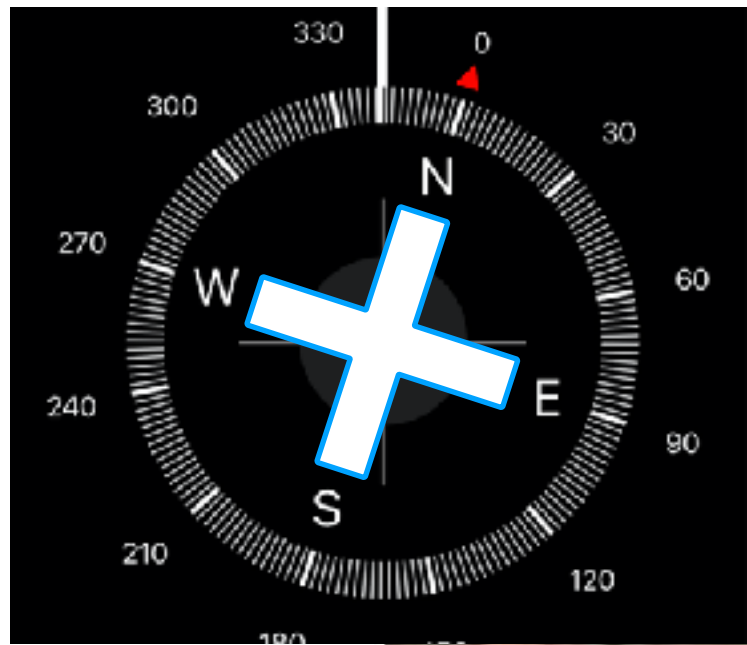


# Home Improvement Project (2847 Sycamore Way)

- ☐ All plans have been reviewed and meet the laws and regulations. In addition, an amendment made earlier this year in Ordinance No. 2011 of the City of Santa Clara (section 18.76.020) does not require a public hearing for a 4th bedroom addition.
- ☐ The dimensions of the expansion was decreased from the original plan following the City's suggestion in consideration of neighbors (not for law or regulation issues, but solely for the project's past history - City's recommendation). We accepted the changes, and a new plan has been submitted and approved. This new plan contains these following alterations:
  - Garage expansion is decreased by 1'-7" from the original 5' addition (length), and set for 20'x20'-9". This new addition will still fit within the existing concrete pad of garage.
  - The dimensions of the new addition is decreased (room, porch and garage) compared to original plan.
  - Overall dimensions of the new addition is decreased - but this will NOT reduce construction cost.
- ☐ Comments:
  - The house sits further back in the proper in comparison to neighboring houses, resulting in more front yard space (see the following diagram).
  - The bedroom addition will reach only as far as the front porch of the neighbor's house at 2853 Sycamore Way. It will not change their range of view as they can currently only see our vehicles parked on the driveway and the trees in their front yard. Moreover, neighbors of the opposite side at 2843 Sycamore Way will be unable to see the walls of the newly added bedroom from their front windows.
  - By reorienting the garage entrance and driveway to face the street, we can reduce safety risks, property damages, and sanitary concerns from 2853 Sycamore Way neighbor's sweet gum tree and apple tree. The current driveway will be covered by landscaping and provide more greenery. In addition, there are numerous cases of houses having adjacent driveways within the community.
  - There would be no impact on eclipsing or diminishing of light at neighbor's house (2843 Sycamore Way) by this new addition.
  - There is no law or regulation that states that a homeowner in this community must keep the original home design made in the 1960s.



# Top View of 2847 Sycamore Way



- #1: Roof peak line of 2847 Sycamore Way. This house is farther back in its property in comparison to neighboring houses within the community.
  - #2: Front end of the roof.
  - #3: Front end of roof of 2853 Sycamore Way.
  - #4: End of garage roof of 2847 Sycamore Way. Even with the extension, the length of the garage will match immediate neighbors's garages and be further back than the houses beyond.
  - #5: Limit of view from front window of 2853 Sycamore Way (limit recommended by contractor).
- Yellow square : New addition

