

Proposal for 271 Madrone avenue

# 1) Inconsistent architectural design

- Proposed design **aligns with** the evolving neighborhood architectural style as seen in **newer homes on adjacent streets**.
- Based on recent feedback from the neighbors we **adjusted the entryway design** to have **gable roof** and also **minimized the height** to match with neighboring homes garage roof lines



## 2) Overall scale and height

- The **total height** of the structure is **not more than 25 feet**, the setbacks and the lot coverage percentages are all as per the city guidelines
- The proposed home is designed to support a **multigenerational family** with the use of ADU as in-law suite and **not for rental purposes**.
- The scale is **consistent with some of the nearby properties in both size and form**. For instance, **2866 Mesquite Drive**—located just a few homes away—is approximately **3,557 sq ft**
- We have made sure to **align to the garage lines of neighboring homes**
- The **second floor has prescribed or more setbacks** with focus on **not having continuous wall planes** either vertically or horizontally
- Standing on the sidewalk at 271 Madrone Ave, one can see at least **five two-story homes**, and a **total of nine** when including just the adjacent street.



### 3) Privacy concerns with immediate neighbors

- We discussed with our neighbors on 281 madrone ave and propose to **reduce the height of the bedroom windows** from the earlier 28" to 24" and use **opaque glass to ensure privacy** for both households. The windows in bedroom **provide cross ventilation** and are aligned to the style in the some existing 2 story homes in the neighborhood where the bedroom on the side has a window
- We are open to **removing office window completely** on the other side which is adjacent to 261 Madrone ave.



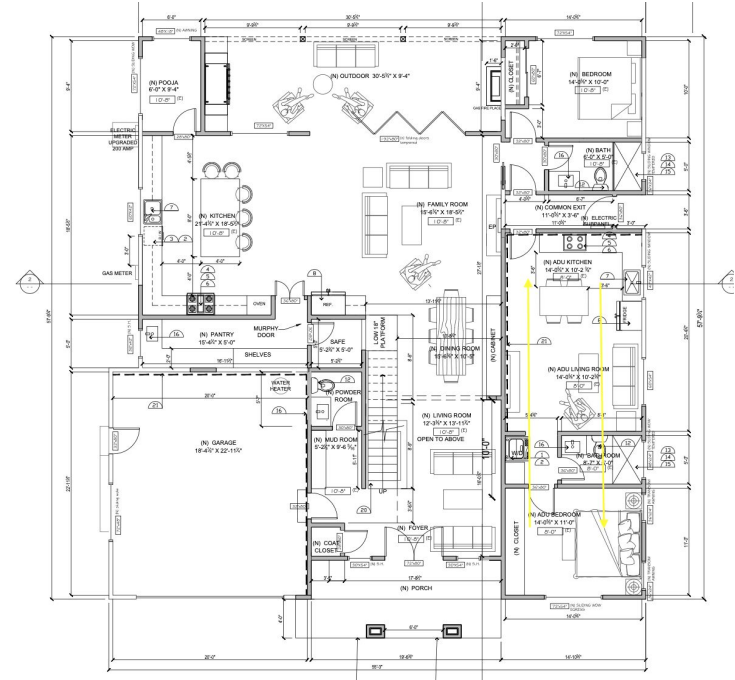
Propose to remove the office space window in the second floor on the side adjacent to 261 Madrone Ave



Propose to reduce window height to 24" and use frosted/opaque glass for the bedroom and bath windows on second floor on the side adjacent to 281 Madrone Ave

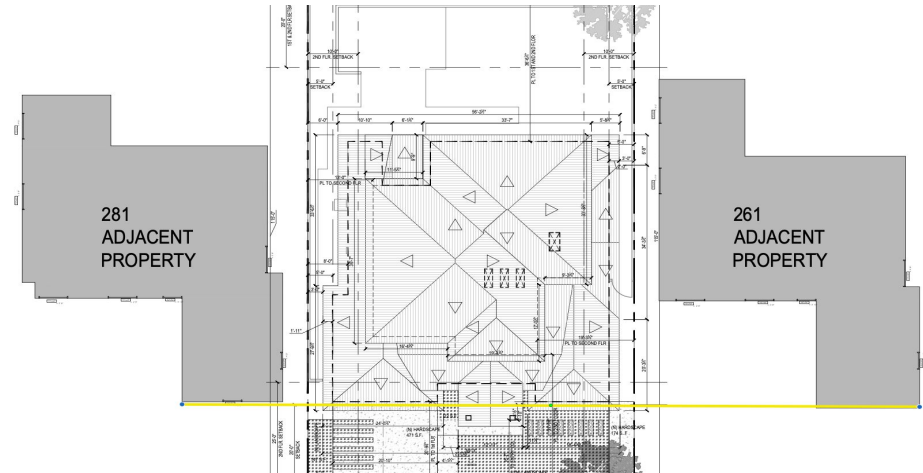
## 4) ADU adjacent to 261 Madrone Ave

- We have maintained a **set back of 5', 1 foot more than the city guidelines**
- Still we **discussed this with our neighbors on 261 Madrone Ave** and open to rework with our architects and the city to **swap the locations of the living area and bedroom for the ADU.** This should address the concerns around foot traffic, light and noise pollution, raised by our immediate neighbors



