

Christopher Spaulding, Architect

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[REDACTED]
[REDACTED]

12-18-23

212 Thurston Street

Response to neighbor concerns

Dear Maria,

Ms. Guillard (the property owner of 212 Thurston) and I have discussed the letters received from the three neighbors and have gone to the property and taken photos of the line-of-sight view from the proposed 2nd floor windows towards the neighbor's homes.

In doing this, we agree with the rear neighbors that the new windows will impact the privacy of their back yards. To mitigate this, we propose to raise the window sill height of the rear bathroom windows to be 5' above the floor and to make them obscure glass (see attached graphic). This will eliminate privacy concerns from the bathroom windows.

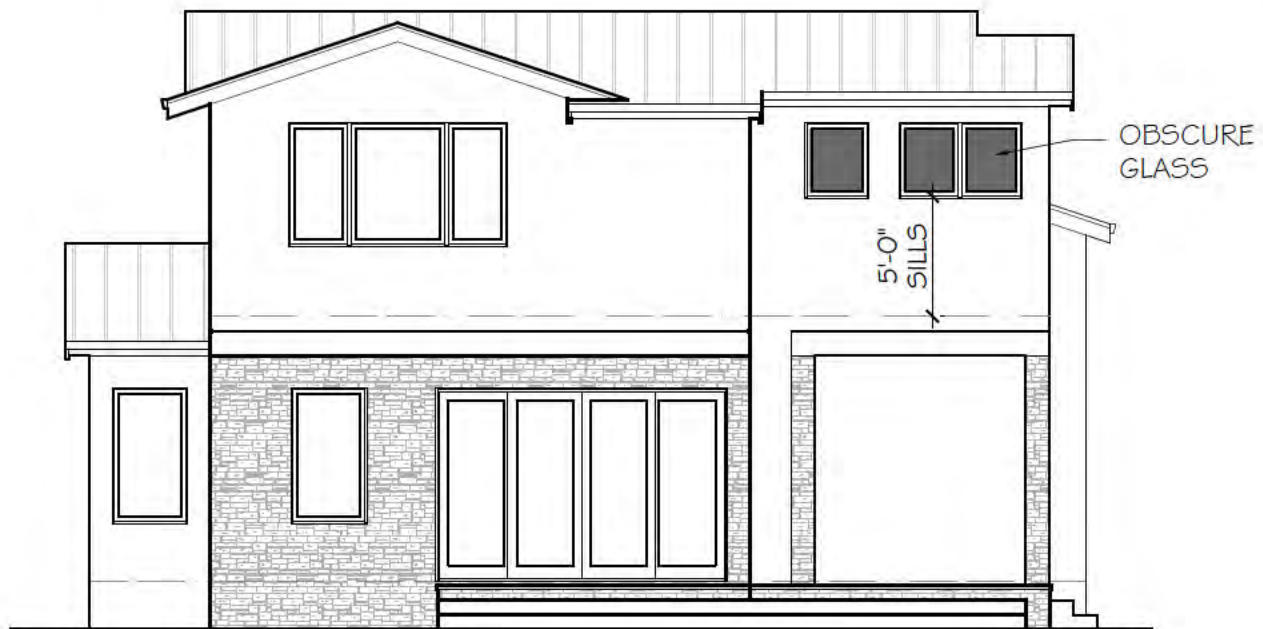
For the remaining bedroom window, we propose to plant evergreen screen planting that will screen the view between the properties, while also not growing too tall (so as to not block the light into their yards). Ms. Guillard has retained a landscape architect to propose an appropriate species for the screen (see attached). I have also attached a graphic roughly showing where the trees would be planted and how they can block the view from the proposed bedroom window to the neighbor's yards.

For the adjacent neighbor to the left, Ms. Guillard intends to repair the existing garage as part of this construction project (repairing the garage does not require Planning Approval, so is not included in this Planning Application – A separate building permit will be obtained to repair the garage). As for the privacy issue for this neighbor, there are only two 2nd floor windows looking out towards the adjacent property – one in the bathroom and one in the stairhall. I have attached a photo of the view from the future 2nd floor window location, and as you can see, there are no windows visible on the adjacent house, nor is the back yard visible. As such, we do not think there is a privacy issue between these properties.