#1

#2

#3

#4



View of 2853 Sycamore Way from our front door



New addition



# Garage Driveway - Safety Concerns and Property Damages

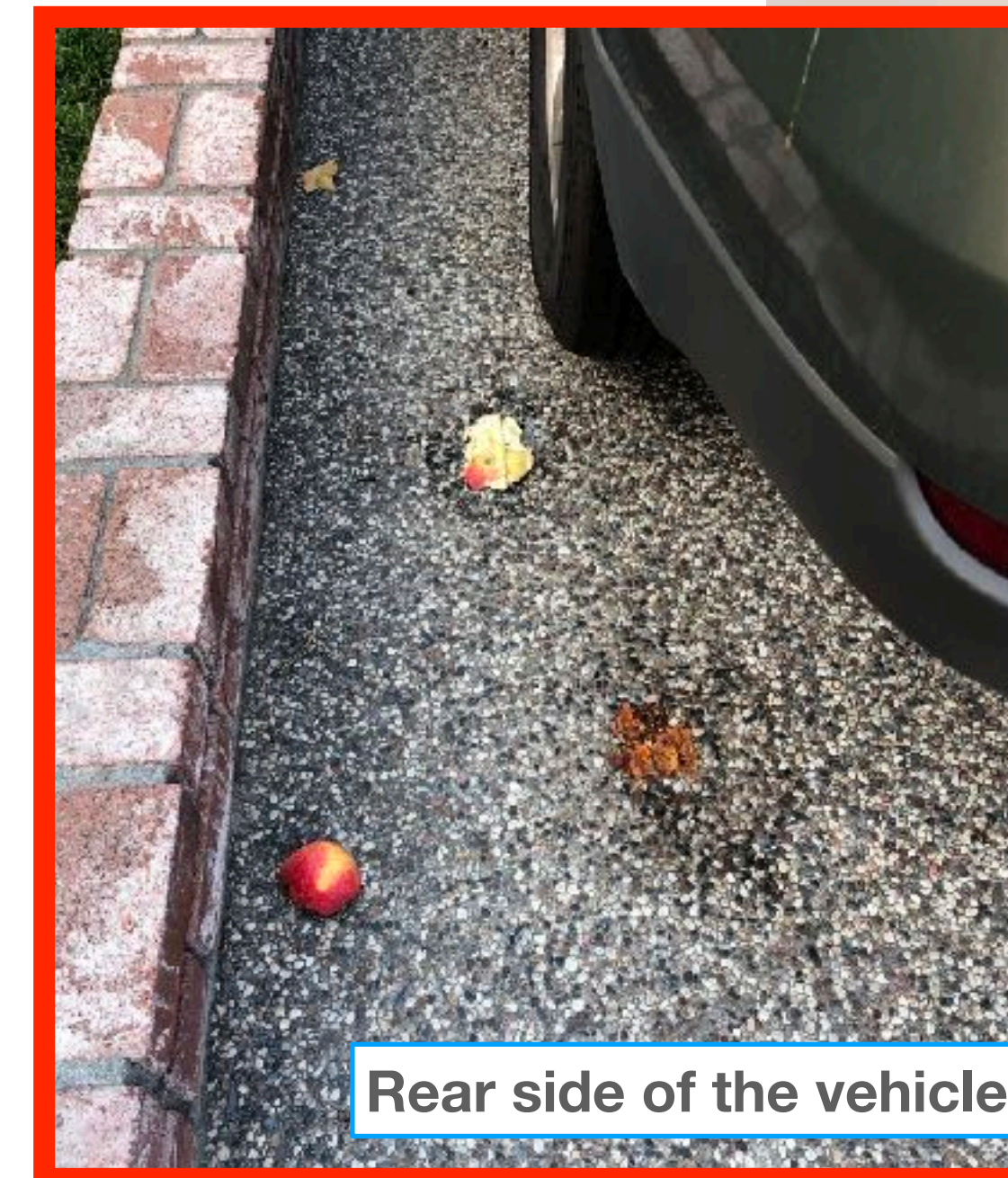
## 1. Pods from Sweet Gum Tree on 2853 Sycamore Way:

- Dangerous spiked gum ball pods from neighbor's big sweet gum tree fall on our driveway and vehicles.
- These pods are dangerous to step on. There have been many incidents with injury involving these pods on the ground.
- The roots of the tree have grown under our driveway and have begun to split the driveway concrete.



## 2. Rotting fruits from the apple tree on 2853 Sycamore Way:

- The fruits fall on the driveway and begin to rot. They attract pests and many black birds around the house that leave droppings on our roof, driveway, and vehicles.



