

3533 Gibson Ct
PLN2018-13469

Owners' proposal to further address backyard
neighbor's concern

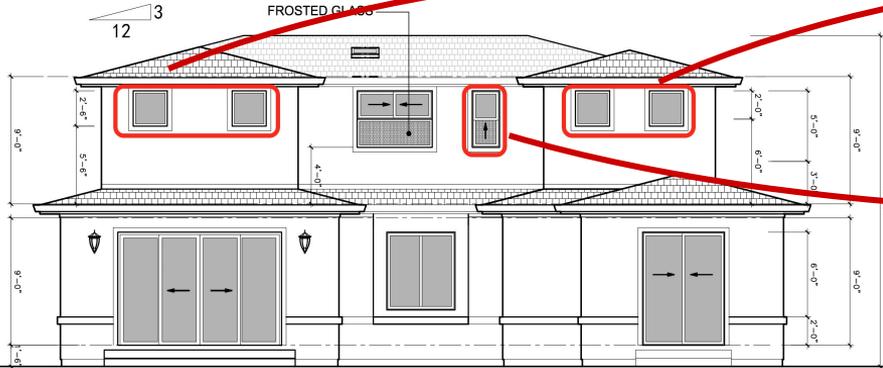
Jan/25/2019

Our proposed plan is completely complied to city design guideline, and has been approved at the Nov/07/2018 Architectural Committee (AC) hearing. But to further address backyard neighbor's privacy and overshadowing concern. The following pages illustrated what we have done

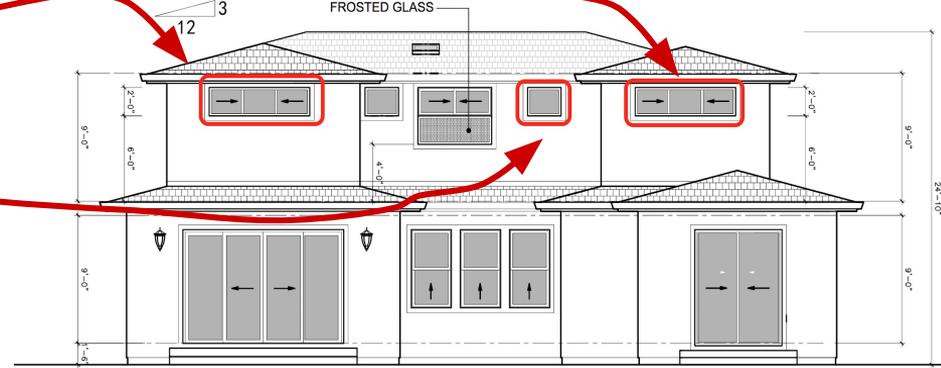
Our response to the privacy concern

The following pages (page 4 to page 6) listed what we have revised since ARC hearing to further address backyard neighbors' privacy concern. The tallest member in our family is 5 feet and 7 inches tall, we have moved up all upstairs backyard facing windows to 6 feet above the floor, except the window by the main bathroom due to the safety code requirement. So there is **no chance** for us to physically see any our backyard neighbors house or yard. We communicated this to our backyard neighbor at 3542 Elmhurst on the Jan/20/2019. 3542 Elmhurst owner acknowledged our efforts to further address the privacy concern

Northwest facing upstairs windows revised



4 REAR ELEVATION (NORTH WEST)
SCALE: 3/16"=1'-0"



4 REAR ELEVATION (NORTH WEST)
SCALE: 3/16"=1'-0"

Plan presented plan at Nov/07/2018 AC hearing

Current plan to further respect neighbor's privacy

1. Upstairs bedroom northwest facing windows are moved up to **6 feet** above the floor to protect 3552, 3542 and other Elmhurst neighbor's privacy.
2. Upstairs master bathroom sliding window size is reduced by half to protect neighbor's privacy

Northeast facing upstairs windows revise



② SIDE ELEVATION (NORTH EAST)
SCALE: 3/16"=1'-0"

Plan presented at Nov/07/2018 AC hearing



② SIDE ELEVATION (NORTH EAST)
SCALE: 3/16"=1'-0"

Current revised plan to further respect neighbor's privacy

Upstairs bedroom windows previously facing 3542 Elmhurst and others is moved up to 6 feet above floor to protect backyard neighbor privacy.

