

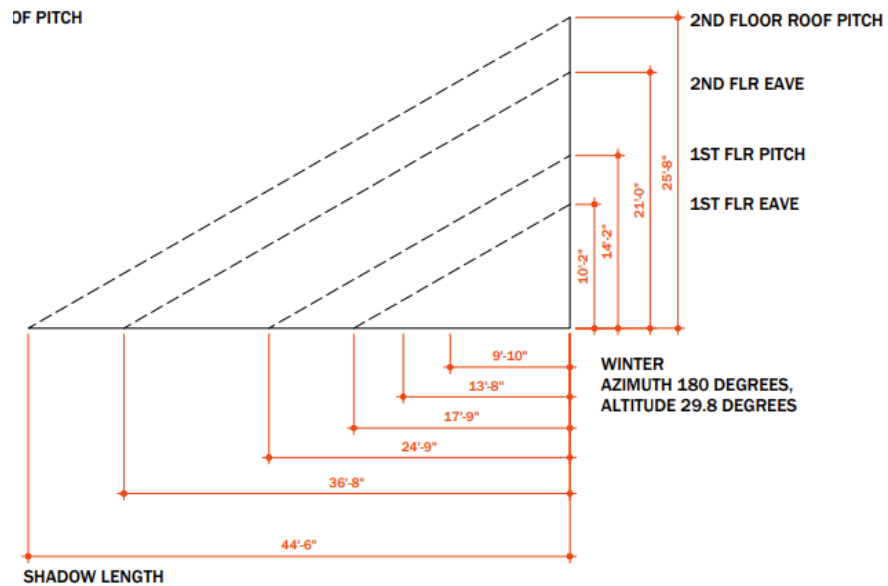
# Public Comment for Planning Commission Special Meeting of November 17, 2022, Agenda Item 8b

## *From the Murphy Family at 1251 Claremont*

- Regarding the collaboration with the Lees find a mutually beneficial solution – I have made it very clear from the very beginning that the north wing (running parallel to the property line and the path of the sun) is the major shading impact issue. In a zoom meeting in the summer between us and Mr. Lee and Mr. Wong, where they showed us updated designs expecting us to “accept and choose one”. In these designs they did not address my concern as they the mitigation of the shading impact from the original design (March 2022) was marginal at best.
  - **If you look two pages down** you will see two shadow length diagrams from winter 12pm, one for the March 2022 design (44’6”) with NO daylight plane implementation and one from the most recent design with the daylight plane implementation (43’2”). As you can see, there is only a difference of 16 inches or 3%. ***This is not an acceptable improvement and proves that the daylight plane implementation did NOT properly minimize the shading imposed by the March 2022 design, it is almost the same.***
- **Why did the daylight plane implementation not minimize the shading?** The answer is that (1) the Lees property is already almost right on top of ours (for those who visited our property you were able to gain that perspective), (2) The height of the pitch is 24’7”, that and the close proximity to our property is the major cause of the shading and (3) the daylight plane implementation only moved the pitch away from the property line by 25 inches (**see three pages down for comparison graphic**) and so that pitch is still casting a major shadow
- The directive from the commissioners to Mr. Wong and the Lees in March 2022 was to “minimize” the shading impact of that original design (that design being the baseline to minimize from). Mr. Wong would have known immediately that the daylight plane implantation would have such minimal impact on the shading caused by the original design as soon as he created the shadow study. However, he did not take steps to create a design that would minimize the shading and instead did the bare minimum of the daylight plane.
- We at 1251 Claremont have been seeking an equitable solution from the very beginning and we haven’t received it. This design only benefits 1261 because the shading has not been sufficiently minimized – **See four pages down** for the language of design guideline 3.13.1, which says “minimize shadow impacts on adjacent properties”. Minimizing the impact by 3% does not comply.
- We have spent a lot of time and resources fighting to protect what we have at our home and the sun access we deserve to enjoy. I asked Mr. Wong, because his shadow studies are vague and confusing, to create an animated shadow study to show real data – he refused. Therefore, I commissioned an architect to build models of 1261 Claremont and 1251 Claremont and put them into a program called Revit to create the animated shadow study. It demonstrates the significant shading we at 1251 will still incur (winter and equinox) even with this updated design.
  - In the [winter solstice animated shadow study](#), the shadow from the second story doesn’t clear out of our outdoor living space patio area until after 1:11pm.
    - On winter solstice the sun sets at [4:55pm](#) in San Bruno
    - In the March 2022 planning commission meeting, Mr. Wong stated that the shading of our entire outdoor living area is “just in the morning”; Commissioner Johnson responded with “just in the morning is just not good enough” (at the [1:16:22 mark](#)); Commissioner Johnson also said “The primary issue on the table here is the shading”