Rear side of the vehicle



Front side of the vehicle





# Sunset shadows at 2843 Sycamore Way (3:30pm, 4:30pm)



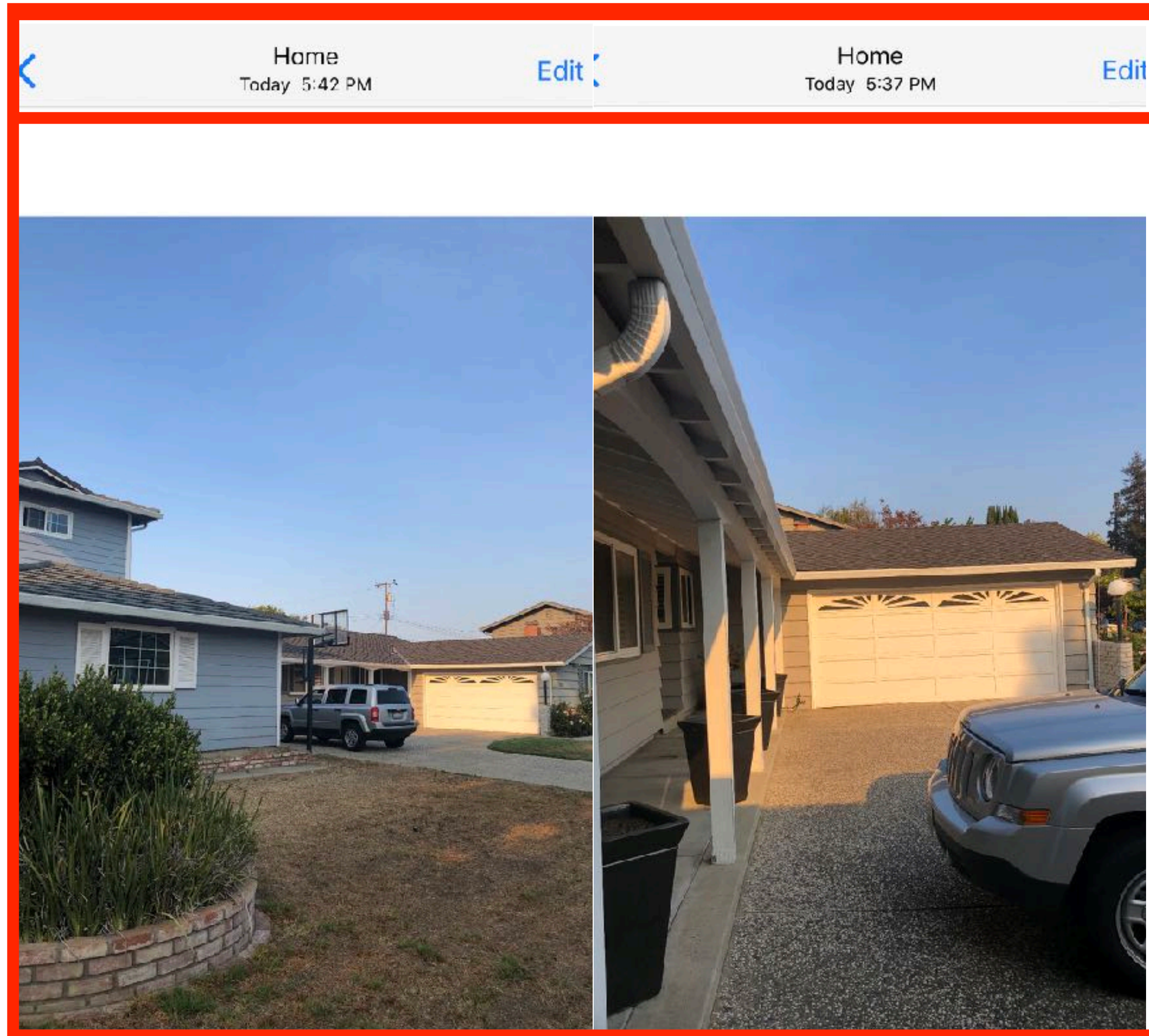
The sun sets to the west, which is behind and left of 2847 Sycamore Way when facing north.

