

October 24, 2022

RE: Use Permit UP12-012, APN: 019-014-040
1261 Claremont Drive, San Bruno 94066

Dear Commissioners:

Since moving into San Bruno in early 2013 (Shelter Creek condominiums), Kevin and I have come to love every bit about this city from its quaint, safe neighborhoods to the ease of transportation and proximity to nearby cities for work. When we were expecting our first child in 2020 and looking to move into a bigger place, San Bruno was undoubtedly our top choice.

To our luck, we were able to purchase 1261 Claremont, the perfect fixer upper within our budget, in May 2021. Our son was 8 months old at the time of closing, and we had planned to celebrate his 2nd birthday at his new home in September 2022.

Yet as of today, more than a year later, we are still living in our one-bedroom Shelter Creek condo while our new house sits empty in unlivable condition just a few blocks away.

Kevin and I both work full time while caring for our 2-year old son. As you can imagine, it is extremely stressful raising a toddler full of energy in our one-bedroom condo of merely 680 square feet. Every single day, it saddens us to see our son confined in such a small space, unable to run freely and deprived of his well-deserved new home due of a setback in plan dispute. As he grows stronger and taller each day, we are also growing more frustrated and losing patience.

Reading through the Findings and Staff Recommendations from the Analysis reports (Feb 15 & Mar 15), we believe that our original submitted plan was, and still is, compliant with the requirements stated in the San Bruno Architectural Guidelines. Additionally, we had fulfilled all the add-on nonobligatory change requests derived from the Planning meetings.

Kevin had worked with Brian the architect to repeatedly redesigned the plans after each Planning meeting as well as in-person and Zoom meetings with the Murphy's, our neighbor at 1251 Claremont. In our submittal, we have made every single design change requested per the Commissioners, given up almost all off our initial "check-off wants board" designs, and have done our best to meet at a middle ground with our neighbors.

We believe that this is a fair process and have faith that if we do the proper corrections along the way and have done so up to this point, our house will be approved for us to build and to finally live in. This prolonged delay is not only taking a financial toll on us but also shattering our dream of providing our son with a wholesome home where he can spend his childhood.

After carefully considering our limited options, we had decided that it would be ideal for everyone, especially the Murphys, to base our updated plans on the proposed layout submitted by their architect, Mr. Steven Lesley (I included the comparisons in the next pages). We thought the design was not only nice, but more importantly seen and agreed upon by all parties, including your honorable Commissioners, from the March 15th Planning Meeting. The consensus was that the design was appropriate in meeting the guidelines and happily approved by the Murphys since it was designed and presented by their architect. Lastly, Brian had ensured that this final design meets the additional daylight plane requirements.

We sincerely hope that our neighbor, the Murphys, as well as the rest of the neighborhood and your honorable Commissioners can show some empathy for us also, we hope that we can all meet in the middle and not just be on the receiving end of unrealistic demands and blatant accusations.

Throughout the meetings, I kept hearing neighbors refer to San Bruno as the "City with a Heart." Being San Bruno residents for almost 10 years, we hope that you can open your heart and allow us to move on with our life plans and enjoy our new home where our baby son can fully flourish and grow for many years to come.

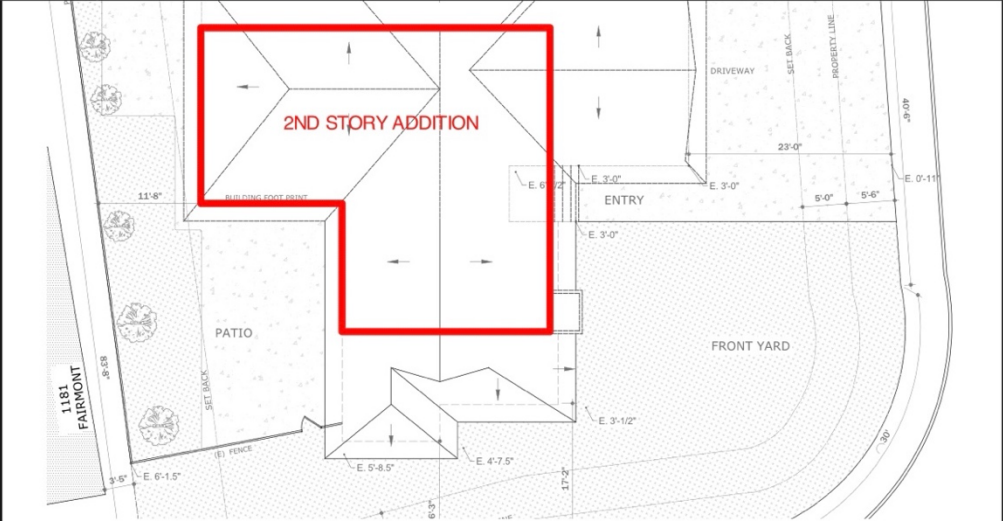
At this point, it is fair to say that we had lost a tremendous amount of time, money, and effort in this ordeal due to the unprecedented order of events. As owner of 1261 Claremont and wife of Kevin Lee, I would like to ask that you please consider fairly our architectural design submittal and supporting documents of the full process of designs and re-designs. Please consider our current dire situation as well as the negative circumstances that we had endured in the past 15 months and ongoing due to this setback. Please grant us the approval for this final plan submission. Thank you!

