

Dear Council members,

We are the Murphys at 1251 Claremont Dr. The purpose of this appeal is to voice our opposition to the remodel as it's currently designed by the Lee family next door to us at 1261 Claremont Dr. Our objection to this design is the location of part of the second story on the north side just near the property line where it will hover over our yard and significantly block much-needed sun access to our yard (the second story in this location would parallel the path of the sun and so would block it from our yard for hours). Our primary outdoor living space is a side yard that goes right to the property line with 1261 Claremont – we don't have usable yard space in the rear of the property.

We don't feel this design is an equitable solution and the imposition on us is significant in terms of light, air, sun access, and privacy. The shading impact in particular of this design is the same as the original design they submitted back in March 2022 – that design was rejected due to significant shading cast upon our yard and home and so we are curious as to how this new design was approved by the Planning Commission.

Their house as it stands is almost right on top of the property line and building a second story on that is too much impact on us - we are being asked to incur almost all the sacrifice in this situation, when it should be shared and more equitable. However, if they removed the second story section from the north wing we would be satisfied. They have more room on the southeast wing for a second story. Also, the entirety of their addition is a second story when they have room to expand the first story and even it out some. Currently, they are looking to expand the square footage of the house from 1450 sq ft (current) to 2643 sq ft (new). There is one house in the immediate area that is exactly 2000 sq ft, everything else is less than that and many are in the 1300-1600 sq ft range. I state these figures to say that the size of the Lees' design seems to be out of scale with the neighborhood. If they desire a house that large, they should have to move some of that square footage to the first floor so it's not so impactful on us. The current design shows a total of 1193 sq ft to be added on, but only 69 sq ft of that total will be added to the first floor. 1124 sq ft will be added to the second floor, and the mass of it on the north wing is detrimental to us.

We are seeking an equitable solution that gives the Lees and us what we both want, but also requires mutual sacrifice.

- If the second story is confined to the southeast wing (and thus not on the north wing closest to the property line) we will still incur a shading impact, it just won't be as profound because the southeast wing is further from the property, and also perpendicular to the path of the sun instead of parallel. Additional square footage can be added to the first floor. This would alleviate the shading and privacy concerns we have. We do not believe this design is in the spirit of the residential design guidelines 3.13.1 and 3.13.2 (page 37).

<https://www.sanbruno.ca.gov/DocumentCenter/View/1677/Residential-Design-Guidelines-PDF>

Best Regards,
Tyson Murphy
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