These are the shadows on 2843 Sycamore Way at 3:30pm and 4:30pm, when the sun is beginning to set. The right frames of each photo show the extent of the shadow caused by our house. The frames on the left show that the most shadowing is caused by the sweet gum tree from 2853 Sycamore Way.

There is no difference in the shadowing caused by our house.



# Sunset shadows at 2843 Sycamore Way (5:40pm)



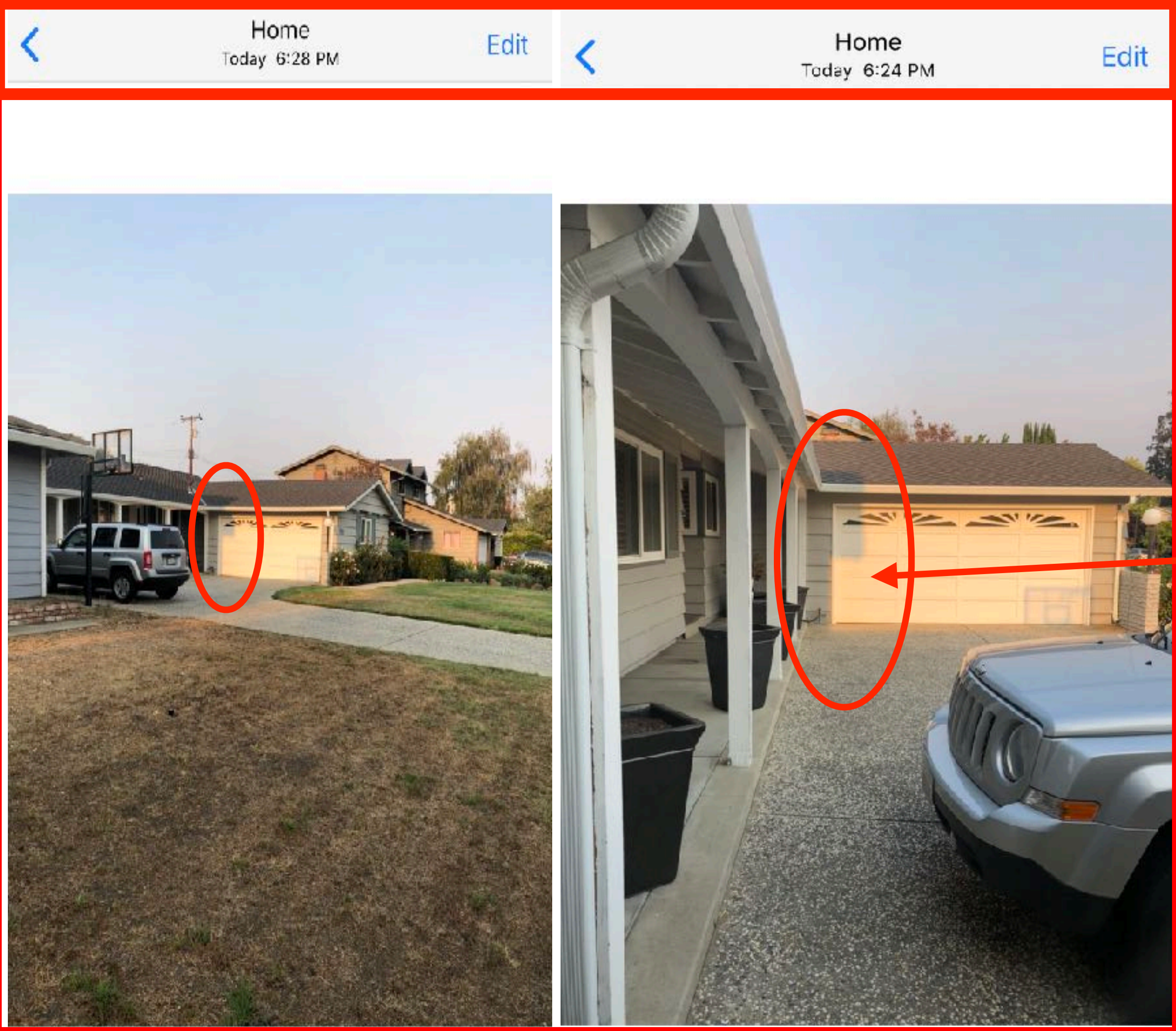
**At 5:40pm, 2843's driveway, garage door, and front yard are covered in shadow. This is caused by 2853's sweet gum tree.**