Sincerely,



Cynthia Lee
Encl:

< Letter 1251 Claremont_Steve Lesley, Architect.pdf



1261 CLAREMONT DR.
SAN BRUNO, CA



NORTH ELEVATION



EAST ELEVATION
1/4"=1'-0"

NORTH ELEVATION
1/4"=1'-0"

WEST ELEVATION
1/4"=1'-0"

SOUTH ELEVATION
1/4"=1'-0"



STUDIO W
 1034 GERRARD ST. E. SUITE 2
 SAN FRANCISCO CA, 94133
 Brian Wong
 brian@studiow.com
 415-626-8298

2ND STORY ADDITION AND REMODEL
1261 CLAREMONT
SAN BRUNO, CA 94066

Revisions

A	12/17/2021 ADDENDUM 1
	1/27/2022 CONSOLIDATED
	2/28/2022 SHADOW STUDY
	3/22/2022 REV 2ND FLR
A	7/30/2022 REV R LEDR
	10/22/2022 ARC REVISION

Notes:
(plus/less) = 2x (plus/less) second

Project North

ELEVATION

A3.1

Sheet No. Total = 26 © 2023



2ND STORY ADDITION AND REMODEL
1261 CLAREMONT
SAN BRUNO, CA 94066

2. 17. 2021 ACID ENOLIM 2
 3. 27. 2022 CHROMA-KW-TOO
 2. 28. 2023 SAAD-OW 8750V
 3. 22. 2022 NEWSED-260-71.8
 7. 30. 2022 FEN-SEB 9 LAGDER

姓名: _____

学号: _____

Source: *Author's calculations*.

2ND FLOOR

A2.2

Overall No. Sold = 100 0.000000

◆GENERAL NOTES

- [illegible]

LEGEND

- [illegible]

KEYNOTE: ALL 2ND FLOOR WALLS ARE NEW

PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"

2ND FLOOR

A2.2

August 23, 2022

RE: Use Permit UP12-012, APN: 019-014-040
1261 Claremont Drive, San Bruno 94066

Dear Commissioners,

Please allow me to summarize the changes made in this re-design.

At the March 15th Planning meeting, the Commissioners' comments were to add the Daylight plane to the side of the house facing our neighbor the Murphy's house. This was completed.

We had also met with the Murphy's on two occasions.

First time in person with our architect to show Tyson several different designs alternatives in person.

The second time was a Zoom led by our architectural, Brian, to review the new design.

In addition to the day-light plane requested, we moved the mass of the house to the center and left side of the house. The new design had forced us to change our floor plan entirely, without adequate space to keep two bedrooms and two baths together, we decided to split them up (you can see in the new floorplan). Not ideal, but it is a sacrifice we have come to terms with.

Additionally, from our last Zoom meeting with both Tyson and Patricia Murphy, they had the concern that our second floor rear bedroom facing the backyard might still block the sunlight from passing to their house - the main location point of contention their side bedroom windows to their side patio. Coincidentally, I discussed with our architect at the same time to setback the rear bedroom so to increase air space and light for the Murphy's (see design below).

Additionally, Tyson and Patricia asked if something can be done to eliminate our rear portion of the second floor, our architect's response was not unless we eliminated an entire room and portion of the house and redesigned the layout. At that point, I promised Patricia that if we can do something to rework the design of the house and really eliminate the rear portion of the proposed 2nd floor, then we will try our best. The idea was, if we really took away that rear portion, we can really open up the air and light back to the Murphy's house.

