

June 9, 2026

Grant Farrington
Community Development Division
30 Muir Road
Martinez, CA 94553

Re: 1365 Milton Ave, CDTP25-00067

Dear Grant,

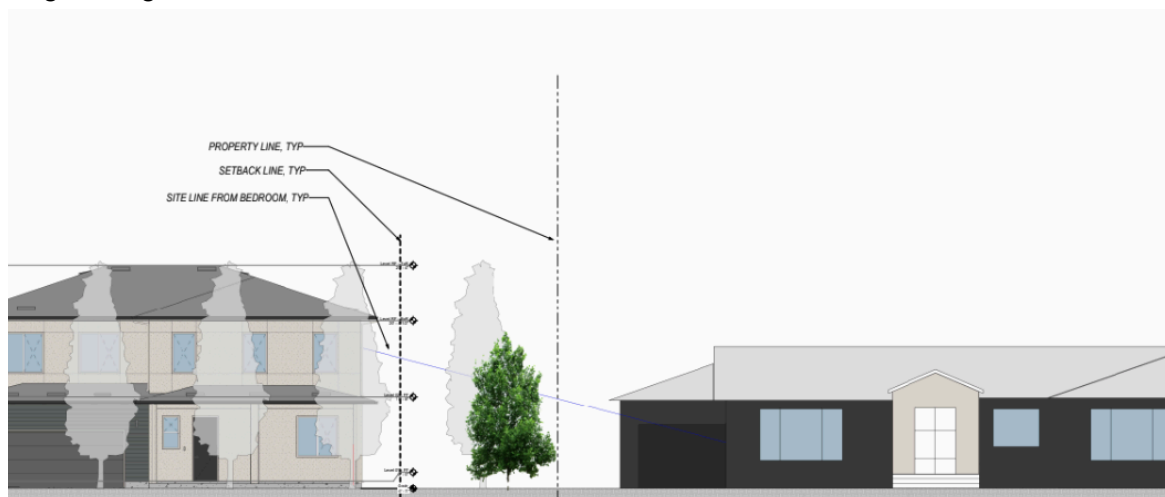
Thank you for your feedback regarding the proposed new construction at the above noted address. We have read through the neighbor's letters and concerns.

Please see our commentary on the key 3 issues identified:

1. *Window Restrictions on the West Elevation: Require all second-story windows on the western elevation facing 1369 Milton Ave to be strictly limited to high-set clerestory windows (minimum sill height of 5 feet) or utilize permanent frosted/opaque glazing to protect our kitchen's privacy.*

We feel that adding frosting or opaque glazing to the 2nd floor of the home is unnecessary given the existing and proposed trees that will line the west side of the property. As a part of our design, we have carefully considered sight lines in the landscape design.

Below is a visual representation of our landscape plan that shows trees and shrubs to be planted along the west edge of the property. These trees will vary in size from 5' to 15' tall. As depicted in the sight line drawing below, this will mitigate the concerns around visibility into the neighboring kitchen.



2. *Architectural Relief / Second-Story Step-Back: Require a mandatory architectural step-back on the second story of the western wall to break up the monolithic massing and preserve a portion of our morning daylight plane.*

Our home has some limitations in its design and unfortunately we are not able to pivot to a custom design to satisfy all requests and concerns. Having said that, it is our intention to build a home that works within the neighborhood and contributes to the existing feel of the surrounding area.

We have selected subtle, earth tone colors that will blend into the natural environment to avoid any bright or offensive colors. There are a few anomalies that occur in the neighborhood that are not of the typical 'ranch' style on Milton including a spanish/mediterranean home across the street. Our design has a modern simple design that is more complimentary to the area.

3. *Strict Tree Protection Controls: Impose rigid arborist-supervised bonding and protection controls for the 22-inch Honey Locust tree to ensure construction inside the drip line does not result in the slow death of our neighborhood's mature canopy.*

Our intention is always to maintain as many healthy, full growth trees as possible on the property. As noted on the plans, all existing trees will remain with the exception of one small tree that is currently in the front yard. The front, side and rear yards will remain with the canopy that is mature and natural to the area. Trees that remain are subject to Tree Protection measures as outlined by the County and will be strictly enforced.

As we continue through the permitting process, we look forward to working with the County and the Milton Ave neighbors to ensure a successful addition to the area. Our goal is to create a home that a future family will be comfortable in and enjoy the great neighborhood that exists.

Regards,

Lisa Sharpe
Senior Director, Planning
Veev, by Lennar