**The right frame shows the shadows caused on their driveway from our existing property. The left frame shows that most of our front yard and 2843's driveway are already shadowed.**

**As this is where the new garage driveway will be, it will not cause any extra shadowing on neighbor 2853's property.**



# Sunset shadows at 2843 Sycamore Way (6:30pm, 7:30pm)

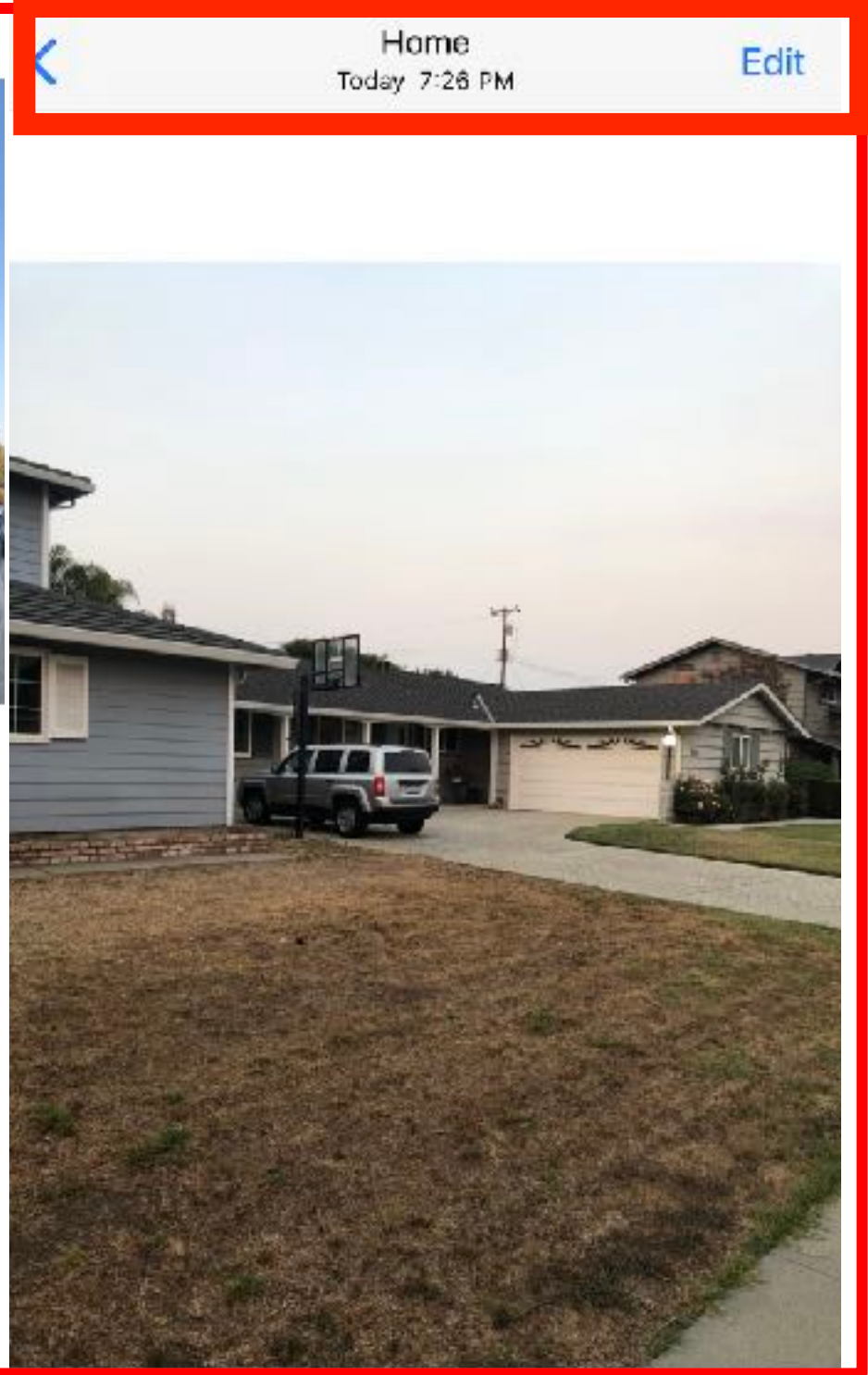


Shadow on roof and garage door of 2843 Sycamore Way at 6:30pm. This is caused by the existing second floor structure of our house, not the garage.



