our letter that the remodels did not retain an Eichler look. Only that the remodels did not meet the draft guidelines. Which may point out that the guidelines are not equal to the only method of preserving an Eichler look.

We definitely did not write such hyperbole as "no one in the City" has remodeled a house in a way respectful of the Eichler look. There are many remodels that we do admire. [If you want a good atrium cover example check out the remodel on Cornwall Court off of Mallard Way.] Again our statement concerned only our street as an example and only as to meeting all the guidelines in the draft. Is it okay not to meet all the guidelines (meet many of the guidelines); realistically is a permit officer going to be able or willing to make that determination?

Those front additions that you (and I) admire on Devonshire are (were?) prohibited in the released draft guidelines which called for not filling in so called "recessed areas".

Garage door models: Great that you found an example to show people. Again I would suggest the guidelines emphasize what is appropriate and reduce the emphasis on what is prohibited. In my first read of the guidelines, I was under the impression that garage windows were prohibited but I see now that is not the case specifically.

Property values: Since staff appropriately does not take a position on property values, then I expect any reference to "potential home buyers" will be taken out of the intent section.

Yes, of course if the City Council tasks staff with a project, it needs to be completed and people will have an easier time discussing it with a document in hand. Please understand, I work in almost the exact same environment with a few extra layers of state and federal oversight. However, staff was not the only audience for our cover letter of concerns. Also, in shaping how staff does a task should be some background as to why it is being completed. In my experience, a part-time Commission and Council do look to staff for guidance on whether a project should go forward. Staff should be able to provide institutional memory as to why a project was done – because of one bad house, someone's pet project, or because of a larger issue. It's not a matter of polling people, it's a matter of explaining what is good practice and whether this particular project fits in the overall framework.

Thank you the information on the next draft and meetings.
Ann & James

**From:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**To:** James Becker [redacted]
**Sent:** Friday, April 24, 2009 12:21:12 PM

**Diana O'Dell - Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009**

**From:** Mark Kliss <[redacted]>
**To:** "Diana O'Dell" <dodell@ci.sunnyvale.ca.us>
**Date:** 4/28/2009 10:29 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Diana,

Thank you for taking the time to reply to my suggestions, and I fully understand that second story additions are a difficult issue. It is precisely for this reason that I believe the introduction needs to provide a very clear description - a mental picture if you will - of the essence of what Mr. Eichler was trying to achieve and what the City of Sunnyvale is trying to preserve.

I believe one of the keys to getting buy-in from homeowners is to not only list the main design features of these homes, but to educate homeowners on why particular design principles were utilized. For example, the architectural talent Mr. Eichler employed did not include signature glass walls just to be different, they were incorporated to visually enlarge the interior space of these relatively small homes. Similarly, low roof heights, shallow roof slopes, and horizontal roof design emphasis were included to visually enlarge the exterior space around these homes - and to make them blend with the surrounding land. These combinations of carefully thought out design principles are critical to what make these homes so livable, and so desirable to many homeowners.
So at a minimum, it should be emphasized in the guidelines that while it may be a homeowners right to build a second story addition, these additions significantly compromise the highly desirable open and expansive qualities of adjacent homes - as well as introduce potential privacy issues, etc. Homeowners also have a right to free speech and to bear arms, but if one chooses to be part of society, limitations to these rights must be accepted for the greater good of the community. Perhaps people who feel they have the right to do "anything they want with their property" need to be reminded that for the greater good of the community, living in unique, nationally recognized Eichler neighborhoods places different limitations on what they can do with their homes than living in other neighborhoods.

Thanks,
Mark

Mark,

Thanks for your comments. We are currently making further revisions and expect to have a semi-final draft available in mid-May. Your comments have been useful in our review.

However, I did want to address one point that came up regarding second stories. This is a tough issue. Currently, the zoning districts allow second stories as a matter of right. There is quite a bit of contention about the relative merits on restricting Eichlers to one-story or not, and for that reason, the City designed a Single-Story Combing District that is dependent on the opinions of individual neighborhoods and puts the power in their hands.

With this is mind, we have to address second stories in our design guidelines. To ignore the issue would leave property owners and staff without any guidance when second stories are proposed. This concerns a lot of people, and I understand that, but I am also receiving quite a number of comments that object to any restrictions at all, including design guidelines. So there's a wide spectrum of opinion out there, and we're trying to find the best balance we can between the various viewpoints.

Thanks

Diana

Diana O'Dell
Senior Planner
City of Sunnyvale
408.730.7257

P Save the environment. Please don't print this email unless you really need to.

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[redacted]

**From:** Mark Kliss [redacted]
**To:** "Diana O'Dell" <dodell@ci.sunnyvale.ca.us>
**CC:** Andrew Miner <AMiner@ci.sunnyvale.ca.us>, Mariya Hodge <MHodge@ci.sunnyv...
**Date:** 4/13/2009 4:26 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Hi Diana,

Thank you for devoting your time and effort toward establishing design guidelines for Eichler neighborhoods in Sunnyvale. In general, I am highly supportive of developing guidelines to help preserve the unique character and scale of homes in Eichler neighborhoods, and I am highly supportive of the guidelines in this document. There is, however, one major inconsistency in the document. In many sections of the document significant emphasis is placed on maintaining low profile atrium covers, low profile skylights, low profile duct enclosures, and maintaining a strong horizontal design emphasis and low roof plate heights. These latter features coupled with flat and low pitched roof slopes are indeed from an external street view among the most visually prominent and defining characteristics of single-story homes in Eichler neighborhoods. In section 3.3, however, guidelines are then provided for assisting in designing second floor additions which run completely counter to the low profile, 'blend with nature' emphasis of Eichler's original design principles for these neighborhoods, as well as with other sections of this document. Section 3.3 is sufficiently incongruous as to significantly weaken the entire document, perhaps to the point to where few people will be able to rationalize supporting any of it.

My comments to specific sections of the Eichler Design Guidelines are as follows:

1) Introduction – Original Design Principles
As you note, Mr. Eichler and his architectural design team placed great emphasis on certain design principles, even at the expense of cost or pragmatism. If the intent of the Eichler Design Guidelines is to preserve and compliment the unique character of these homes and neighborhoods, the introduction should focus primarily on reminding the reader a) what Mr. Eichler was trying to achieve with his designs, and b) a description of the essence of what makes Eichler homes and neighborhoods so unique and easily recognizable (post and beam construction, clean lines, open plans, glass walls, beamed ceilings, low pitched roofs that visually enforce horizontality and blend with the land around the home, etc.). Without directly coupling this information with the Intent section, the reader is less able to understand what is to be preserved or how changes can be made that respect the original design principles.

2) Section 3.1.1 – Neighborhood Cohesiveness
General Guidelines 3.1.1a) and b) refer to maintaining shallow slope roofs and wide roof overhangs. If the intent is to provide general guidelines that maintain the overall visual consistency of Eichler homes in Sunnyvale neighborhoods, guidelines should be added in this section to:
- maintain horizontal roof design emphasis to blend with the natural surrounding landscape
- maintain low roof plate heights consistent with heights of other roofs

in the neighborhood
These characteristics are included in the Eichler Home Characteristics section (pg. 10), and low-profile, unassuming designs built to blend into the surrounding land are characteristics mentioned frequently in CA-Modern magazine and "Design for Living: Eichler Homes" by Jerry Ditto. Original Eichler roof pitches and rooflines are also key attributes of visual neighborhood cohesiveness, and are easily as visually important, if not more important in preserving the easily recognizable characteristics of an Eichler home than many of the other guidelines in this document.

3) Section 3.2.2 – Consistent Roofline and Roof Height
Similarly in this section, if roof pitch for additions is considered important, a guideline should be added to:
- maintain roof-line height of the addition to be consistent with heights of other roofs in the neighborhood.

4) Section3.3 – Underlying Key Design Principles
This section is inconsistent with the stated intent of the guidelines and should be seriously reconsidered. A second floor addition is arguably the single most readily noticeable, visually different, out of scale and likely out of character feature that could be introduced to a home in a neighborhood of single-story Eichler homes.

It makes little sense to expect homeowners to pay much attention to what can be regarded as relative design nuances such as the type of window frames (3.1.2), door details (3.1.2 and 3.5.3), window proportions (3.2.2), flat profile skylights (3.5.4), window trim width (3.5.2), and many other sections of the Eichler Design Guidelines document if guidance for successfully incorporating something as inconsistent in scale and disruptive to neighborhood continuity as a second floor addition is provided in the same document.

One of the key functions of government agencies is to provide policies and even laws that look beyond the interests of the individual to address the wider set of obligations we have to each other as neighbors, communities, and as a society. If the City of Sunnyvale is serious about preserving the unique character and scale of Sunnyvale Eichler neighborhoods (as stated in the guidelines), they should address the second floor addition issue head-on and state in the strongest language possible that a second floor addition is not in keeping with single-story Eichler neighborhoods. Placing the onus upon homeowners via single story overlay zoning provisions has not proven successful.
Eichler homes are award-winning designs that continue to inspire homeowners, architects, and designers even today because Mr. Eichler had a strong and principled appreciation of certain design principles that he did not compromise on. If the City of Sunnyvale is trying to preserve the unique character and design of these homes and neighborhoods, they should not compromise on this significant design issue either.

5) Section 3.3.2 – Horizontal Emphasis
On page 18 of the guidelines, section 3.3.2 recommends maintaining a horizontal emphasis on the overall building form. One figure suggests "avoiding shed roofs which create very tall walls adjacent to one-story homes", and another recommends "avoiding tall second floor windows that make the house look more vertical". It is extremely difficult to

logically justify significant attention to the design of window shapes to make a two-story house look somewhat shorter or maintain more of a horizontal emphasis when it is, in fact, the second story addition itself, and not the window size or roof type that dictates the overwhelming majority of a vertical, rather than horizontal design emphasis. Either revise section 3.3 to be consistent with the low profile, horizontal design concepts stated here or delete these figures.

6) Section 3.4.1 – Atrium Cover Profiles
It is not clear why recommendations are made to utilize low profile atrium covers and low height skylight-type atrium covers (3.4.1a and 3.4.1b). If second story additions can be successfully integrated into single-story neighborhoods, it would seem that almost any profile atrium cover that follows basic design motifs of Eichler homes should also be able to be successfully integrated into these homes. Either revise section 3.3 to be consistent with the low profile design concept stated here or delete section 3.4.1a and 3.4.1b.