After that meeting, it took an exhausting amount of time and energy from our end to make the drastic change. I felt that this could be the compromise that we both need so that we can move on with the project. We have made the largest drastic change in design by completely eliminating the entire rear bedroom and redesigned the layout of the entire second floor.

In other words, we kept the rear of our house a single story with no added renovation, so that the Murphys should still be getting the same amount of sunlight for their bedrooms as they are now. Our 2nd floor design has even more setback, to the point where the shadow begins and ends from the middle of the Murphy's house to the front at the agreed upon most crucial hours of the shadow cast; the winter AM.

This is greatest attempt in really trying to design a second story 2 bedroom/ 2 bath layout tastefully and staying in compliance with all proposed conditions and codes while also avoiding any shadow issues with our neighbors.

All the designs will be presented by our Architect in chronological format under exhibit, and he will present our latest design for your review. Please consider our time and effort, feel free to reach out to me if any questions and comments.

Thank you,



Kevin Lee

August 23, 2022

RE: Use Permit UP12-012, APN: 019-014-040
1261 Claremont Drive, San Bruno 94066

Dear Commissioners:

On January 4th, 2022, I sent the enclosed letter to our surrounding neighbors to introduce myself, my family and our upcoming house renovation to the list of addresses below. This letter was also sent prior the recorded zoom where we were blamed for not reaching out to the neighbors and notifying them of our project.

I'm attaching this letter as part of our submittal to clear up some of these misunderstandings that were pinned on us.

Letters sent to the below addresses:

1251 claremont
1241 claremont
1231 claremont
1260 claremont
1250 claremont
1240 claremont
1281 claremont
1285 claremont
1291 claremont
1271 claremont
100 hampton
180 hampton
1170 fairmont
1171 fairmont
1181 fairmont

Thank you,



Kevin Lee

Encl:

Dear Neighbors,

Happy New Year! We wish everyone a great new year!

You may have received a notice letter from San Bruno City Planning regarding the planned remodel of our property located at 1261 Claremont Street.

I wanted to take this opportunity to share a bit about us before our next meeting and provide feedback to the comments and questions that were raised in the previous meeting. First, a little about us, we are a growing family of 3, with a now 1 year old. We fell in love with this house and property the moment we saw it. We are moving from Shelter Creek Condos not far away because we have quickly outgrew the 1 bedroom with the new addition to our family. So we have been San Bruno residents for a little more than 6 years. We hope to let our children enjoy the outdoors including the new playground down the street in the new neighborhood.

When we first purchased this house/property originally, the real estate listing had stated 4 bedrooms, funny thing is one of the bedroom is next to the kitchen where a formal dining room should technically be. We think the fourth bedroom is a converted formal dining room, and in addition the two of the other three bedrooms seem to almost not fit the minimum state requirements of a bedroom size close to (if not even) 7 feet by 10 feet in width.

So we hired an architectural designer in hopes to update the house's floor plan by adding a second floor with two properly sized bedrooms, and to keep the existing 1st floor "bedrooms", one as an office, and the other as a guest room (or children's playroom). Other than that foremost requirement for our family, the main driving force to remodel, we had redesigned the space to become more functional and updated for our family's needs. One being a connecting indoor and outdoor flow; a space for our son to safely roam about since our house being a corner house the backyard is quite small.

Below are my responses to questions/concerns from the previous meeting:

- Why such a big house in comparison to the houses in the area?

We decided early in the design to not increase the footprint of the house and to follow the original footprint and the roof design. The major increase in square footage (where we have noticed with our neighbors) we have followed suit designing a second floor above the garage where bedrooms go. Other than that major design element, the remodel for the ground floor is to incorporate the outdoor space so that the flow will become more functional. Please see the designs in the plan.

- Will there be construction dust?

We have met with our General Contractor about this issue and he assured us he will take the extra precautions to set up a dust screen over the building to minimize/eliminate all dust and debris from traveling to our neighbors. I will also personally inspect this onsite as I plan to visit the construction often.

I also understand sometimes construction noise is also bothersome in especially a pretty quiet tranquil neighborhood, I will also work with the contractor to manage the construction noise to a timeframe in a day; and also please feel free to contact me when there are needs for our neighbors to reasonably request less noise for occasions.

- The final design of the house will block the sightline of people driving their vehicles through the corner, and are dangerous.