(Photo taken at 6:35pm)

Shadows caused on the roof and wall from the 2nd story structure



(Sunset at 7:26pm)

Walls of the bedroom addition will not be seen from 2843 Sycamore Way. There will be no extra eclipsing or light diminished on their property by the new bedroom or garage extension on our property.



# Honored request from neighbors at 2843 Sycamore Way

Neighbors at 2843 Sycamore Way have verbally requested in 2018 to protect shared backyard fencing from landscaping. We immediately honored their request. The shared fences were reinforced with additional support, and extra barriers were created so that our landscaping would not touch the backyard fences. However, there have been no cautionary measures taken by the requested neighbors themselves on their side of the fencing.



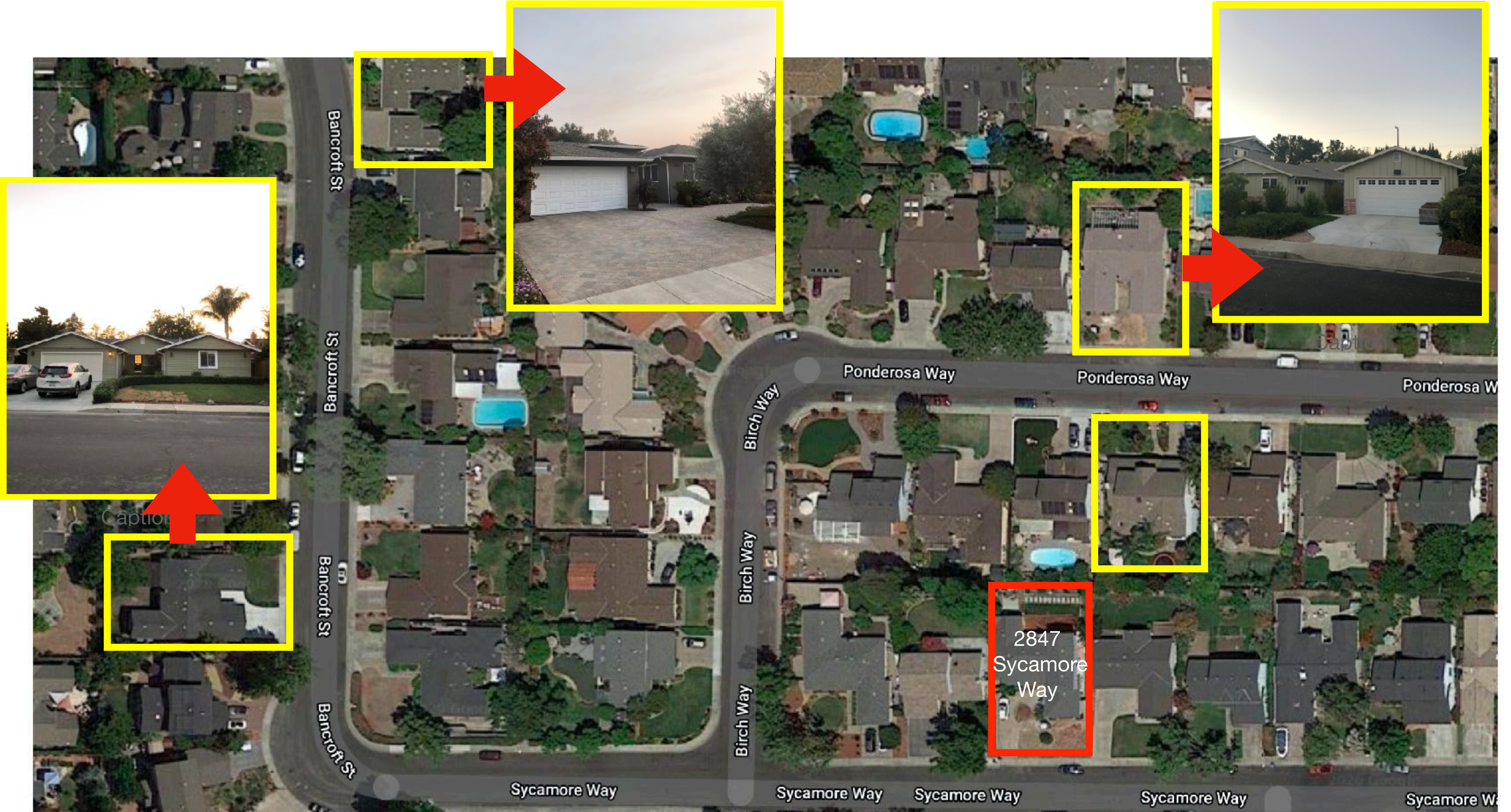
(Additional support added on fences)