7) Section 3.6.3 – Rooftop Duct Enclosures
Similarly it is not clear why section 3.6.3 would emphasize enclosing ducts on roofs with a 'low structure' or a low profile roof treatment. You have already established in your own guidelines that second-story addition roof heights almost twice as high as other single-story homes are acceptable. Accordingly, it would seem that almost any height duct enclosure that follows basic design motifs of Eichler homes should also be able to be successfully integrated into these homes. Either revise section 3.3 to be consistent with the low profile design concept stated here or delete this section.

Please feel free to contact me if you have any questions/follow-up issues.

Regards,

Dr. Mark Kliss

Diana O'Dell wrote:
> Dear Interested Homeowner/Resident,
> Attached is a short summary of the discussion at our March 11th
> meeting and some of the comments I have received by email on the
> progress draft for the Eichler Design Guidelines
>
<http://sunnyvale.ca.gov/NR/rdonlyres/382F2797-AD0E-4738-9E9D-A85434F9A69C/0/EichlerDGProgress1.pdf>.
> I really appreciate all the time people have taken to send me feedback

**Diana O'Dell - Draft Eichler Design Guidelines**

**From:** James Becker [redacted]>
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 4/4/2009 10:58 PM
**Subject:** Draft Eichler Design Guidelines
**Attachments:** Eichler Design Guidelines.doc

To: Planning Staff
Cc: Planning Commission
Date: April 2, 2009
RE: Draft Eichler Design Guidelines

We and several of our neighbors are not in favor of these guidelines. After attending the public discussions on this subject, we are left with the impression that the driving factor for starting this project –Eichler Design Guidelines– was one specific inappropriate house within a general Eichler tract in Sunnyvale. Because the concerns expressed should be City-wide concerns about size, character and privacy concerns, we would disagree that creating Design Guidelines specific only to Eichlers is the way to respond to one inappropriate house. We love our Eichler and its unique properties, yet we also understand its limitations especially as these homes age.

We also have concern about slippery-slope infringement on the rights of private property owners. In a community clearly divided on the topic, caution should be taken on creating middle ground restrictions. Once created, they become the new base from which those who desire restrictions seek to build. Many of those who are against these guidelines are busy families without much time or capacity to take on a vocal minority; the fact that there was barely 48 work-week hours to read draft guidelines before the public meeting is just one problem with this process.

That said, it appears that the momentum for drafting guidelines is beyond reconsideration at this time, so we provide these comments and concerns.

Overall concerns:

- There are 36 houses on our block. Of these, from the street, it is apparent that 12 (33%) have been remodeled. None (zero) of these remodels would have been allowed as is under the draft guidelines. [1] There seems to be something fundamentally wrong with guidelines restrictions which no one has implemented in 40+ years.
- These guidelines need to separate "Not Ugly" from the "Way it Was". Is this a back door attempt to achieve Heritage Designation?
- Are these guidelines an attempt to preserve the unique character of Eichler homes in total or only on the street face (as suggested in the public meeting last fall)? If privacy is the main concern, then much of what is discussed in these guidelines is irrelevant. The draft guidelines mix and mash these different approaches and it should be spelled out specifically in the intent section for on-going reference.
- Are these guidelines compatible (and affordable) with other City guidelines such as the Green Ordinance? With upgrades for security, fire and earthquake safety?

There is an anecdotal thesis put out at the public meeting that has subtly made its way into the draft

guideline and intent. The theory is that potential home buyers consider Eichlers of higher value than other area homes. Our real estate agent, with 20+ years experience in the area, put it succinctly when she said "buyers either love or hate Eichlers". We bid on 3 separate homes within Sunnyvale before our purchase; the one in which we had the least competition (other potential buyers) was the Eichler. The two highest price homes sold on our block in the last five years are the two homes on the street that have been remodeled beyond Eichler-recognition. Unless there is a plan to complete a statistically valid analysis of home purchase patterns to endorse the idea that buyers will pay a higher premium for Eichlers – let alone Eichlers with restrictions on them – we believe the wishful thinking should not be used to support calls for these guidelines.

Joseph Eichler intently wanted to make good modern design available to people of moderate income. It would be sadly ironic if restrictions were now put in place that made renovating and/or maintaining an Eichler home either unavailable or unaffordable to those of middle-class (by Silicon Valley standards) means.

Attached are specific comments that follow the structure of the draft guidelines.

Sincerely
Ann Hatcher and James Becker
[redacted] Sunnyvale 94087

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[1] Note: we did not include in this count our own house with its guideline-prohibited greenhouse kitchen window. We did not peek into our neighbor's yards to see how many of these exist.

Eichler Design Guidelines
Hatcher/Becker Comments to Progress Draft #1 4/2009

Intent
If the intent is to assist property owners then these guidelines should emphasis what is possible, allowable and do-able, and conversely de-emphasize what is prohibited. Previous public comment asked for examples, which could be expanded to include whether the resources such as finding replacement materials, even exist.

3.1.2 b) It is our understanding that there exist only one company that currently provides vertical-grooved wood siding in the whole bay area. Sunnyvale should be cautious in creating a monopoly situation.

3.1.2 d) We still have our original garage door, but reviewed door options when the 40 year old springs broke. The simplest, least-expensive garage doors to get as replacement options in Sunnyvale appear to be pre-manufactured doors which all come with windows (at least in the booklet we saw). Has anyone researched whether garage doors without windows are available for less than a custom price? Well maintained homes should be a concern of the City; making it unaffordable to maintain these homes will be detrimental to the neighborhoods and to an aging population of home-owners.

3.1.3 a) & b) These statements just beg the question "How?" There is no roof gap in which to "integrate HVAC ducts and solar panels, etc."

3.1.4 This section discusses carry details to "all sides of the house". Are these guidelines intended to cover the street-scape view (or other public view) or to restrict the house improvements in total including the parts of the house unseen by others?

3.1.5 "Use high quality materials and craftsmanship" is arbitrary and subjective. If it is believe to be applicable than it applies to all single family home guidelines and should not be in these subset of guidelines.

3.2.1 "Avoid filling in recessed areas" The front face of the atrium homes that is labeled a recessed area is not a point of entry (unless someone plans to walk over our mature landscape). While the sky-view floor plan indicates a window in that front section, we would point out that the base of the windows is 6.5 feet off the ground. Expansion of the front wall has been one of the most common remodels we see in our neighborhood (and the one that has been most likely to retain the Eichler look).

It also is arbitrary to say that it is okay to fill in a space if it is behind a cinderblock wall (per the next example of the courtyard model) which is a complete modification of the Eichler flow, but not okay to move the wall of the atrium plan with minimum impact on the Eichler concept.

3.2.2 c 1) Smooth panels board above and below the operable window do not exist in our neighborhood. The "no-name" 3 bedroom models that make up 25% of our

neighborhood have one smooth panel between the two front windows (not above and below). The consultant might actually want to visit all the neighborhoods in Sunnyvale, where these guidelines are being proposed.

3.3 Second Floor Addition.
Aesthetics may be in the eye of the beholder, but the example that keeps being shown in the guidelines as a "good" example is rather ugly to our eyes. The window patterns have no consistency between downstairs and upstairs. The front window is very horizontal which **conflicts with the guidelines** at 3.2.2 for vertical windows.

The example which is shown as "bad" because it makes the house look "more vertical" would appear to us to actually capture the Eichler full panel glass aesthetic.

Are all these example pictures in Sunnyvale? If not, they should be clearly marked.

3.5.2 b) Are metal window casements compatible with the green ordinance and in general with attempts to improve home energy efficiency?

The original owner of our house installed a projecting garden window that hangs over the side yard. It is completely out of view of the street and our immediate neighbor. Would that be disallowed (to replace) under these guidelines?

Again as pointed out earlier – solid panels, above and/or below operable windows, are not a feature in any home in our neighborhood.

3.6 Is there an issue with white foam roofs? It is one of the few options available to insulate Eichler roofs for compliance with energy efficiency and other green goals. It is also supportive of the State's cool roof goal.

Avoid confusion and leave out the discussion on solar panels. Solar panels are regulated on the state level. Their location will be determined based on shading, potential inverter location and engineering studies.

Please be cautious about taking any input from any non-resident entity who might financially benefit from the outcome. Vendors who specialize in certain systems will often lobby for legislation to secure their business.

**Diana O'Dell - Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009**

**From:** Peter Stefan <[redacted]>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 3/29/2009 5:01 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009
**CC:** [redacted]>

Hello Ms. O'Dell:

Thank you so much for keeping us informed. I am sorry that I did not participate in the meeting earlier this month, and I am now only trying to catch up.
While I think it is important to have guidelines to help neighbors live in harmony, I feel that some of the guidelines are too restrictive and unnecessarily intrusive. They will also be either uninforcible or distracting to City Staff. I suggest deleting al least the following sections of the draft report:
3.1.5 Use high quality materials and craftsmanship
3.2.2 (c) 1,2,3 [ on windows]
3.5.1 Match the original house materials and details
3.5.2 Use windows appropriate to the Eichler style
3.5.3 Use simple entry and garage doors appropriate to the Eichler style
3.7.4 [on window shapes]

My main concern as an Eichler home owner is that, if my neighbors sell their houses, new owners might want to build a second story. I think that was also the greatest common concern among the attendees of the meeting on October 2. ( I cannot help noticing that on p.24 of the draft report, the examples of good design are two-story buildings.)
I have some questions about applying for single-story overlay that in my next email, since I have yet to learn about the process. But this thought has occurred to me: Why not streamline the process so that a group of Eichler homeowners can more easily get permission for single-story overlay?

Thanks.

Mei-Ling Stefan

--- On **Fri, 3/20/09, Diana O'Dell <*dodell@ci.sunnyvale.ca.us*>** wrote:

> From: Diana O'Dell <dodell@ci.sunnyvale.ca.us>
> Subject: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009
> To: "Diana O'Dell" <dodell@ci.sunnyvale.ca.us>
> Cc: "Andrew Miner" <AMiner@ci.sunnyvale.ca.us>, "Mariya Hodge" <MHodge@ci.sunnyvale.ca.us>, "Trudi Ryan" <TRyan@ci.sunnyvale.ca.us>
> Date: Friday, March 20, 2009, 5:01 PM
>
> Dear Interested Homeowner/Resident,

# Diana O'Dell - Re: Eichler Design Guidelines - Summary of Comments Received in Email and at ...

**From:** [redacted]
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/25/2009 12:20 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at ...

