

Joanne McGlothlin  
1281 Claremont Drive  
San Bruno, CA 94066  
February 10, 2022

Dear Mr. Auros Harman, Chairman, and Members of the San Bruno Planning Commission,

I am writing to the Planning Commission because of concern about the approval process for the remodeling and addition of 1261 Claremont Avenue. My concern is in three areas: how the approval process disadvantages neighbors, the Solar Path Study, and attempts at compromise.

The public, and even the nextdoor homeowner at 1251 Claremont who is most affected by the addition, is at a disadvantage in the commission hearings. The architect presenting his project seems to have unlimited time, is shown on screen, engages in give and take with members of the committee, and is free to introduce information not available to those affected by the project.

On the other hand, impacted members of the public are limited to one chance to speak and only for three minutes and are not seen on screen. They are only disembodied voices. If something is brought up during the meeting after he or she has spoken, they cannot ask about it even if they are directly affected by the result.

They must use their three minutes judiciously, since ability to challenge the approval of the project in court depends upon whether their issue of concern was raised during the meeting.

The Annual Solar Path study was accepted by the committee even though it did not consider the addition's effect on the nextdoor neighbor's house, which one of the commissioners called a "loophole." What is the point of requiring such a study if it does not help to understand how the construction will affect the neighbor's home? It would have shown the increased height of the home would block sunlight to the neighbor's property for a good part of the year.

In an attempt to reduce the height of the proposed construction to allow more sunlight to reach the neighboring backyard, one commissioner suggested lowering the ceilings from 10 feet to 8 feet. The project architect replied that he would "consider" lowering the ceiling to 9 feet, but no lower. He wanted the interior to be "grand." It may be grand for the owners, but it will be miserable for the neighbors. 1261 Claremont has a higher elevation than 1251 Claremont to begin with, so combined with the high ceilings the addition will tower over the nextdoor neighbor's.

San Bruno's motto is "The City With a Heart." Our neighborhood has gone through a lot with the explosion, fire, and reconstruction and tends to look out for each other. I realize you cannot legislate the Golden Rule, but I hope some ways will be found to allow the Lee Family to add to their home while reducing the impact on the homeowners at 1251 Claremont.

Sincerely,  
Joanne McGlothlin