(Neighbor's backyard at 2843 Sycamore Way)



# Similar home models in the community





Petition written by neighbors at 2843 Sycamore Way

29 August 2020

Those who have signed this petition oppose the proposed addition by James and Linda Jeon at 2847 Sycamore Way (PLN2020-14427) based on the following:

- The neighborhood has already attended three meetings before the Architectural Review Committee on July 18, 2018, August 29, 2018 and September 19, 2018 on this exact same addition. Eight neighbors gave presentations during these three meetings and 29 neighbors signed a petition explaining their reasons for opposition. Each time the Committee voted that the addition was inconsistent with the neighborhood design and compatibility. In the first two meetings, the Committee gave the homeowners an opportunity to address the incompatibility issues but the homeowners declined to address neighborhood concerns. On September 19, 2018, the Architectural Committee unanimously voted, pursuant to their statutory authority, to deny the permit on the grounds that it was not consistent with the character of the neighborhood and it was detrimental to the harmonious development of the community.
- On August 20, 2020, we received notice that the Director of Community Development had overturned the Architectural Committee decision without a hearing. The notice advised neighbors that an appeal needed to be filed, within four business days, to overturn the Architectural Committee ruling. Dan and Deborah Smith at 2843 Sycamore, in collaboration with other neighbors, filed an appeal.
- As presented in multiple power point presentations in 2018, the proposed addition is inconsistent and permanently damages the compatibility and design of the neighborhood for the following reasons:
  - We purchased in this neighborhood because homes were set back from the street affording privacy. We have appealing views of grass and trees which creates a feeling of openness and expansiveness in the neighborhood. The original marketing materials for this development emphasized this unique feature and real estate prices in this neighborhood reflect the increased value of this neighborhood design.
  - Homes adjacent to 2847 Sycamore Way would look out onto a garage wall and a wall to a fourth bedroom, eclipsing the view and diminishing light into bedrooms and living spaces. They would be the only neighbors living next to a fortress.
  - Adjacent homeowners presented evidence that real estate values of their homes would be lowered significantly if their properties were boxed in and neither would have purchased their homes without the current lay out and views.
  - Garage orientation for this neighborhood was designed to maximize the view of the neighbor; driveways were designed adjacent to one another as were living spaces.
  - The proposed addition pushes the front line of the house beyond the plane of other homes on the street; this is not how our neighborhood was designed.
- Alternative plans have been suggested and drawn up. The neighborhood wants to work with these homeowners and there are many ways to design an addition that is compatible with the neighborhood design.

Signature on this petition indicates that you OPPOSE the front yard addition at 2847 Sycamore Way as the design is not consistent or compatible with the neighborhood.

Print Name	Sign Name	Address	Date
Hello Neighbor- Here is information			
on the proposed addition at			
2847 Sycamore Way. Please call if you have			
any questions.			
Regards,			

Debbie Phone number removed for privacy

The petition used by neighbors at 2843 Sycamore Way used incorrect information to receive signatures.

- We have made and filed complaints to the project director about the public hearing from two years ago on grounds of unfairness. At the hearing, we were given only two decision makers rather than the standard three.
- The new amendment in ordinance no. 2011 does not state that a public hearing is needed for a 4th bedroom addition. In addition, neighbors have been notified of their right to appeal the City’s decision within 7 calendar days.
- As previously shown, the new addition will not eclipse the view or obstruct the light of neighboring properties.
- There is no actual evidence that the real estate values are lowered.
- There are many cases of adjacent driveways within the community. Moreover, we offered several options for landscaping or fencing to make the driveways look more pleasing. All offers have been unreasonably refused by the neighbors.
- As demonstrated by the plan, the proposed addition does not push the front line of the house beyond the plane of other homes on the street.