Diane--
I am very concerned about the proposed provision in the guidelines disallowing garden windows for Eichlers. These windows are installed on the sides of Eichlers and do not show from the street so the Eichler profile would is maintained intact. Eichler bathrooms are **very** small and these windows are a very good way to visually open up the space. The same argument holds true for installing them in kitchens. I think if you polled Eichler owners who have done renovations or upgrades, you would find that a very high proportion have installed these windows. I am a purist when it comes to Eichlers, have owned 4 over the years and have renovated 3 of those. And I installed these windows for wonderful results.

Given all of this I am puzzled about the reasoning behind this particular provision.

[redacted]

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**Diana O'Dell - Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009**

**From:** Ralph Grundler <[redacted]>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 3/21/2009 4:12 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Hi Diana,

I could not make the meeting but great job on the guidelines and thanks for all your hard work on them. I think they are very good. My only comments would be that some Eichlers came with a flat looking shingle on the front that was painted to match the color of the house. This would be the only example (with a picture) of excepted shingles I would recommend. Also I would put in more restrictions for second story to maintain privacy for people behind, but if no one behind has an Eichler think I think the City can be more flexable.

Regards,

-- Ralph

**From:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Cc:** Andrew Miner <AMiner@ci.sunnyvale.ca.us>; Mariya Hodge <MHodge@ci.sunnyvale.ca.us>; Trudi Ryan <TRyan@ci.sunnyvale.ca.us>
**Sent:** Friday, March 20, 2009 5:01:43 PM
**Subject:** Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Dear Interested Homeowner/Resident,

Attached is a short summary of the discussion at our March 11th meeting and some of the comments I have received by email on the progress draft for the Eichler Design Guidelines. I really appreciate all the time people have taken to send me feedback - I will be following up with some of you. Also, please feel free to keep sending in comments. All input is welcome.

We will be processing all these comments and trying to incorporate them where possible. The semi-final draft that will go to Planning Commission and City Council will be available on Monday, May 11, 2009 at 6 p.m. at www.sunnyvaleplanning.com . I will send out a notification to all of you when we get closer to that date.

Again, thanks for your continued participation on this issue.

**From:** Brad Youngman <[redacted]
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 3/25/2009 5:18 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Hi Diana,

I just read about the mini-splits. They are more costly.

We improved our house temperature situation by putting opening skylights in the kitchen and master bath. We keep them open in the summer (when it is not raining!), open some doors and windows at night, and shut them during the day. We also insulated the roof when we last re-roofed. Result is a comfortable house except for a few days. I cannot see much need for an air conditioner in such a mild climate as we enjoy.

Cheers,

Brad Youngman

On Wed, 2009-03-25 at 16:29 -0700, Diana O'Dell wrote:
> Mr. Youngman,
>
> Thanks for your comments! Yes, I think what you're describing is
> called mini-splits (?). They are really great with Eichlers. The
> only problem is they're more expensive than traditional ductwork. But
> we're trying to provide as much info as we can to encourage
> homeowner's to use this more efficient (and attractive) option.
>
>
>
> Diana O'Dell
> Senior Planner
> City of Sunnyvale
> 408.730.7257
>
> >>> On 3/20/2009 at 5:51 PM, in message
> <[redacted]>, Brad Youngman
> [redacted] wrote:
>
> Hi Diana,
>
> Thank you for all of your good work on the Eichler issues. I want the
> neighborhoods to look "nice", whatever that is. In my view, visible
> ductwork on the roof is truly ugly, or not "nice".
>
> In Europe there is a type of air conditioner that has a small outside
> unit, refrigerant pipes that penetrate the wall, and an inside unit.
> An
> Eichler would require several of these things, or a large outside unit
> with refrigerant pipes to several inside units. You would never see
> these things from the street unless someone put the outside unit on
> the
> street side of the house. Even then, it could be tastefully concealed
> with something.

**Diana O'Dell - eichler design plan**

**From:** "Robin McLaren" <[redacted]>
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/20/2009 8:11 PM
**Subject:** eichler design plan

Diana, I attended the March 11th meeting. The areas addressed by the draft plan are entirely reasonable and they get at the key issues that are of concern. Our Eichlers are an historic and unique part of mid-century modern architecture. Our homes retain their value and desirability to the extent that we are able to preserve their architectural integrity. Subsequently, the windows, doors, lights, atriums, roof profiles and landscaping matter a great deal. We need to have some regulations that will prevent people from installing 6 panel doors, coach lights, and big square or rectangular windows on the front facade of their homes. Opposition to the modest guidelines in the proposal are unfounded.
Thank you,
Robin McLaren

20 March 2009

Dear Diana O'Dell,

Thank you and the City of Sunnyvale for addressing the unique Eichler neighborhoods. It is encouraging to see guidelines emerge to help maintain these nationally recognized houses and their planned neighborhoods.

Please know that I support every aspect of the proposed Guidelines. The exterior and interior of my Eichler are maintained using the stricter guidelines of historical preservation, and I would happily allow the City to use images of both on its website. Please let me know if this would help the passage of a substantial set of guidelines.

Best regards,

Dr. Beverly Grindstaff

[redacted]

**A few comments:**

- **One of the strongest arguments for neighborhood preservation is the current strong market for Eichler houses in intact neighborhoods**. A quick glance at any recent local or national newspaper informs one of the sharp drop in home values in today's economic downturn; indeed, March 2009 has seen a 50% drop in Bay Area residential value such that the median price is now $300,000. A notable exception are Eichlers in relatively intact neighborhoods such as Fairbrae, where houses continue to sell quickly and at or above asking prices in excess of $1m, prices that are if anything higher than ever.

  While the current City emphasis is on exteriors, please note the market is most brisk for Eichler houses with their original layouts and interiors that are either intact or updated in keeping with Midcentury Modernism design parameters.

- I understand the City need to address modifications to private homes as "subjective." However, Modernist architecture and design are part of popular culture, and most new owners attracted to these neighborhoods have a surprisingly good idea of what makes the Eichlers unique. See, for example, the current issue of Dwell magazine that describes one of its 2008 prizewinning renovations as an "Eichleresque" house.

  **The principles, materials and appearances of Modernist architecture are distinct and easily learned and recognized.**

The City goal of maintaining Eichler neighborhoods is made unnecessarily difficult by framing this goal as "subjective." The design intentionality that went into planned Eichler tracts can coexist with individual owner's tastes, but Eichler and his planners had very specific objective reasons for making these houses and neighborhoods look the way they do. To not present this fact is to increase misunderstanding of City intent, and to claim that this intent is subjective is to compete in kind with all the equally subjective desires of individual owners to make "cool" or "tasteful" or "awesome" changes to their houses.

- **Thank you for addressing cost point**. Many people involved in these discussions are original or second owners who are now on limited or fixed incomes. Having options that acknowledge this reality seems necessary.

- **Please re-emphasize that existing changes to Eichlers are not included in Guidelines**. Much of the private discussion that goes on during these meetings centers on concerns that owners will be required to restore altered façades and layouts. Much of the more forceful opposition to guidelines is due to this misunderstanding.

- **Banning second stories is absolutely imperative**. The entire backs of Eichler homes are floor to ceiling glass, and a second story addition guarantees the loss of others' right to privacy. This is a legal issue the City should pick up and not leave to ad hoc homeowner associations. The City-approved development at Trinity Park sends the message that new housing far outweighs the privacy and property concerns of Eichler owners.

  **It is important to note that modifications made to the backs of houses also modify neighboring views**. Every "tasteful" backyard project that exceeds the fence line becomes the new view for every adjoining house, and especially those directly behind it. Please include this item in the next wave of guidelines.

- **Thank you for using examples of "bad" modifications from cities other than Sunnyvale.** Seeing one's home posted to the Internet as a "What not to do" has a counterproductive effect on that owner and generates a lot of ill will. Good examples do not have this effect.

- **Please put some real teeth into the right and wrong way of adding HVAC systems, generators, and external airducts to Eichlers**. Climate change will likely prompt more and more homeowners to add HVAC. The massive ducts required by low-pressure systems and especially spray foam insulation are detrimental to the appearance of entire neighborhoods. In addition, many homeowners set generators and air conditioning units outside such that sound carries into other homes. This is real problem on summer nights when doors and windows are open to cooler air. (See the house on the southwest corner of Pome and Plum where the air conditioning unit is set in the front yard against the house and its sound is actually amplified.) Surely existing municipal code regulates these things.

**From:** Brad Youngman <[redacted]>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 3/20/2009 5:52 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received in Email and at Meeting of March 11, 2009

Hi Diana,

Thank you for all of your good work on the Eichler issues. I want the neighborhoods to look "nice", whatever that is. In my view, visible ductwork on the roof is truly ugly, or not "nice".

In Europe there is a type of air conditioner that has a small outside unit, refrigerant pipes that penetrate the wall, and an inside unit. An Eichler would require several of these things, or a large outside unit with refrigerant pipes to several inside units. You would never see these things from the street unless someone put the outside unit on the street side of the house. Even then, it could be tastefully concealed with something.

Have you seen these?

Cheers,

Brad Youngman

On Fri, 2009-03-20 at 17:01 -0700, Diana O'Dell wrote:
> Dear Interested Homeowner/Resident,
>
> Attached is a short summary of the discussion at our March 11th
> meeting and some of the comments I have received by email on the
> progress draft for the Eichler Design Guidelines. I really appreciate
> all the time people have taken to send me feedback - I will be
> following up with some of you. Also, please feel free to keep sending
> in comments. All input is welcome.
>
> We will be processing all these comments and trying to incorporate
> them where possible. The semi-final draft that will go to Planning
> Commission and City Council will be available on Monday, May 11, 2009
> at 6 p.m. at www.sunnyvaleplanning.com . I will send out a
> notification to all of you when we get closer to that date.
>
> Again, thanks for your continued participation on this issue.
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>
>
>
>
>
>
> Diana O'Dell
> Senior Planner
> City of Sunnyvale
> 408.730.7257
--
[redacted]

# Diana O'Dell - Re: Eichler Design Guidelines - Summary of Comments Received inEmail and at Meeting of March 11, 2009

**From:** "D Guy Ayers" <[redacted]>
**To:** "Diana O'Dell" <dodell@ci.sunnyvale.ca.us>
**Date:** 3/20/2009 10:47 PM
**Subject:** Re: Eichler Design Guidelines - Summary of Comments Received inEmail and at Meeting of March 11, 2009

Diana-

Sorry I missed the meeting (my only excuse is I was switching over to a new computer about the time you sent the heads up, and I lost your email before noting down the date, and then didn't call, or didn't hear back, I can't remember which). Generally, I think the guidelines are excellent- you've hit all the salient points, and have done a good job of defining the notion of Eichlers. Here are a few more ideas:

1) Under Characteristics, p.10- Post and beam construction in Eichlers usually has uniform bay spacing, with the beam lines running clear though the house. This results in "extruded" building forms and plans, a primary characteristic emphasized by using fairly deep beams completely exposed below tongue & groove roof decking, often projecting past the outside walls. This extruded feeling was further emphasized by using clerestory glass (or floor-to-ceiling glass), so that you can see all the way through the house along the extrusion axis.