## 5) View from the neighbors house on 261 Madrone Ave

- The frontal lines of the home is **aligned to the garage of the property**.
- The **second floor has** a set back of 10 feet in addition to the 5 feet for first floor, a **total of 15 feet**
- The existing **vegetation and tree provide a natural cover**
- Existing homes with a similar recent construction aligned to the garages of the neighboring homes



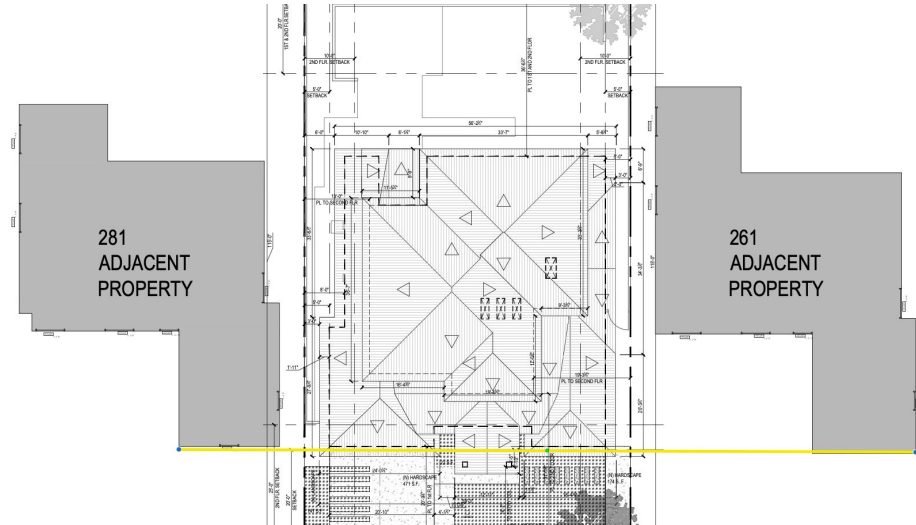
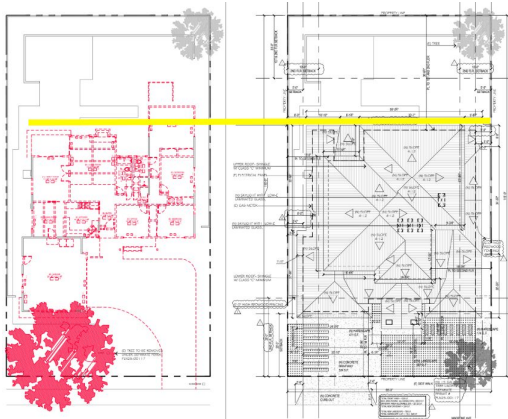
Note: Using real time google images and architect drawings as an acknowledgement that the 3D renderings provided focuses on the property design and not neighboring home facades

Homes with recent construction aligned to the garages of the neighboring homes



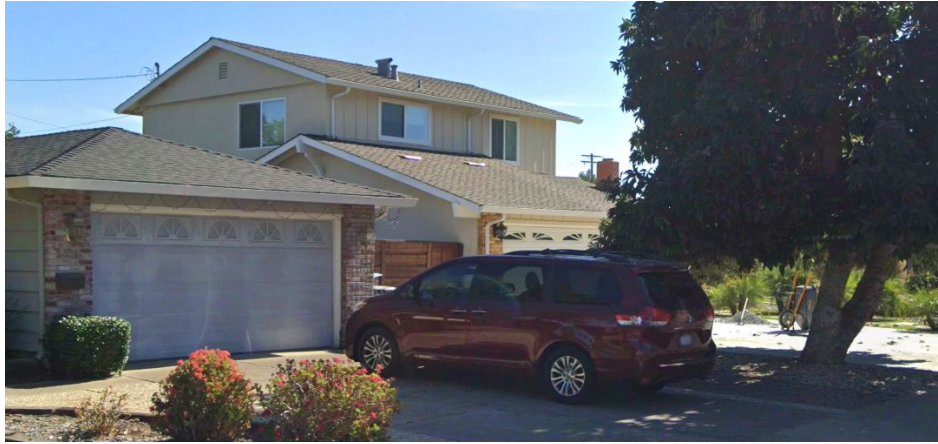
## 6) Reduced Open Space and vegetation

- The **backyard space** of the home is **preserved** when compared to the existing home as highlighted in the picture with yellow lines.
- The **front yard space is aligned** with the **garages of the neighboring homes** and not projecting beyond it.
- While not apparent in the renderings we are committed to adding more landscape and trees in the front and backyard of the home



# Summary

- We have **followed all the city guidelines** for height, setbacks, lot coverage
- We have **aligned with the existing neighborhood homes** on design style, scale, front setbacks
- We have proactively **addressed the feedback** from the city and the neighbors to make the following changes
  - **Changed the entryway design and height of the roof lines**
  - **Reduced window sizes on second floor and agreement on using frosted glass**
  - **Agree to remove the second floor window for the office space**
  - **Open to re-work with the architect and city for swapping the ADU living and bedroom areas**
  - **Added more landscaping in the front yard to balance the hardscape ratio and propose to add in a tree**



Several existing homes  
with second floor  
windows

319 Manzanita Ave, parallel  
to madrone avenue

391 manzanita Ave, just one home  
away from our property

