

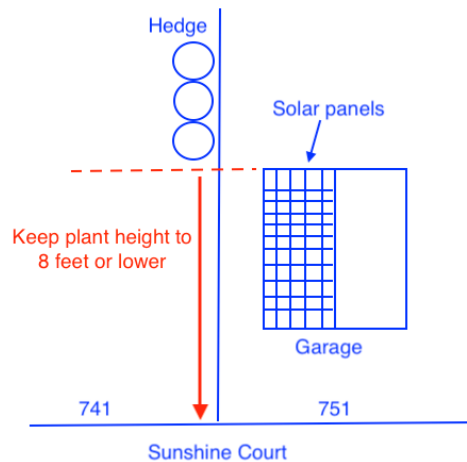
To: Zoning Administrator and Planning Department
From: Sharon Fingold and Antonio Martinez (residents/owners of 751 Sunshine Court)
CC: Tianheng Henry Yao (owner of 741 Sunshine Court) and Leo Li (LEL Design, Inc.)
Subject: Plans for 741 Sunshine Court
Date: March 19, 2024

We are the owners and residents of 751 Sunshine Court, the property on the east side of 741 Sunshine Court. We have reviewed the plans for 741 Sunshine Court and request the following conditions for approval of the project.

Design Conditions

Note: We have communicated via email with the owner and his architect. The owner has indicated agreement with these conditions.

- Landscaping: Replace bamboo with a non-invasive screening plant. Neighbors do not want bamboo spreading to their yards.
- Protection of sunlight for solar panels on the west side of the garage at 751 Sunshine Court: Reduce 741 Sunshine Court's screening plant height at the property line by 751 Sunshine Court's garage. If there will be plants along that part of the property line, we ask that plant height stay at 8 feet or lower starting at the back of 751 Sunshine Court's garage to the street as shown in the diagram below.



Pre-Demolition Conditions

Two weeks prior to demolition, the owner will hire a pest control company to trap rats that may be on the property. (Last time work was done on the garage at 741 Sunshine Court, there was a rat infestation at 751 Sunshine Court. There are also some storage containers that have been on the property for years and could be sheltering vermin.)

Construction Conditions

- No music/radio
- All rain water will be managed to stay on property and there will be no runoff into adjoining properties.

- Contractor manages dirt and dust by covering loose dirt and any piles of dirt so wind doesn't blow it around the neighborhood.

Community Outreach

Since March 10, the owner has been responsive and has been communicating via email while out of town. As concerned neighbors, we hope that the owner will proactively keep the neighbors informed as the project moves forward.

Sharon Fingold and Antonio Martinez