2) The house on p.11 has T-111 siding, not a very nice substitute (even if it does illustrate the point about vertical siding).

3) 3.1.1 a) There are a few hipped-roof Eichlers, for example the Fallen Leaf subdivision in South Los Altos. But you're right- they don't look very good.

4) 3.1.2 c) Emphasize narrow window trim and sash, both painted the siding color, or anodized a fairly neutral color. (I noticed you did later on in sect 3.5.2).

5) 3.1.2 d) I don't see why narrow stile & rail glass and wood doors can't be used (<6"- see "El Cajon" project in dguyayers.com).

6) Aluminum & glass panel doors don't look too bad in garages (I noticed you mention this later in 3.5.3 e)

7) 3.1.4 You should provide lots of photographic examples of well-done remodels, even minimal ones, like ones with good paint schemes and landscaping which are otherwise original.

8) 3.1.6 Modernist landscaping really leverages modernist homes- you should provide lots of photos of good modern landscapes.

9) 3.2.1 a) These examples may be too simplistic. Flushing out the front doesn't have to be a bad thing- I have done exactly what you show in your first example (to the model you show), and it wasn't too bad (even thought the contractor screwed up the roof a bit), as long as you still have a roof overhang and the carport beam is handled properly. In your second example, a remodel that completely filled-in a courtyard not only could radically change the look and feel of the exterior, but could completely mess up the indoor-outdoor appeal of the courtyard, which I feel is one of the better Eichler designs.

10) 3.5.2. d) The windows should be grouped together whenever possible. The photo at the bottom of p.20, although it illustrates your point, is not so nice because of the contrasting trim.

11) 3.5.3 d) You might mention that sectional overhead doors can be disguised to look like the original horizontal sliding garage doors or single-stall flip-up doors. On one project we left the center 4 X 4 post, but made the two by-pass doors into one sectional overhead door (the house on Sage Ct).

12) 3.6.2 Hydronic (not electric) baseboards are required by Title 24 energy code. You should mention that the new plastic PEX tubing radiant heating systems are extremely reliable, and are becoming simpler and less expensive all the time. This is my heating system of choice.

13) 3.6.4 I need to research more, but it should be possible by now to integrate the solar cells into a structural glass skylight system for roofing over atriums, which are just about the right size (500 sf) for an array. The 6" X 6" cells could be spaced apart slightly (1/2'), to create a nice shading trellis effect.

13) 3.7.1 a) Extruded volumes (see above).
e) 4 X 12 beams, or something close
f) Minimize window trim, group windows (you mentioned this elsewhere).
g) Roughly 6" fascias, similar flashings.

14) 3.7.2 b) ....or, shift the second floor element ahead of the first (as illustrated in photos on p.24 of Pietro Belluschi's Eichlers in San Mateo). This is a very common modernist theme.

15) 3.7.1. The difference between the two approaches on p.23 may be too subtle- they both have their good and bad points, and neither is a particularly good (or bad) example.

My response to Audience Comments:

1) Good replacement siding, masonry, doors, and windows are all readily available, and competitively priced (for the quality). Lesser materials will only devalue the house.

2) Current energy standards are easy to meet, even with all the glass.

3) It's not hard to conceal ductwork on the roof, even conventional ductwork. The roof has to be over-framed, but this doesn't add that much to the cost of re-roofing, and you get a place to put insulation (and fire sprinklers and recessed lighting), and a sloped roof, too.

Thanks for all your hard work,
Guy

Guy Ayers Architect
www.dguyayers.com

----- Original Message -----
**From:** Diana O'Dell
**To:** Diana O'Dell
**Cc:** Andrew Miner ; Mariya Hodge ; Trudi Ryan
**Sent:** Friday, March 20, 2009 5:01 PM
**Subject:** Eichler Design Guidelines - Summary of Comments Received inEmail and at Meeting of March 11, 2009

Dear Interested Homeowner/Resident,

Attached is a short summary of the discussion at our March 11th meeting and some of the comments I have received by email on the progress draft for the Eichler Design Guidelines. I really appreciate all the time people have taken to send me feedback - I will be following up with some of you. Also, please feel free to keep sending in comments. All input is welcome.

We will be processing all these comments and trying to incorporate them where possible. The semi-final draft that will go to Planning Commission and City Council will be available on Monday, May 11, 2009 at 6 p.m. at www.sunnyvaleplanning.com . I will send out a notification to all of you when we get closer to that date.

Again, thanks for your continued participation on this issue.

**Diana O'Dell - Draft Eichler Design Guideliens**

**From:** Derek <[redacted]>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Date:** 3/16/2009 12:33 PM
**Subject:** Draft Eichler Design Guideliens

Thank you for hosting the meeting last week. I have attached more detailed comments:

I would like to request and reiterate the comments that I heard from many people that you limit these guidelines to a bare bones document at most. I understand that City Council has requested that you provide a document, but you can provide a shorter and more simple recommendation to the Council. One reason for a shorter document is the fact that strict guidelines not only reduce the value of homes since people can no longer modify them, but that strict guidelines will also reduce creativity. Also, as an Eichler owner in Sunnyvale, I much prefer someone to guy an older Eichler and fix it up and maintain it in any way at all, as opposed to have it look like an Eichler, but be a dump -- there are several examples of this occuring on our street -- Flamingo Way -- and the immediate area. I wish I had before and after pictures, but I do not, so suffice it to say that these remodeled homes are a huge improvement, including the stucco home on the corner of Flicker and Dartshire.

On specific aspects of the guidelines, my comments are:
1) Introduction -- in addition to the concerns listed here, it would be very helpful to document the other side which (as described above) includes the desire of many not to have guidelines, to make them as flexible as possible if they exist, and to ensure that property rights and values are not dimished. This other side will be important in later constructions of this document.
2) Section 3.1.2 lists shingles as being "Not Allowed", however, many later Eichlers from the 70's had shingles as can be seen in Palo Alto tracts that include two story Eichlers (see Torreya Court). These not allowed designations should be removed along with "Don't Use" and softer not preferred should be used.
3) Section 3.2.1 on recessed areas should be removed, which I believe you indicated would be done.
4) Section 3.3.1 on second stories -- you asked whether the second story should be up front (bulk appearance) versus in back (potentialy affecting privacy of neighbors): my comment is that you want to have a bit of both with not the entire facade up front as a second story as it can overwhelm neighbors, but any portion in back or on the sides should be done to reduce privacy issues. I view the second story issue as probably the only major concern that people appear to consistently have and that can be done well (as shown in several pictures) and can address neighbor concerns as well.
5) Section 3.4 says that te top example is "not well related to the original", however people around me at the meeting thought it looked nice. In addition, does this not well related comment mean it is OK or not allowed? Many of the references in these guidelines read more like a white paper on preferred remodel options for an Eichler as opposed to enforceable design guidelines for city planners, architects, and home owners. My proposal is a short guideline with good exemplary pictures and then a separate white paper from the city which can be a citizen resource for remodels, which is where more of this information will be useful.
6) Section 3.5.3 -- which include this in the guidelines since the details of doors are not included in designs even when the remodel is > 20% and goes through review. This sort of guideline is a prime example of the white paper concept and something that does not really

belong in a enforceable document as it creates more ambiguity and the negatives outweigh any positive.

I hope that the revised version is published sufficiently in advance to allow either a second round of commentary or at a minumum a week to review prior to the planning commission meeting.

Thank you.

Derek Minihane

---

**From:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Cc:** Andrew Miner <AMiner@ci.sunnyvale.ca.us>; Mariya Hodge <MHodge@ci.sunnyvale.ca.us>; Trudi Ryan <TRyan@ci.sunnyvale.ca.us>
**Sent:** Friday, February 27, 2009 1:14:46 PM
**Subject:** Outreach Meeting on March 11, 2009 to discuss Framework for Draft Eichler Design Guideliens

**EICHLER HOMES – CREATING DESIGN GUIDELINES**

**Join us for a neighborhood meeting to review a draft framework for the Eichler Design Guidelines!**

**WEDNESDAY, MARCH 11, 2009**
**7:00 P.M**
**Grand Ballroom, Community Center**
**Recreation Center Building (next to the Senior Center)**
**550 E. Remington Avenue**
**Sunnyvale, CA 94087**

You are receiving this notice because you are property owner or resident in an Eichler home (see map attached). Council has directed staff to develop new design guidelines that specifically address Eichler homes. After meeting with Eichler homeowners in the fall of 2008, staff has developed a draft framework for the guidelines based on the comments that we received. The draft framework will be available prior to the meeting online at www.sunnyvaleplanning.com beginning Monday, March 9, 2009 at 5 p.m.

If you have any questions about this meeting, please contact **Mariya Hodge, Associate Planner** by phone at (408) 730-7659 or by email at *mhodge@ci.sunnyvale.ca.us.*

**FOR RESIDENTS OF SUNNYMOUNT GARDENS OR SUNNYVALE MANOR (SEE ATTACHED MAP)**

## Diana O'Dell - Eichler Meeting March 11

**From:** Diane Moglen
**To:** O'Dell, Diana
**Date:** 3/13/2009 2:22 PM
**Subject:** Eichler Meeting March 11

Hi Diana,

I attended the Eichler informational meeting on March 11. Although I could only stay the first hour, I wanted you to know how well I thought you handled the meeting. I have lived in my Fairbrae area Eichler for over 30 years and I know there have been many discussions over keeping the integrity of the design and most importantly (from my point of view) for privacy issues the one story aspect of the home but I had no idea how controversial every detail of the home has become.