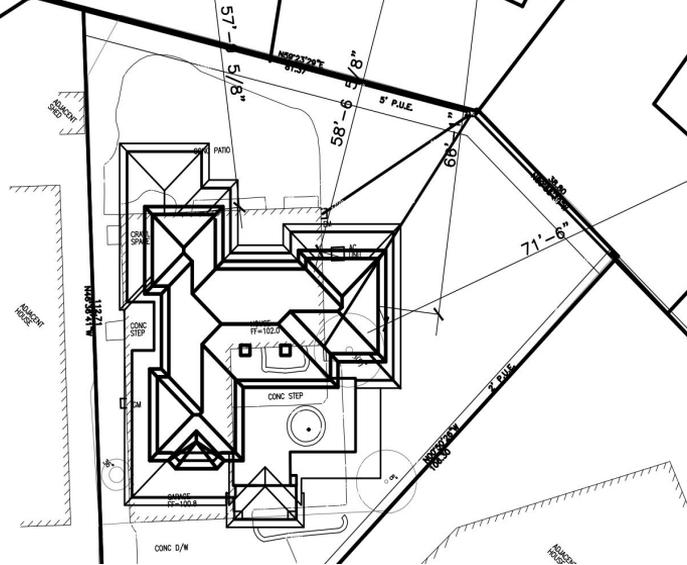
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3562

3552

3542

3532



Upstairs windows distance to backyard neighbors' houses are more than 57.5 feet. And all windows are 6 feet above the floor.

Our response to the overshadowing concern

On Jan/20/2019, 3542 Elmhurst owner acknowledged our efforts to further respect their privacy concern, but still suggested us to move the second floor further from their property by another 10 feet for their concern of overshadowing. In the following pages, we illustrate our proposed plan causes **no overshadowing** issue to our backyard neighbors.



Summer solstice: June/21 (longest day of the year) 9AM, sunlight and shadow projection. No sunlight blockage to backyard neighbor's window.

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Summer solstice: June/21 (longest day of the year) 12pm, sunlight and shadow projection. No sunlight blockage to backyard neighbor's window.

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Summer solstice: June/21 (longest day of the year) 3PM, sunlight and shadow projection. No sunlight blockage to backyard neighbor's window.

File No.: PLN2018-13469



Winter solstice: December/21 (shortest day of the year) 9AM, sunlight and shadow projection. No sunlight blockage to backyard neighbor's window.

File No.: PLN2018-13469

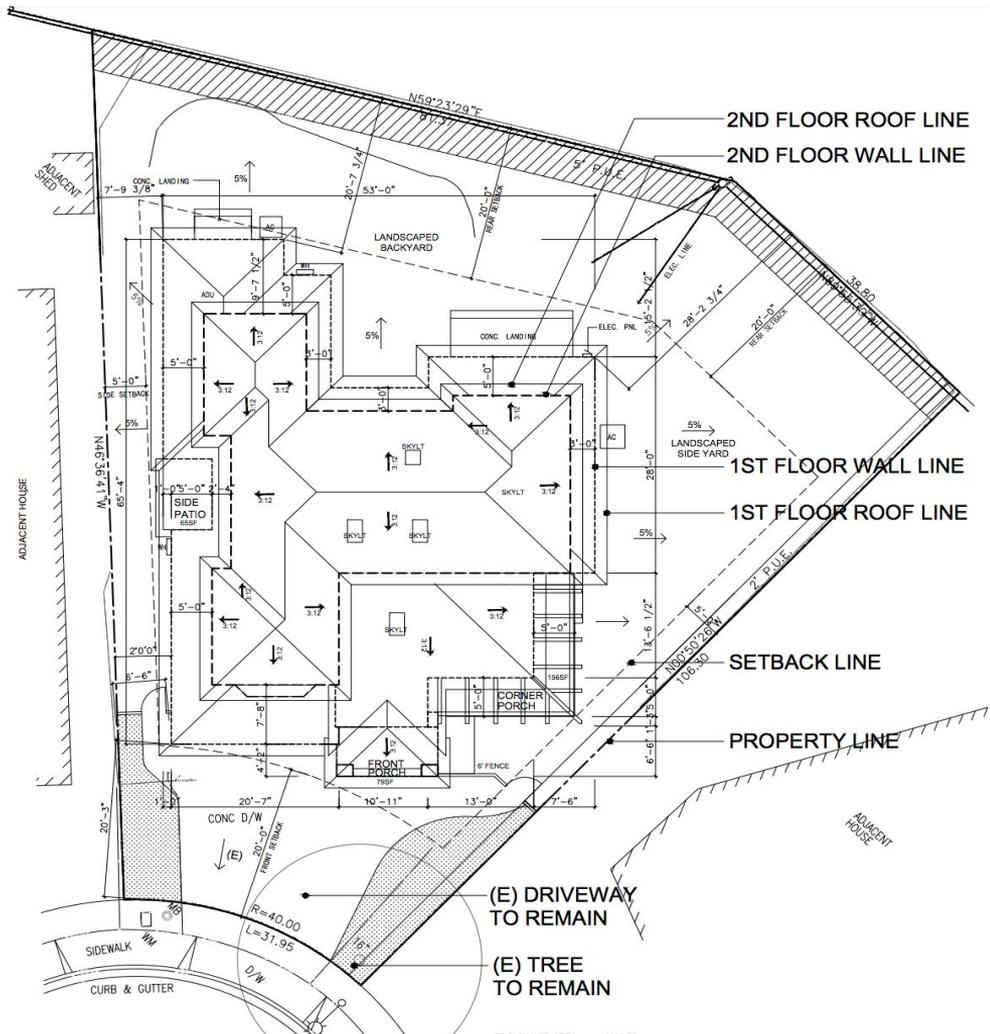


Winter solstice: December/21 (shortest day of the year) 12PM, sunlight and shadow projection, no sunlight blockage to backyard neighbor's window