Originally we have worked with the architect to design the house to its original footprint, so the final design of the house should be the same as the existing with the visual sight line around the corner of Claremont to Fairmont. Where I can see a concern is where we were required to provide landscaping, and new trees and shrubs may or may not obstruct the visual sightline for a driver around the corner. We plan to take this concern seriously and will have taken note of it with the landscaper to pay attention to this matter.

- It resembles the motel on El Camino Real.

The inspiration of the house design came from the modernized ranch style and farmhouse style inspirations as shown in the inspiration representation sample by the architect on the drawings. We wouldn't want our home to look anything close to a motel. In the current design, we had taken the Planning Department's suggestions and re-designed many major exterior elements to match the San Bruno city's requirements. We do hope to be aesthetically pleasing to our surroundings, and fitting for the neighborhood.

- The design looks big.

We have worked many hours with the architect to fit into the original footprint of the house to add the addition of the bedrooms and update the floorplan and aesthetics. On paper the design may look big in representation, but please consider in reality if you go look at the house sitting on the corner lot and if you consider the landscape space between the lot and the design points of the house (for example: the east side wall facade that many have taken notice), the 2nd floor design may look a bit striking on paper, but please keep in mind that the portion of the house you see in one dimension (on paper) is almost 50' from the curbside, and

will also be covered by the first floor roof (60% of the height). Lastly we have made drastic design changes ordered by the planning committee (see most current drawings)

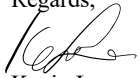
We'd also love to meet everyone in person, but due to the current environment it's safer that we communicate through email. I will leave my email here, Wingkit3388@gmail.com
Please feel free to introduce yourselves and contact me anytime, we like to also know who is around us!

Thank you truly for your time in reading this letter and hopefully we can have a home here that is as aesthetically pleasing and beautiful to the neighbors as it is functional and safe for our family.

Our son is getting bigger and faster by the day we have watched him learn how to walk and run already at 13 months. We are outgrowing our current one bedroom apartment. We hope this can get underway soon and of course the construction to be speedy for us to move in asap to enjoy the home. Especially for our one year old, so we can have a place for him to comfortably run around in before he turns two!

Happy New Year and may 2022 be a better year for all of us.

Regards,



Kevin Lee

12/26/2022

Dear Council Members,

Thank you in advance for reading our letter. We would like to add our statements below in addition to what the Planning Committee had presented.

1. Our original plans to upgrade our property at 1261 Claremont (purchased 5/27/2021) were submitted a few months prior to the Murphy's moving in to 1251 Claremont.
2. Our design inspirations came from the other corner houses on our block and in the neighborhood with modern elements. We have conveyed this from the beginning with our architect to the ARC Committee and the Planning Commissioners.
3. After each meeting with the Planning Staff / ARC Committee / Planning Commissioners / Neighbors, we always made sure to review all concerns and provide viable solutions.

The main concerns from the neighbors were below:

- A. Visually the size of the house and the actual square feet of house being too big for the neighborhood.
- B. Privacy concerns from 2nd story windows
- C. Increase in shadow casting on to neighbor's house, 1251 Claremont, Murphy's
- D. Concerns of any new designs on the property will block the line of sight of a driver driving a vehicle around the corner of Claremont and Fairmont

We have addressed the concerns of the above items with these solutions below:

- a) Daylight plane setback on all directions of the house, and especially from the front Claremont and side Fairmont, both street facing of the house to not be an imposing structure.
- b) Worked with all concerning neighbors to change the type of windows and/or eliminate any designs that had any chance of privacy intrusions into their property. i.e. deck deletion, windows changed to clearstory windows.
- c) Decrease the shadow casting on to the concerning neighbor's property, by changing the floorplan and adapting the Murphy's architect's proposed design.
- d) Consulted landscape architectural designer of landscape and trees that were approved by the ARC committee.

The solutions mentioned above went through many rigorous hours of review through Planning Staff / ARC committee / Planning commissioners to achieve this final approval, which is being appeal. We have put in a lot of time and energy to find real solutions to

the concerns on our house upgrade, and as well as the Planning staff, Michael Laughlin / ARC committee / Planning commissioners / City manager / City attorney.

4. We have no other intentions except to move into our new home so that we can live in it with our baby son.

We trust that the Council members will make a fair judgement for us and allow us to continue with our lives and finally get to enjoy our new home in 2023. We will be present at the meeting and can answer any questions that you may still have.

Thank you and Happy New Year!

Handwritten signatures of Cynthia and Kevin Lee. The signature on the left is 'Cynthia' and the signature on the right is 'Kevin'.

Cynthia and Kevin Lee