You had a command and knowledge of Eichler architectural terminology and were able to answer questions clearly and respectfully.

I wish you the best in coming up with design policies that maintain the basic "spirit" of the home but allows some leeway for the homeowner to modify or upgrade.

Diane

**Diana O'Dell - Eichler Meeting - 3-11-09**

**From:** Lesley E Robinson [redacted]
**To:** "dodell@ci.sunnyvale.ca.us" <dodell@ci.sunnyvale.ca.us>
**Date:** 3/13/2009 12:14 PM
**Subject:** Eichler Meeting - 3-11-09
**CC:** "mhodge@ci.sunnyvale.ca.us" <mhodge@ci.sunnyvale.ca.us>

Diana, I just wanted to compliment you on how you handled/controlled the meeting on Wednesday. It was very informative, and you were able to give people enough "space" to air their views, but at the same time, keep on track. I thought the package was well put-together and easy to read.

Look forward to seeing the finished guidelines – I'm one of those who thinks that there definitely should be more guidelines than not, and don't really understand why guidelines should be a problem – people obviously bought Eichlers because they liked the overall look, the contemporary, the clean lines, etc. – they should have bought a regular house if they wanted shingles, stained glass front doors, etc. There are some horrendous second story additions in our Fairbrae track(s) which should never have been approved – in concept or in design - so hopefully future second story additions will be more closely monitored in the future (I'm actually for no future second story additions at all).

Again, compliments on a great job.

Lesley Robinson - [redacted]

[redacted]

This message is for the designated recipient(s) only and may contain privileged, proprietary, or otherwise confidential information. If you have received it in error, please notify the sender immediately and delete the original.

## Diana O'Dell - Eichler Design guidelines

**From:** [redacted]
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/12/2009 5:05 PM
**Subject:** Eichler Design guidelines

Ms O'Dell: Thank you so much for the information meeting on March 9 concerning Eichler Guidelines. You did a masterful job of presenting the material and responding to questions in what is somewhat an emotional and controversial issue. We do not believe this effort is "make work" or trivial as it will affect the future of the city for years to come.

Let us say that we are totally in favor of retaining the "Eichler" look in our neighbor hood. We commend the city for taking this on and the desire to retain the character of the Eichlers in Sunnyvale. We believe this will benefit the city in years to come and provide untold benefits in terms of home values and attractiveness as a place to live, work and raise a family.

We live on Cumberland Drive and purchased our Eichler from Mr. Eichler in 1967, after looking at Eichler tracts all over the area. We have raised our family here and still love our Eichler even with its quirks and issues. (heating, roof leaks, etc.) . When people visit our home. They remark, " What an unusual home, its so light and airy, and the atrium, just brings in the outdoors". It is the perfect home for California living. We want to maintain our Eichler as original as possible. By the way, we see no need for air conditioning. We think we will be much "greener" without it. Yes, there are a few warm days, but we can live with that.

We intend to attend the City Counsel meeting in June and support the use of guidelines for Eichler homes.

Here are a few comments that will hopefully help the process of developing the guidelines:

1. How about having some specific definitions for the terms that are used in the document.
   a. Allowed: Features that may depart somewhat from the Eichler design, but are allowed to be used. Ex: shake siding (some Eichlers have this)
   b. Not allowed: Features that are not allowed on new construction or remodels. Ex: hip roofs
   c. Recommended: These feature would require approval (design review?) before implementing. There should be a process that would allow the homeowner to meet with the planning dept. during several stages to gain approval of the design/modifications. Ex; Atrium covers, A/c systems, etc.

2. One of the features that is definitely Eichler is the colors used on the exterior. Eichler preferred "earthtones", browns, grays, etc. We have seem some quite garish colors such as bright blue, pink, etc. definitely not Eichler. Exterior colors should be part of the guidelines it seems. As a side note, we came home one day to find that the elementary school across from us was being painted. It was an electric blue color. We were not advised of this. We complained and the school district had it repainted an earthtone, much more suitable for our neighborhood. We are thrilled that the school district listened to us.

3. Several features that are mentioned as appropriate for an Eichler are small touches that would not be reviewed or approved by the city (paint colors, door styles, garage door windows, window replacements, etc.). these things are really enforceable by the city. It seems to us that to get our Eichler neighbors educated in these things, we would need to have these guidelines in the hands of every Eichler owner. Has that been considered?

4. Will there be stronger guidelines for second story additions? These designs definitely need to have design review. I am surprised that the example given opposite 3.3.3 in the handout is not acceptable with the tall windows. The structure is well proportioned, and it uses the overhangs, beams, characteristic of an Eichler. yes, it has a vertical profile, but this is unavoidable in a two story. You can't disguise it by making the front windows shorter: that just looks like poor design. (see figure, lower left page 18)

5. As discussed in the previous meeting, the emphasis was to be on the maintaining the exterior view from the street side of the Eichler home. If this is still the case, it should be emphasized in the preamble.

5. General: keep the illustrations keyed to the text. Ex; Flush doors (3.5.3 a) can be illustrated with an example of the good, and the bad.

6. HVAC. One alternative not discussed is to use individual room HVAC units. There are some units that are very space efficient, can be mounted in the wall at ceiling height and do not project significantly outside the exterior. These might be considered when only one or two rooms are being considered for HVAC.

Thank you again for you efforts. We look forward to the revised document.

Gordon and Lora lee Kruger
[redacted]

**********

Worried about job security? Check out the 5 safest jobs in a recession.
(http://jobs.aol.com/gallery/growing-job-industries?ncid=emlcntuscare00000002)

## Diana O'Dell - Re: Fwd: Sunnyvale Eichler Design Guidelines

**From:** Diana O'Dell
**To:** Marty Arbunich
**Date:** 3/13/2009 10:00 AM
**Subject:** Re: Fwd: Sunnyvale Eichler Design Guidelines

Marty,

I do understand. However, I want to be clear about what our design guidelines are trying to do. Right now, our Eichlers are in either the R-1 or R-0 Zoning Districts, as are most of the other single-family homes in the City. These zoning districts allow two-stories as **a matter of right**. It would be unlawful for the City to deny a second story because the architectural style is Eichler. In order to address the concerns with second stories, we have in place a Single Story Combining District (S), which is a zoning district that can be applied to any neighborhood (including Eichlers) provided that certain conditions and a certain percentage of property owners are in agreement. This (S) Combining District is something that must be initiated by homeowners. So far we have two Eichler tracts with the S overlay, and all second stories are prohibited in those areas. We have been providing information to other tracts to see if they are interested in having that overlay applied to their neighborhoods.

Because our zoning code allows two stories, **the design guidelines must reflect that reality**. Ignoring it completely would be misleading to neighbors who think that it can't be done at all, or homeowners that think there are no design criteria at all for second stories. We were attempting to work on finding the least intrusive and most architecturally compatible way to add two stories. I understand that all Eichlers are originally one story, and because of privacy concerns and architectural design, it can be easier if they stay that way. At our outreach meetings last fall, we had a significant number of homeowners that were very alarmed at the thought of us prohibiting second stories. We have been trying to find a middle ground, and look the best ways to add on if a property owner chooses to.

I'm sorry we disagree on this, but I hope you respect what we are trying to do within the confines of our regulations and the generally strong tradition of property rights in Sunnyvale.

Diana O'Dell
Senior Planner
City of Sunnyvale
408.730.7257

>>> On 3/12/2009 at 11:49 AM, in message <072C6B19-7766-40F2-A0CD-6B70D7D70D67@eichlernetwork.com>, Marty Arbunich <marty@eichlernetwork.com> wrote:

Diana: As a follow-up to my e-mail to you below and my other e-mail comments last evening re. second-story additions, and after more closely reviewing your current design guidelines, we do not want our firm or publication, my name, or our articles in any way tied to the support of, or packaged with, the guidelines as they currently are positioned. I hope you understand.

-- Marty Arbunich

Begin forwarded message:

**From:** Marty Arbunich <marty@eichlernetwork.com>
**Date:** March 11, 2009 4:44:32 PM PDT
**To:** Diana O'Dell <dodell@ci.sunnyvale.ca.us>
**Cc:** David Weinstein <Davidsweinstein@yahoo.com>
**Subject: Re: Sunnyvale Eichler Design Guidelines**

Hi Diana: Thanks for sending. I just got back after a week away -- I'll try to look them over in the next several days.

Let me know which articles you want. If they ran in our magazine, we may have PDF's that can be used.

FYI, just to give some direction, these articles should be of interest...
http://www.eichlernetwork.com/em_streetscapes.html
(for above, note valuable guidelines already published by Cupertino Eichlers and River City Commons Streng homes)
http://www.eichlernetwork.com/em_lucasvalley.html
http://www.eichlernetwork.com/em_ranchoverde.html
http://www.eichlernetwork.com/streng_spot14.html

Please keep me posted.

-- Marty

On Mar 11, 2009, at 2:55 PM, Diana O'Dell wrote:

Hi Marty,
We our having an outreach meeting tonight with Eichler homeowners regarding a draft version of our design guidelines. We would appreciate it if your organization has any feedback as well.
Here's a link to the draft document
http://sunnyvale.ca.gov/Departments/Community+Development/Planning+Division/Current+Projects+Planning/Eichler+Design+Guidelines.htm
I also had another question for you. We have been using the information posted on your website to help inform ourselves regarding difficulties with upgrading Eichlers. Some of the articles were particularly helpful, and we would like to reproduce a couple of them in full as an appendix to our guidelines.
Would that be possible? I'm not sure what the Eichler Network policies were regarding their information.
Thanks for any help you can provide.
Diana O'Dell
Senior Planner
City of Sunnyvale
408.730.7257

**From:** Selina LF <[redacted]
**To:** <mhodge@ci.sunnyvale.ca.us>
**Date:** 3/12/2009 5:03 PM
**Subject:** Eichler Design Guidelines comments and input
**Attachments:** IMG_0576.jpg; Part.002

Hello Mariya,

I attended last night's meeting and have some inputs and questions.