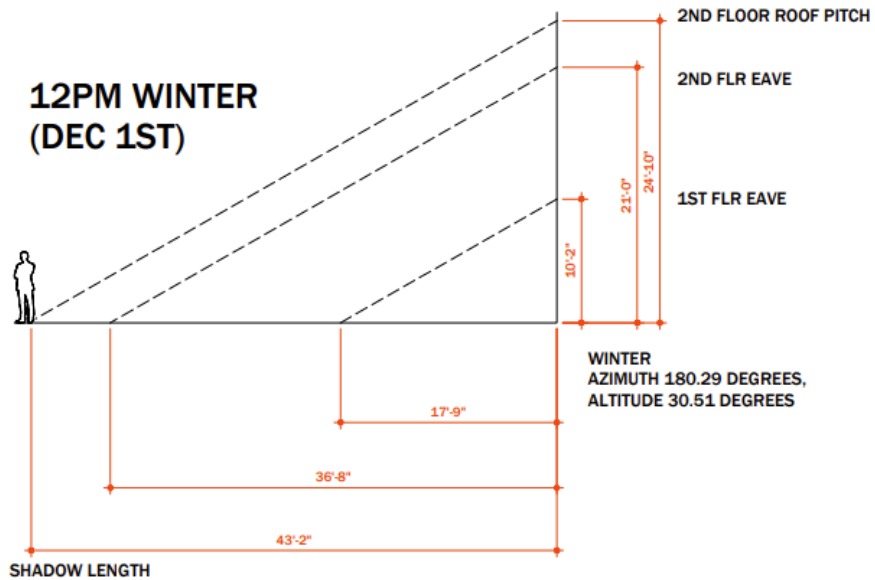
- With this design, it's actually past the morning and into the afternoon when the shade will occur
  - In the [fall equinox animated shadow study](#), the shadow from the second story doesn't clear out of our outdoor living space patio area until after 12:17pm.
  - In the [summer solstice animated shadow study](#), there is no shading issue at all. This is to be expected.
- This is a major burden on us at 1251, especially when achieving over 2600 square feet at 1261 can be accomplished WITHOUT shading our property with a second story wing on the north side; they can maximize the southeast wing which is perpendicular to our property and also further away. If the second story is not on the north wing and only on the southeast wing, that is still impactful to us from a shading perspective, but much less so and therefore completely acceptable. If a north wing is allowed (please require skylights instead of windows looking into our yard), it must be significantly scaled back and scaled down.
- We at 1251, with this design, are being asked to make a major sacrifice to the Lees' benefit. Why should we have to sacrifice that much, we're not the ones building a house?!
- The bottom line is we do not have an equitable solution because of the almost non-existent minimization of the shading impact from the original design. Therefore, this design as it is cannot be reasonably approved (as it does not not comply with finding #1 Light and air).
- If this design is approved with such minimal shading mitigation, then what was the point of the entire past year of stress and drama, time and resources expended?

### Winter Noon Original Design March 2022 (No Daylight Plane)

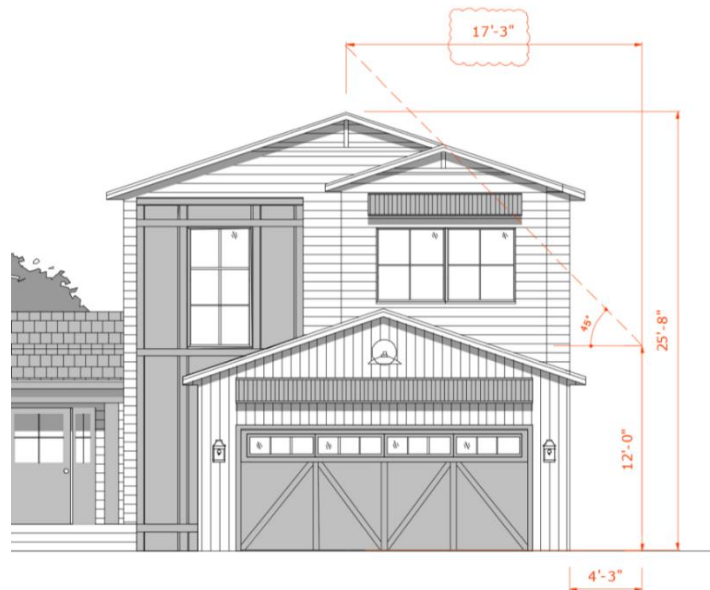


The second-floor roof pitch shadow above is mitigated below by only 16 inches (3%), from 44'6" to 43'2"

