

Dear San Bruno City Planning Commission Members,

We are writing to you out of significant concern regarding the planned addition at 1261 Claremont Drive and the substantial impact it will have on our family directly next door at 1251 Claremont Drive. Our issues include the following:

- A structure of that size and height will be detrimental to our family, impacting both privacy and sunlight.
- The planned second story will parallel the property line (between the two houses) meaning the entirety of our backyard privacy will be impeded. See photos below.
- The property line between the two houses runs northeast to southwest and their house is between the path of the sun and our house. This will cause severe shading of the winter sun to our property, significantly reducing the natural light filtration and heat gain that we enjoy. The proposed addition will be 25 feet at its highest point – their foundation is raised higher than ours so it would be 27 or 28 feet above our property. Our covenant of quiet enjoyment is being violated as a result of the breach of natural light which is inconsistent with the required findings for a use permit. (See images below of sun just barely over the current structure – after construction this sunlight will be completely cut off).
- As designed, the two-story element of the project abuts the usable yard area of our home (see photos below). In addition to reducing our sunlight, there is no articulation on the blank wall facing the property. There are no varied step backs, insets, roof overhangs or lines to minimize the impact this proposed property will have on the neighboring property. We will be staring at a blank wall 27 feet high when in our outdoor living area.
- A structure of this size will require a lengthy construction period, the majority of which will be within four feet of our property line and spilling construction dust onto our property, creating significant health hazards for our family, one of whom suffers from asthma. (Finding #2 below)
- The second story could instead be built on the other wing of the house which juts out to the southeast. That wing is surrounded by the property owner's backyard, side yard and front yard - there are no immediately adjacent neighbors on this side. This would mitigate if not eliminate shading or privacy impositions to any of the neighbors including our family.
- The daylight planning code does not require them to do it on all four sides and they did not do this on the side they share with us which is the most impacted property, rendering this a loophole. Please consider the side of the house where they intend to put the second story is almost right on top of our property.
- The current side setback of 1261 Claremont to the property line they share with us is only 4 feet and the code is 5 feet. Yet, they are planning to put a chimney on that side which would take up even more of that side setback. Based on this intrusion, how can this project comply with the 5-foot setback requirement? This violation of the setback furthers the negative impacts of this project on our property.
- The size of this project (3,130 sq ft) is double the size of houses surrounding it and the majority of the homes in the neighborhood.

We are not opposed to anyone improving and expanding their home. We simply feel that this proposed permit application as it was submitted is out of scale and will negatively impact not only our adjacent property but the surrounding neighborhood. We hope there can be a more balanced approach found in a revised permit application that is more consistent and less intrusive to the neighborhood.

Thank you so much for your time and consideration.

Kind Regards,  
The Murphy Family  
1251 Claremont Dr

A. In considering an application, the planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, the applicable zoning district regulations, any specific plans for the area in question, and the general plan.

B. The planning commission (or city council on appeal) shall grant a use permit only if it makes a finding that the establishment, maintenance or operation of the use applied for:

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use;
2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city; and
3. Will not be inconsistent with the general plan.

C. No use permit shall be effective, nor shall any building permit for which a use permit is required, be issued until the time period for filing an appeal to the city council on the decision granting the use permit has ended. If such an appeal is timely filed, the use permit shall not become effective, nor shall any such building permit be issued, until the city council has acted on the appeal. (Ord. 1410 § 1, 1982; prior code § 27-11.5)