On Atrium covers, I have a nice rollomatic skylight roof cover that not covered in the guildlines. It's barely visible from street, but I know of a dozen other eichler homes that have one. It's a low rolling skylight that lets me have the best of both worlds, the original open air atrium, and a covered atrium cover during colder weather. It's not really visible from the street. Here's a photo from my roof:

**From:** [redacted]
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/11/2009 9:40 PM
**Subject:** Re: Eichler Design Guidelines

Hi Diana,

My wife and I are new Sunnyvale residents and first time home owners. When looking for a house last year, we started with a broad search but eventually focused exclusively on Eichler homes. We visited every Eichler neighborhood between San Mateo and San Jose and were lucky enough to end up in Ranch Sans Souci here in Sunnyvale. If you haven't driven through our small neighborhood, I highly encourage it. Interestingly enough, both of my parents grew up in Palo Alto Eichlers.

First of all, we want to thank you for all the hard work you and your team have been putting in on this issue. We found the meeting tonight to be very interesting. As Eichler originalists ourselves, we felt allied more with the little old ladies expressing concerns over additions and modifications not in the Eichler style. We also felt that the more property rights oriented people were both more vocal and less polite than the people who would like to see guidelines like these put into place. We admired the patience you demonstrated. I still wonder how those people might feel if a McMansion pops up behind their back fence.

I think the guidelines look very good and have a few comments:

- Duct work on roofs can be very ugly. Perhaps an alternate suggestion could be to invest in a high efficiency roof that would negate the need for more advanced heating and cooling options.
- While not part of the planning commissions direct jurisdiction, Home Depot leaded glass windowed doors look terrible compared to bright vibrant Eichler front doors.
- Second stories should be highly discouraged for privacy reasons
- Atrium covers should be discouraged for their aesthetic reasons. Even those highlighted as acceptable in the meeting seem undesirable.
- The curved window garage doors are bad. We fully support recommended against them in favor of clean straight lines on garage doors.
- I think the CA Network magazine had some original Eichler paint swatches, those would be a nice addition.

Thanks very much for taking the time to put this document together and listening to everyone's feedback and concerns. We fully support seeing Eichler design guidelines implemented in Sunnyvale.

I would prefer to keep my name and address private, but please feel to contact me with additional questions.

[redacted]

**From:** Phil Smith [redacted]
**To:** <mhodge@ci.sunnyvale.ca.us>
**Date:** 3/11/2009 2:49 PM
**Subject:** Eichler Homes Meeting March 11th

Hello Marilyn:

I'm an Eichler homeowner in Sunnyvale, and received notice of the meeting tonight regarding the Eichler homes design guidelines. Unfortunately, I'm unable to make the meeting tonight (a conflict from which I can't cancel out), but I wanted to let you know of my principle concern. The design guidelines, as drafted, look OK to me, with the exception of adding a second story without tighter guidelines. However, I'm very concerned that the permit process in Sunnyvale will allow rear neighbors, who are not living in Eichlers, to build whatever without regard to the privacy issues of Eichler homeowners.
Please record this concern for consideration.
Thank you,

Phil Smith

**From:** "Ed Tecot" [redacted]
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/10/2009 10:23 PM
**Subject:** Re: Eichler Design Guidelines

I'm unable to attend the outreach meeting tomorrow, but I have some feedback regarding the guidelines:

3.1.1 d) Avoid large vision windows on front facades.

Some original Claude Oakland designs may violate this constraint. One example in mostly original condition is on the north side of Remington Avenue between Hollenbeck and Sunnyvale-Saratoga Avenue.

3.1.2 c) Use simple, rectangular, frameless windows except at gable eave lines where Eichler homes often used horizontal triangular windows. Avoid windows with arched tops or other nonrectangular shapes.

Aluminum framed operable windows appear in every Eichler I've ever visited.

3.2.1 a) Avoid filling in recessed entries and carports at the front of the house where it would alter the original front facade articulation and strong sense of entry.

Many Eichler models came in both a 1-car garage + carport model as well as a 2-car garage version. A few also had a 2-carport version. It's relatively straightforward to convert between these variations, and as such should not be prohibited.

3.6 Exposed roof top mechanical equipment and ducts.

Only marginally related to this, but when I upgraded my Eichler's electrical panel, Sunnyvale required a huge mast on my roof (6 feet, I think), which is far more visible than any residential HVAC compressor. A discussion on how to mitigate this apparent contradiction would be useful.

Finally, some guidelines on automatic garage door openers on horizontal-moving doors would be appreciated.

Thanks,
Ed Tecot

**Diana O'Dell - RE: Outreach Meeting on March 11, 2009 to discuss Framework for Draft Eichler Design Guideliens**

**From:** "Duane Barber" <[redacted]>
**To:** "'Diana O'Dell'" <dodell@ci.sunnyvale.ca.us>
**Date:** 3/10/2009 10:36 AM
**Subject:** RE: Outreach Meeting on March 11, 2009 to discuss Framework for Draft Eichler Design Guideliens

I cannot get away from work, so could you please add my observations.

1) Solar Panels require major structural support systems and the ability to reroof under them.

2) The large frame plastic windows look really bad and do not hold up on southern exposure walls at all.

3) Covering over the windows looks really bad, and then toss in a medieval front door and they look like an Ozarks double wide.....just waiting on a tornado !!

4) Foam roofs are actually a real liability as they do not move with the ceiling movement and crack out with associated leaks. Eichler design standards were for good tar and gravel.....30 year roof that floats.

5) When a roof is replaced, that is the time to bring the house up to electrical code (install wires and cap them for future application)

6) Need guideline procedure for bringing gas line into kitchen area.

7) Need guideline procedure for venting cooking area.

8) No vinyl siding. Leads to dry rot as it does not breath and has no shear strength.

9) Siding is the main shear wall component and needs to be the thick plywood and lots of nails.

10) Plywood Siding prevents first motion in earthquake.

11) Thermo pane windows eliminate noise but heat loss is a 80 year payback.

12) Need flooring guideline.....must be thermo conductive with extensive concrete surface preparation.

13) Wooden floors should be discouraged as that was never a design consideration and results in heating, slab disasters.

14) Flooring guideline needed. Cracks in slab need to be ground flat and stabilized prior to floor installation.

15) If a structure , vent fans etc., are put on the roof.....must be vertical and not at 90 deg to roof.

16) The Eichler network has a lot of folks that are simply for the fast buck and will sell really bad ideas.

17) Need radiant heating guideline, realtors always see if the radiant heating has leaks, they are not smart enough to clean the boiler interfaces and cut the gas bill by nominal ½.

Thank you for taking an interest. There is some real engineering in these houses.

**From:** Diana O'Dell [mailto:dodell@ci.sunnyvale.ca.us]
**Sent:** Monday, March 09, 2009 12:23 PM
**To:** Duane Barber; Erik Petersen
**Cc:** Andrew Miner; Mariya Hodge; Trudi Ryan
**Subject:** RE: Outreach Meeting on March 11, 2009 to discuss Framework for Draft Eichler Design Guideliens

Great, thanks for the heads up. Erik, we would love to get your comments on this document. We will also be trying to work with the Eichler Network to see if they can review it for us or provide comments as well.

Erik is already on my regular mailing list, (but I will add him to my email list as well.)

Thanks

Diana O'Dell
Senior Planner
City of Sunnyvale
408.730.7257

>>> On 2/27/2009 at 3:43 PM, in message <000a01c99935$20c35b40$624a11c0$@barber@att.net>, "Duane Barber" [redacted] wrote:

> Diana, Erik Petersen lives and was raised in an Eichler (Fairbrae).
>
> Presently, he is probably the most knowledgeable General Contractor on Eichlers in the area.
>
> His expertise in design, materials, construction and remodeling is vast. His working relationship with the city is very well established.
>
> If he is not on the list, could you please extend an invitation to him? These Guidelines will be around for a long time and need the best to help formulate.
>
> Thanks!!
>
> **From:** Diana O'Dell [mailto:dodell@ci.sunnyvale.ca.us]
> **Sent:** Friday, February 27, 2009 1:15 PM
> **To:** Diana O'Dell
> **Cc:** Andrew Miner; Mariya Hodge; Trudi Ryan

Suzanne Shea
[redacted]

March 10, 2009

City of Sunnyvale
Diana O'Dell, Senior Planner
Planning Department
456 W. Olive Ave.
Sunnyvale, CA 94086

Reference: Eichler Design Guidelines, Progress Draft #1

Dear Ms. O'Dell:

Thank you for the opportunity to review the Eichler Design Guidelines, Progress Draft #1, posted yesterday. We have read them and have discussed the details with a few neighbors. There are a few comments we would like to make in writing for the file and for your reference, since we are out of town and won't be able to attend tomorrow night's outreach meeting.

We would like to congratulate the city for seeking ways to help protect and preserve the roughly 1,000 Eichler homes in Sunnyvale, and the pleasant communities they encompass. We have many questions about how these would be applied, and clearly that is still a topic for thought and discussion.

We have made some comments inline within the attached PDF of the Draft Guidelines in a format that should be readable in Acrobat, but have also summarized our comments in this letter in case of Acrobat version difficulties.

- Page 5, under "concerns and reasons for the Eichler Design Guidelines", additional bullet:
  - ★ Passive solar design with wide eaves and thermal mass in slab makes homes comfortable, but vulnerable to sunlight being blocked by tall neighboring infill.
- Page 6, under "Non-Eichler homes within the boundaries of the neighborhoods shown on the maps to the right."

  There is an inherent problem with homes just _outside_ of the Eichler neighborhoods as well, i.e. with any homes immediately adjacent to the sides or rear

of Eichlers. These can drastically affect street scape, privacy, and/or passive solar access.

- Page 6, by Overall Map:

  This map still does not encompass the Eichlers at 801 to 820 Trenton Drive (or possibly 801 to 814). These homes were always part of Fairbrae 5, but were once once on county land. They have been part of Sunnyvale for decades, and need to be added to the city's maps and lists of Eichlers. They are usually excluded from city noticing of Eichler-related hearings and proposed actions, and should not be excluded.

- Page 7, by last map (Fairbrae):

  Same as note immediately above. The Fairbrae 5 map is missing several Eichlers. There is a corrected version of this map floating around, but it has not yet made into the city website nor into this draft.

- Page 9, in bullet list of "Special Challenges", additional bullet:
  - Ensuring that infill and properties neighboring Eichlers to the sides and rear do not interfere with privacy or passive solar access of Eichlers.