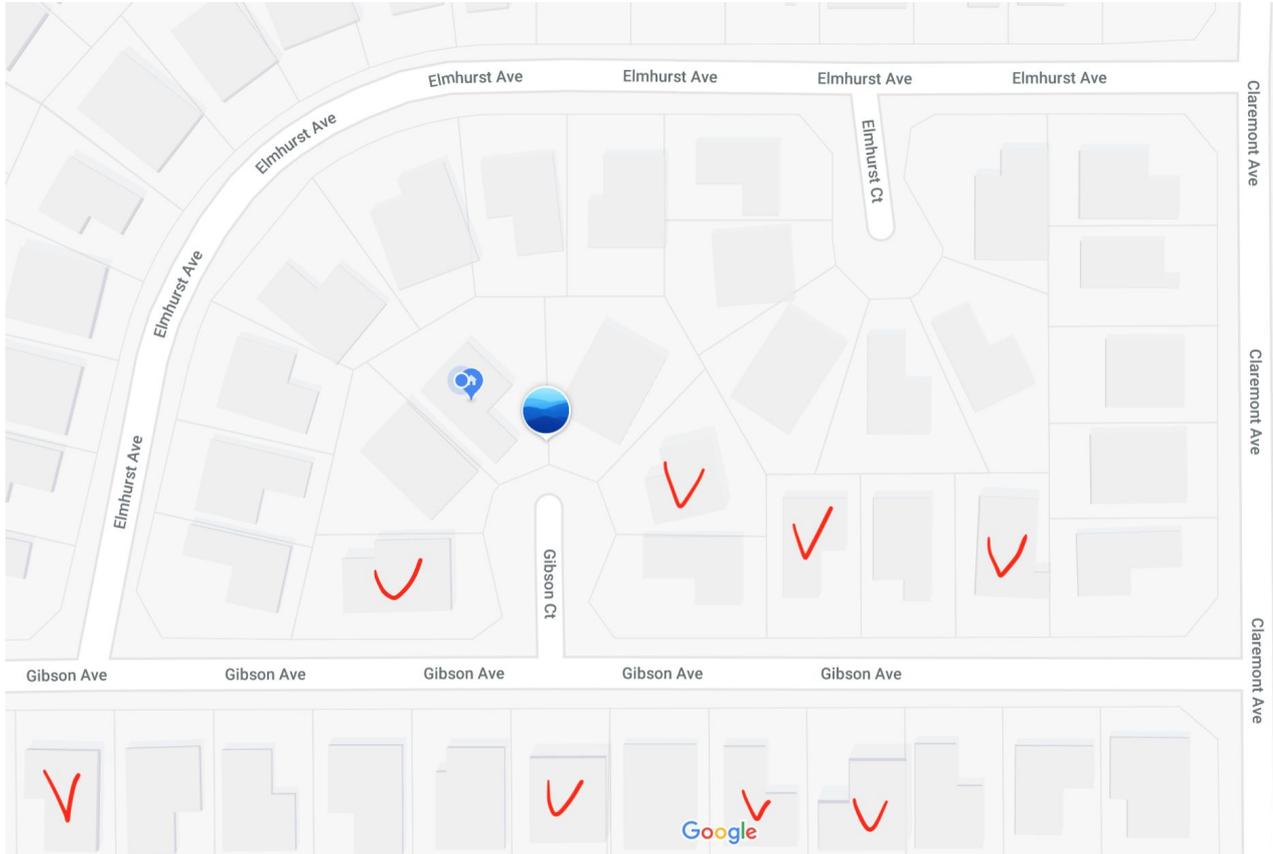
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Winter solstice: December/21 (shortest day of the year) 3PM, sunlight and shadow projection, no sunlight blockage to backyard neighbor's window



Project footprint is well within city's setback lines, second floor structure is also well within the setback rule per city guidelines.



Our proposed plan is not the only two-story house in the neighborhood. There are at least 8 two-story houses in our neighborhood.



These are the 2-story houses in our immediate neighborhood.



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3522 Gibson Ave

Two-story house

***Immediate neighbor
facing directly to 3533
Gibson Ct***

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3511 Gibson Ct

Two-story house

*Immediate neighbor
within the same street*

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3568 Gibson Ct
Santa Clara, California
Google, Inc.
Street View - Oct 2017



3568 Gibson Ct

Two-story house

*Immediate neighbor
within the same street*

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3493 Gibson Ave

Two-story house under construction

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