### Winter Noon Current Design November 2022 (Daylight Plane)

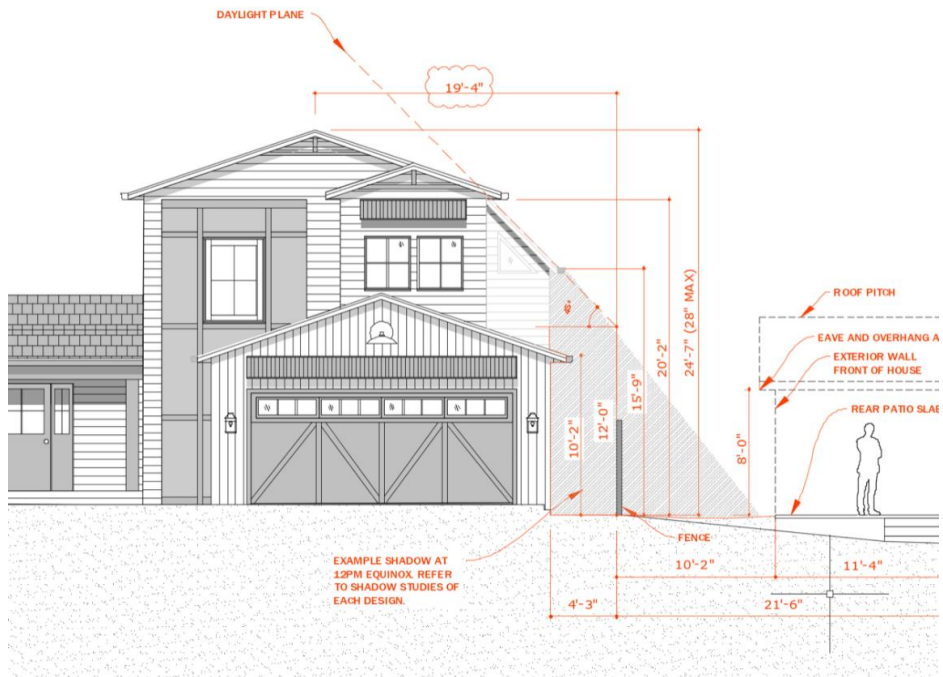


**Original Design (17'3" from 2<sup>nd</sup> Floor Pitch to Property Line)**



*The daylight plane implementation only moves the second-floor roof pitch over by 25 inches, which is why the shading mitigation is almost non-existent*

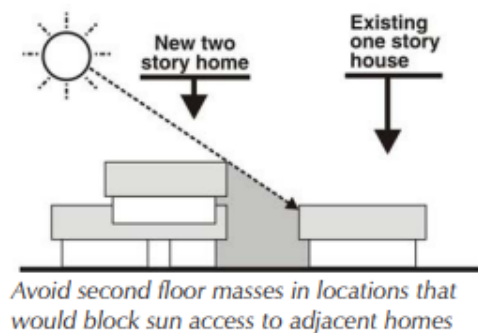
**Current Design (19'4" from 2<sup>nd</sup> Floor Pitch to Property Line)**



### 3.13 PRIVACY AND SOLAR ACCESS

#### 3.13.1 Minimize shadow impacts on adjacent properties

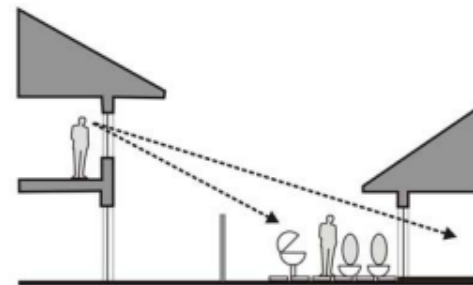
- Design second floor volumes to minimize blocking sun access to living spaces and actively used outdoor areas on adjacent homes.



- Plan landscaping to minimize blocking sun access to windows on adjacent homes.

#### 3.13.2 Minimize privacy intrusions on adjacent residences

- Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.



- When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.
- Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.
- Bay windows should be avoided on side walls where they would intrude on adjacent residents' privacy.
- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.
- When allowed, the design of railings should be tailored to the privacy concerns of neighbors. Balcony or deck railings overlooking adjacent windows or actively used yard space should be solid

In addition to the backyard area getting sun, the house structure and windows also get sun early in the morning – this is important and would be completely mitigated by the second story on the north wing.

11/14/22, 8:15am



11/13/22, 8:32am



11/13/22, 8:32am

