

# History on Front Yard Proposal: 2847 Sycamore Way

## 18 July 2018: First Meeting with Architect Committee

Members of the committee advised James and Linda Jeon at 2847 Sycamore Way to present a new design that addressed neighborhood concerns.

## 29 August 2018: Second Meeting with Architect Committee

The Jeons did not propose any new designs as directed. Nine neighbors attended the meeting in person and twenty more signed a petition opposing the front yard addition at 2847 Sycamore Way.

## 19 September 2018: Third Meeting with Architect Committee

Redesign Proposal: ADD 451 sq. ft. to first floor; ADD 49 sq. ft. to garage and change orientation of garage = Gross Floor Area 500 sq. ft. James and Linda Jeon requested that neighbors no longer contact them regarding collaboration on the project.

**Proposal was disapproved by the Committee;** owners, at 2874 Sycamore Way filed an appeal.

## 28 November 2018: Nimisha Agrawal responded via email as follows regarding the status of the appeal:

*There has been no change on the appeal for 2847 Sycamore. The City Of Santa Clara Code does not impose any time limit for acting upon the appeal. We will keep you informed if we hear anything further on the project.*

## 20 August 2020: Notice of Approval by Director of Community Development at 2847 Sycamore Way:

ADD: 499 sq. ft. fourth bedroom and foyer in the front; ADD: 48 sq. ft. covered porch; ADD: 71 sq. ft. garage addition and change orientation of garage = Gross Floor Area 618 sq. ft. Neighbors filed an appeal.

Prior to the Planning Commission Meeting on 14 October 2020, **forty-six neighbors signed a new petition in opposition to the planned front yard addition at 2847 Sycamore Way** as the design is not consistent or compatible with the character of the neighborhood (see scanned petition documents - 3 pages).

**PLEASE NOTE:** The square footage that is reflected in the most recent proposal is greater than the square footage that was disapproved three times by the Architect Committee two years ago.



● Homes with red dots indicate BACKYARD or second story additions in Forest Park neighborhood

— Forward most structure on property

**ZERO** homes in the Forest Park neighborhood, including Bancroft Way, have been allowed to extend into the front yard beyond the forward most structure on their property or neighboring property.



The views from our kitchen and two bedroom windows will be obstructed by a larger roof, garage wall, and/or cars parked in the driveway.



499 square-foot fourth bedroom and foyer addition

48 square foot covered porch

71 square foot garage addition and reorientation

- I spend a good deal of time in my kitchen, working at the sink and preparing food at the counter by the window. I appreciate being able to see the activity in the neighborhood: children biking, folks walking their dogs and families pulling their wagons to the cabana club. We purchased our home more than twenty years ago because we loved the design, character and feel of the neighborhood.
- Mackay homes were designed to insure home styles blend naturally and pleasantly into a lovely, well-planned, neighborhood (please refer to brochure from 1960).
- Forest Park has a balance of green space, trees, bushes, and grass; homes were designed in pairs, maximizing the green space between properties with garages that are adjacent. Breaking the design pattern of the neighborhood negatively impacts me and the future of our neighborhood development.
- The extension of the front garage at 2847 Sycamore Way will mean:
  - increased concrete driveway - that will be the first thing we see when we look out our windows
  - increased view of garage wall
  - Increased view of neighbors' roof
  - increased view of parked cars
  - increased noise in our front bedrooms from car traffic in adjacent driveway
  - decreased sunlight in our living space
  - decreased view of the neighborhood
  - decreased view of the sky
  - decreased green space
- Design < 40% of lot coverage (38.88%); 100% of the addition is in the front of the house.
- Everyone who has added to their homes in Forest Park has added into the backyard and maintained the harmonious design of the neighborhood. **ZERO** people have broken this design pattern.
- Sets precedent for additions that are inconsistent with original neighborhood design.
- Front yard addition at 2847 Sycamore Way will negatively effect the value of our home and quality of life at 2843 Sycamore Way.

Respectfully Submitted, Deborah Smith