- Page 10, under bullet list of "Eichler Home Characteristics", additional bullet:
  - The deep eaves, slab floor and floor to ceiling glass walls combine to produce passive solar heating that adjusts with the seasons. This combines with radiant heating and correctly-positioned trees to produce a home that has low ambient noise levels and comfortable temperature control.

- Page 13, Section 3.1.2b, Exceptions:

  Why would horizontal grooves and stucco be allowed? Plain surfaces without the vertical grooves do not look good on Eichlers.

- Page 13, Section 3.1.2b, Not Allowed:

  Stained or painted shingle siding is also a traditional Eichler material present in many Eichlers in Sunnyvale. This is attractive and blends well in the neighborhoods.

- Page 13, Section 3.1.2d:

  Garage doors are traditionally covered in the same vertical groove siding as the rest of the home. This is available from a local vendor.

- Page 14, Section 3.1.3b:

  Be _very_ careful about limiting solar panels in particular. These will be very important to our community, and can't realistically be integrated into the house design of an Eichler. Only A-frame models that coincidentally are positioned correctly to the sun will have this luxury. There are a number of solar installations on Eichlers around the city and they do not detract from the neighborhoods.

- Page 14, Section 3.1.5:

  3.1.4, 3.1.5, and 3.1.6 should apply to all homes in Sunnyvale.

- Page Page 15, Section 3.2.1, added exception:

Exception 2: Floor plan models without off-sets in front wall planes could have additions in front which _add_ an offset and maintain strong sense of entry.

- Page 17, by last paragraph of Section 3.3,

  Second floor additions to neighboring non-Eichler homes should also receive strong scrutiny to ensure that privacy and solar access of adjacent Eichlers are maintained. Obviously the architectural style should be compatible with the non-Eichler.

- Page 18, by Section 3.3.3

  This item 3.3.3 should absolutely apply to _all_ homes in Sunnyvale. This is not a problem solely for Eichlers, and while it _is_ especially problematic to Eichler residents, it is the second floor windows of homes _near_ Eichlers that pose the problem, not those of the home making the addition. I have not yet seen a neighborhood of any single-story style in Sunnyvale that did not protest strongly at hearings about the loss of privacy from multi-story infill behind and beside them.

- Page 19, Atrium Covers:

  Contractor Henry Calvert of 1483 Laurel Hill Drive, San Mateo, CA 94402 (San Mateo Highlands) has done an outstanding atrium enclosure on his home that you might want to use for a photo or two. It was on the 2008 Eichler Homes Tour. It works extremely well inside and out.

- Page 20, Section 3.5.1:

  There are local vendors who provide replacements of the original styles milled vertical grooved siding in the traditional groove widths. Houses that have replaced this with flat surfaces like unmilled siding or stucco just do not look right. Stained or painted shingle siding looks great, and can be seen on many Eichlers.

- Page 20, Section 3.5.3b:

  New grooved siding is available to re-finish or replace original garage doors.

- Page 21, Section 3.5.4a:

  Original Eichlers all come with dome skylights. In practice I have never seen an Eichler skylight that posed a problem to the neighborhood. 3.5.4a seems unnecessary.

- Page 22, Section 3.6, "Exposed views of foam roofing - often bright white in color":

  Planting appropriate greenery to block views of the roofs would look better, and also make the houses cooler, thus and reducing need for, or amount of, air conditioning. Bright white roofs and solar panels are rapidly becoming the new "in" look, for good reason. Adding greenery is the simplest way to improve this look, and even enhance the functionality.

- Page 22, Section 3.5.4a: "Large solar panels."

This is not commonly a problem in practice. Solar doesn;t look bad on Eichlers.

- Page 22, Section 3.6.1: Concealing ducts inside homes.

  This is probably not a reasonable thing to require homeowners to do to their aesthetic environment or resale value unless you can show complete designs of how this could be accomplished cost effectively and attractively. The insides of Eichlers are as distinctive as the outsides, and there is no place to "conceal" ducts.

- Page 22, Section 3.6.2: "Baseboard heaters."

  There are new electric floor heating layers available for Eichlers. Have these proven out? If so, this duplicates the functionality of the radiant hot water systems, albeit probably not as efficiently.

- Page 22, Section 3.6.4: "Question: Should these guidelines include solar panels?"

  Solar _restrictions_ should absolutely be avoided, but ideas for making them look the best they can while maintaining functionality and cost-effectiveness would be very helpful to homeowners. In practice, the solar installations on Eichlers around town seldom are anywhere near as distracting as poor design choices. Solar isn't inherently unsightly on an Eichler, perhaps because they are simple forms.

- Page 23, Section 3.7: "Common problems and concerns", added bullet:

  * Allowing new homes to build above grade rather than at grade as in Eichlers. This results in loss of privacy and light in adjacent homes, and looks seriously out of place as well.

Thanks for the opportunity to comment on this first draft. We look forward to lively discussion of future drafts.

Sincerely,

Suzanne Shea

cc: P. Shea
G. Hendricks
K. McGuire
C. Zheng
G. Temirer
A. Scicinski
N. Huttegger

**Diana O'Dell - Eichler design guidelines feedbacks**

**From:** Christine and Bertrand Chevalier <[redacted]>
**To:** <dodell@ci.sunnyvale.ca.us>
**Date:** 3/9/2009 8:52 PM
**Subject:** Eichler design guidelines feedbacks

Hi Diana,

I live in an Eichler on Fairbrae.

I really liked the way you put together these guidelines as it protects very well the Eichler spirit.

I have a few questions for you:

- is Fairbrae in a single story zone? If not, then I would recommend to have stronger guidelines on avoiding 2nd story addition as it was not part of Eichler design but added on by a few homeowners.

- there is no guidelines for landscaping. I would have liked to see some guidelines to refrain the use of non Eichler type of adds on (e.g. avoid curbside mailbox, avoid non-modern lanterns, avoid gazebos in front yard, etc). Also Eichler landscaping is usually simple so it invites people into the home and blends all the homes together in the street by removing landscape that block the eyes when looking down the street.

I will not be able to join the Wednesday meeting as I am our of town but I would appreciate if you could note my comments.

Thank you

Bertrand Chevalier
[redacted]

**Eichler Design Guidelines – May 5, 2009**

June 11, 2009

Planning Commissioners,

My name is Glenn Hendricks. I live at 843 Trenton Drive, Sunnyvale. I grew up in a Sunnyvale Eichler and have owned an Eichler in Sunnyvale for over twelve years.

I am requesting that the Planning Commission NOT adopt the proposed Eichler Design Guidelines.

1. The "Guidelines" do not address the problems defined in the Staff Introduction for the Community Outreach meetings. "Many residents expressed concern that a Heritage designation **would result in undue restrictions**. However, residents also expressed concern about **incompatible additions and infill development**".

   This document creates undue restrictions for Eichler homeowners. It creates special considerations for our homes that would not apply to a non-Eichler home across the street.

   It also does not address infill development. Because of the boundaries of Eichler neighborhoods, you can end up with a two story home looking into an Eichler, if you happen to have the home that is the edge of the Eichler neighborhood. (The Trinity development is an excellent example of this problem).

2. These are not "Guidelines". After speaking with the project planner, she informed me these are Regulations. If you do something to your home and cause these to become applicable, then they are regulations not guidelines.

   At the very least we should be honest with our taxonomy. If you do approve them, have them labeled as what they are – Rules not guidelines.

3. The "Guidelines" don't address the issues of Eichler homes owners. The type of siding, visible ducting or arched windows are not the issue with "character" of an Eichler neighborhood. If the city needs any new guidelines that should only address structure and home expansion concerns.

4. There is a fundamental problem with these "guidelines". They assume that an Eichler neighborhood starts or stops at the sub-development line on a map. Does an Eichler neighborhood stop when one side of the street is Eichler? Does it stop at a fence line when the homes behind an Eichler are of a different type? How does this document alleviate the problems created when a non-Eichler home, and the changes they can make, are adjacent to an Eichler neighborhood. This is one of the major concerns I have as an Eichler homeowner. We are placing restrictions on a set of homes that can't really have that large of an impact on the neighborhood and ignoring the set of homes that can have a huge impact on the

character of a neighborhood. Please solve the adjacent home issue before you come inside the Eichler neighborhood.

5. Many of the "Guidelines" describe restrictions that do not require permitting by the City.
   How are these "Guidelines" going to be administered?
   If I change my garage door to a non-guideline door without checking with the City, because that doesn't require a permit. And then I make a change to my house that has nothing to do with the garage door but does require a permit: Can the City require me to retrofit the garage door to guidelines?
   Are the "Guidelines" truly only going to be used when significant structural changes are being made? See page 6.

6. These "Guidelines" are a poor use of City tax payer funds. The City's budget continues to be in a "Structural Deficit". Why spend money creating a non-solution that will then require continued "staff time" to enforce? There is no clear problem; this document provides no clear solution.

   In the Introduction, WHY DIFFERENT GUIDELINES FOR ECHILERS?, page 5, mentions two things.
   A) "Other evolving conditions suggested" – What are these other conditions?
   B) "Sunnyvale.....experiencing more second story additions .....as well as new two-story infill homes. The City already has "rules" governing2nd story additions.

   If in fact, these are the problems, then limit these "Guidelines" to two-story projects in Eichler and surrounding neighborhoods.

7. INTENT, page 5 "Preserve the unique character of Eichler homes and their neighborhoods". This statement assumes that the character of an Eichler neighborhood is defined by the shape of a window, the beams/slope of a roof or the siding on the wall. Living in an Eichler is a state of mind. It is the spirit of inside/outside living. Of the freedoms to live in our homes without view by others. It is the ability to live in a neighborhood with people of similar lifestyle views. The character of the neighborhood is not defined by concerns about windows on garage doors, HVAC on someone's roof or visible solar panels. The character can be affected when two story or "monster: homes are added to an Eichler neighborhood. Please address these issues, not all this other fluff.

8. There is a built-in inconsistency to they way these "Guidelines" will be applied. If I were to make a change to my garage door. I would need a Building Permit, but not a Planning Permit. I could change my garage door in anyway I wanted, as long as I did not change the size. But, if I wanted to change my garage door as part of a larger project that required a Planning Permit, then these "Guidelines" would come into play. I am not suggesting that the "Guidelines" be used more often, I am suggesting that they are not needed at all.

Please do not take a non-problem and create new rules that require interpretation and hassles for people who want to enjoy their home. Please create real rules and regulations that govern second story homes in and near Eichler neighborhoods.