REAR ELEVATION AS DESIGNED

1/8" = 1'-0"



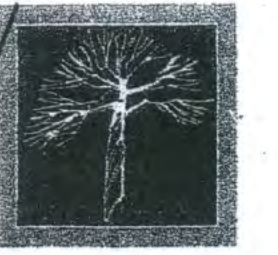
PROPOSED REAR ELEVATION

1/8" = 1'-0"

FROM THE OFFICE OF
CHRIS SPAULDING
ARCHITECT

201 CALIFORNIA STREET, SUITE 200
DENVER, CO 80202

REAR PRIVACY CHANGES
212 THURSTON STREET



THOMAS SCHERER
ASSOCIATES
Landscape Architecture

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Tel (831) 688-8913

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

REVISIONS	BY
7-19-23	db
10-11-23	
10-20-23	
11-29-23 Enlarge parking space	

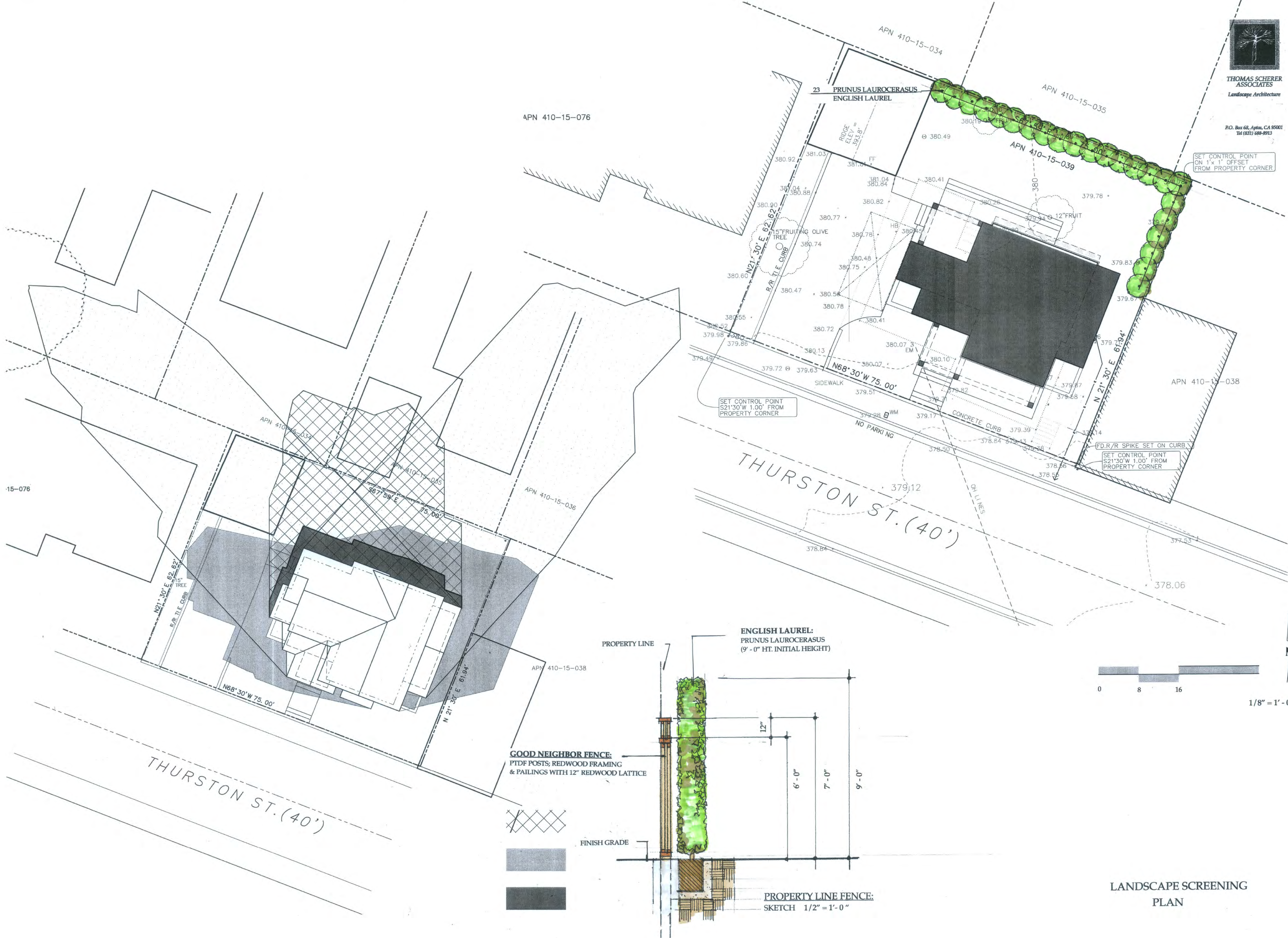
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR
GUILLARDO RESIDENCE
212 THURSTON ST
LOS GATOS • CALIFORNIA

DATE:	12-4-2023
SCALE:	AS NOTED
DRAWN:	CSDB TS
JOB:	GUILLARDO
SHEET	

L.1

OF 4 SHEETS



Christopher Spaulding, Architect

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[REDACTED]
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12-18-23

212 Thurston Street

Site Photos

View from future bathroom window looking towards the left neighbor



View from future bedroom window looking out towards the rear neighbor, showing proposed screen planting



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