**Comments on the Document**

- SPECIAL CHALLENGES, page 7, this lists "Updating windows to increase energy efficiency and meet current building code requirements". What is the special challenge here? Other than cost, what is being referred to here?
- INFORMATIONAL RESOURCES, page 8 "experienced with Eichler home design and construction is strongly encouraged". The City did not even use its own advice. Prior to this engagement, the consultant the City used on this project had no experience with Eichlers. He stated this in the very first public hearing.

  Why is the City listing only one of many Eichler related resources? Is the City receiving any advertising fee for this placement? The Eichler Network is not news to any Sunnyvale Eichler homeowner. They mail a glossy newsletter to every homeowner on a regular basis. They use the same mailing list the City did when they mailed notices of these Guideline changes.
- Exterior Facades, page 8 – What is the definition of simple and modern?

  Simple – There are many definitions of this in the dictionary and allow for many interpretations of what is simple or not.

  Modern – Is this referring to what was modern in the 1950's when these homes were built or is this referring to modern in the 21st century? It makes a difference.

  There are many ambiguous words in the "Guidelines". These are going to contribute to variances in the implementations and long discussions about what they mean.
- 3.2.1 Locate ground level additions at the rear or side of the existing house, whenever possible, page 13.

  "Consider enclosing the atrium first". This comment completely ignores the reasons a person might want to add an addition. In many cases, an Eichler homeowner is trying to expand the size of a room, not add a room. You might want to increase the size of the bedroom. In many floor plans, two of the bedrooms are the front of the house. I just mention this because many times in the document, many of the "Guidelines" are not connected with the motivation of the homeowner. This makes the "Guidelines" seem less than helpful when used in the context of the motivation for what the homeowner might be trying to accomplish.

  3.5.3 b) "Refinish original garage doors, if possible". Again, this completely ignores why a person might change their garage door.

There is no good, commercially available "Side to side sliding garage door openers". A homeowner will upgrade the garage door to some type of rolling garage door, so they can have an automatic opener. Again, how are the "Guidelines" connected to the homeowner motivation?

"For example, filling in the carport". If you did this, would you still satisfy the "on-property parking requirement" for the home? You are removing an off-street parking space. I think you're supposed to have four off-street parking spaces. Would this still be true if you filled in the car port?

- 3.2.2 b) "Flat roofs for additions are likely to be most successful". A flat roof is probably the single largest, major headache and cost to an Eichler homeowner. No information was provided or suggested as to issues to be aware of when dealing with a flat roof, yet you are recommending them.
- C) 2 – The page reference is incorrect. It says page 20, but really points to page 18.
- 3.3 PLANNING FOR A SECOND FLOOR ADDIITON. "All second floor additions will receive additional scrutiny". Can you please reference the City documents that define this additional scrutiny?
- 3.3.3 Avoid windows looking into adjacent homes'....

  I thought there were other City rules that governed second story windows in Eichler neighborhoods. Please reference these. "Avoid" is not the correct word here. I thought it was "can't".
- 3.5.2 Use Windows appropriate to the Eichler style. The "Guidelines" say to "avoid using projecting garden windows". In this case, why is this stated? This is on the side of a house below the fence line. This is not visible to neighborhood. What is the issue to the neighborhood character?
- 3.6 Common problems and concerns with HVAC improvements to Eichler homes lists "Large solar panels that visually dominate the house form". Solar is not an HVAC issue and should not be in this section. Solar should not be mentioned as it is covered by superseding State or Federal regulations.
- 3.6.1 "Conceal supply ducts within the house for central heating and cooling systems, whenever possible". This is the design challenge for an Eichler. Because of how they are built there is no crawl space or attic to run these ducts. The walls are not constructed to carry ducting. This is the central challenge for an Eichler. The "whenever possible" is a nice touch, but means nothing. This is the reason you see HVAC on top of an Eichler and by the way why solutions to broken plumbing end up on top of an Eichler roof. Plumbing changes are just not as visible.
- 3.6.3 a) "....minimize the depth of foam as much as possible". I think this language should be clarified. I believe this is referring to spray-on foam that might be visible on the ducting. I have four inches of insulation foam on my flat roof under the tar and gravel to help heat and cool my house. This could be minimized to one inch, but it would not be as effective. Be specific and clear when using the word foam.

- 3.6.4 "….solar panel installers to utilize panel profiles and angles that are less visually obtrusive". Is this language in the guidelines that all other homes in Sunnyvale use? When I drive around Sunnyvale, I see a lot of solar panels on roofs. Why is this a specific concern in an Eichler neighborhood?

I encourage the Planning Commission to NOT adopt the proposed Eichler Design Guidelines.

Thank you for your consideration of these concerns.

Glenn & Cindy Hendricks
[redacted]

Patrick & Suzanne Shea
8[redacted]
Sunnyvale, CA 94087
[redacted]

June 15, 2009

City of Sunnyvale
Diana O'Dell, Senior Planner
Planning Department
456 W. Olive Ave.
Sunnyvale, CA 94086

Reference: Eichler Design Guidelines, Public Hearing Review Draft

Dear Ms. O'Dell:

We appreciate the efforts of the city to seek ways to help protect and preserve the roughly 1,000 Eichler homes in Sunnyvale, and the pleasant communities they encompass. We have read the Public Hearing Review Draft and have discussed the details with a few neighbors, and we have many concerns about the draft regulations. Let us explain why we think these regulations should not be adopted.

The first point is quite crucial. The single most pressing threat to Eichler neighborhoods is when adjacent construction puts windows above grade which destroy the privacy of the Eichlers. This is a concern for most homeowners -- and homeowners throughout Sunnyvale generally protest it strenuously -- but is a particular problem for Eichlers since in the rear they are almost entirely glass, floor-to-ceiling and wall-to-wall. This problem is not addressed in this document, which proposes rules which only limit *Eichlers* with regard to the privacy of their neighbors. Eichlers on the borders of the outlined areas are being restricted, while the homes immediately adjacent to them are not. Protection of the privacy of existing homes from new construction should apply throughout Sunnyvale, not be a restriction solely upon owners of Eichlers. Zoning rules are supposed to apply to everyone, that is, everyone agrees to limits to their own choices since they benefit from others being similarly constrained. By stopping the privacy-related protections at the fence lines of people who live in homes built by Joseph Eichler, the city constrains Eichler owners without offering the compensatory benefits of their neighbors also following similar rules. If the privacy rules in here were to be applied to all homes in areas that include Eichlers including those directly adjacent to Eichlers, the rule would be fair. As it stands it is not.

A second problem is the discouragement of foam roof insulation and solar panels by calling them problems, as this document does in section 3.6. At a time when most communities and businesses are 'going Green' this is an unconscionable step backwards. Both are very desirable and increasingly critical ways to improve energy

efficiency. Fossil fuel depletion and climate change mean we should be encouraging these things rather than discouraging them.

- Solar panels by their nature are generally visible, whether on Eichlers or any other type of home. Visible solar panels in Eichler neighborhoods are not problematic, and their functionality largely dictates their placement. It is fortunate that State law trumps City ordinance, so that 3.6.4 may be safely ignored.
- It is ridiculous to "minimize the depth of foam" as called for in 3.6.3. The thickness of the foam is directly related to its ability to insulate against heat transfer. Putting this regulation in is basically saying that Sunnyvale is against energy efficient homes. It is also completely flawed as a regulation; the minimum value of foam thickness is zero, and nothing in this regulation suggests any different value would be accepted.
- The problem with visible Eichler roofs - which are inherently white whether they are tar and gravel or foam, and which are inherently visible from the side since many models have sections of pitched roof - comes only from spots where there are fewer trees. This is no more nor different a problem than neighborhoods where loss of greenery leaves a great expanse of asphalt shingles visible. Insulated Eichler roofs should no more be discouraged that shingle roofs. Trees, and enough space between houses to have them, should be encouraged, but that is beyond the scope of this document.

A third, more general comment is that there are several places in the guidelines where the design choices afforded to Eichler owners are being unnecessarily narrowed and/or mis-directed.

- It is sufficient to say (as the document does) that remodels should result in an Eichler-like facade. It is over-kill to forbid certain design approaches which accomplish just that.
- It is worse when approaches such as enclosing an atrium are repeatedly held forth as being especially desirable when these are not in keeping with the style and are difficult to do well. We have been in many Eichlers where the atrium has been enclosed, and very few were still pleasant homes. Enclosing the atrium generally does not address the desire for more bedrooms, and tends to convert a light-filled home to one with vast areas far from windows. It also dramatically darkens the characteristic light translucent entry. It can be done properly when the desire is for a larger common area, but it is certainly not the first choice for all expansions.
- It is odd when the document praises Eichler neighborhoods for the fact that "floor plans and elevations were mixed in individual neighborhoods, providing a richness and variety that was often lacking in many Post War housing subdivisions," but then repeatedly requires that the steeply-pitched-roof Eichler style be allowed only on some streets.
- Why say all large upper floor window should face front when all that is desired is that upper floor windows not impinge on the privacy of the neighbors?
- We understand that the consultant for this project was not previously experienced with Eichlers, and unfortunately it shows in these sorts of requirements which fly in the face of much remodeling experience in the

community. On our street alone there are beautiful expansions which could not be told apart from original Eichler design, but which would be forbidden under the proposed rules.

Our detailed comments are given in the attached annotated draft. **We would like to summarize by saying that the draft guidelines as presented here unfair, inappropriate, and absolutely should not be adopted as regulations.**

- They miss the point of covering all homes in Eichler neighborhoods, i.e., homes that either are Eichlers or are immediately adjacent to Eichlers,
- they are much too specifically constraining of perfectly reasonable design options,
- they are encouraging of design options that are exceedingly difficult to implement well, and
- they are restrictive of critical green modifications such as solar panels and roof insulation.

If these problems could be overcome quickly and expediently, the guidelines are still not particularly useful for a homeowner, beyond the obvious 'try to make it look like it does now.' As they stand however, they will add cost and work for the city and citizens in enforcing them, and lead to bad outcomes for the community. If the city cannot make improvements in a cost-effective manner then the guidelines should be shelved.

Attached as a part of this letter is our annotation of the draft.

Thank you very much for your time and consideration.

Sincerely,

Suzanne Shea

Patrick M. Shea

cc: G. Hendricks
K. McGuire
C. Zheng
G. Temirer
N. Huttegger
P. Ward