

**From:** [Planning Public Comment](#)  
**To:** [Albert](#); [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)  
**Cc:** [Christine Au](#)  
**Subject:** RE: PLN25-00049 / 642 Park Court  
**Date:** Thursday, May 29, 2025 9:07:59 AM

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Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II  
Community Development Department | Planning Division  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450 Direct : 408.615.2474

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**From:** Albert <aau730@gmail.com>  
**Sent:** Wednesday, May 28, 2025 11:46 AM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>  
**Cc:** Christine Au <xtinetam@gmail.com>  
**Subject:** PLN25-00049 / 642 Park Court

Some people who received this message don't often get email from [aau730@gmail.com](mailto:aau730@gmail.com). [Learn why this is important](#)

Dear Santa Clara Planning Division and Members of the Historical and Landmarks Commission,

We are writing as concerned residents of Park Court, in response to the proposal submitted by 642 Park Court to significantly alter their property within our historic neighborhood.

We chose to raise our family in this area specifically because of its unique charm and the preservation of historical character that makes our court so special. The proposed transformation of this particular house poses a serious threat to the visual and architectural continuity of the neighborhood. We worry that such changes will erode the character that not only defines our community but also makes it a desirable and cohesive place to live.

Our concerns go beyond aesthetics. The scale and nature of the proposed project appear to have implications for long-term safety and traffic in our court as this will

set precedent to future projects. As parents of young children who regularly play outdoors with other neighborhood kids, we are particularly alarmed by any potential increase in traffic flow, construction-related hazards, and future congestion that could compromise the safety of our families.

We believe that any modifications to homes in historically designated neighborhoods should be approached with great care and respect for the area's legacy. In this case, we feel the proposal falls short of those standards and undermines the values we all moved here to protect and enjoy.

For these reasons, we are strongly opposed to the approval of this project in its current form and urge the committee to carefully consider the lasting impact it would have on the fabric of our community.

Thank you for your time and attention to this important matter.

Sincerely,

Albert and Christine Au  
[584 Park Court](#)  
[Santa Clara, CA 95050](#)

**From:** [Planning Public Comment](#)  
**To:** [Riccardo Marino](#); [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)  
**Cc:** [Steve Le](#); [Meha Patel](#)  
**Subject:** RE: Letter of Objection to 642 Park Ct remodel  
**Date:** Thursday, May 29, 2025 8:40:44 AM  
**Attachments:** [image001.png](#)  
[Objection to PLN25-00049.pdf](#)  
[image002.png](#)

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Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

**ELIZABETH ELLIOTT** | Staff Aide II  
Community Development Department | Planning Division  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450 Direct : 408.615.2474

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**From:** Riccardo Marino <[riccardomarino1989@gmail.com](mailto:riccardomarino1989@gmail.com)>  
**Sent:** Wednesday, May 28, 2025 10:04 PM  
**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>; Alex Tellez <[ATellez@Santaclaraca.gov](mailto:ATellez@Santaclaraca.gov)>  
**Cc:** Steve Le <[SLe@SantaClaraCA.gov](mailto:SLe@SantaClaraCA.gov)>; Meha Patel <[mpatel@Santaclaraca.gov](mailto:mpatel@Santaclaraca.gov)>  
**Subject:** Letter of Objection to 642 Park Ct remodel

Dear Alex and Planning Department,

I am Riccardo Marino from 633 Park Ct.

Please find attached my formal letter of objection to PLN25-00049 for the proposed remodel of 642 Park Ct.

I've also copied Steve and Meha on this email, as they assisted me with the Mills Act process; Steve with the initial application, and Meha during the recent audit.

Once again, I want to express my gratitude to the City for supporting a program like the Mills Act and for giving residents the opportunity to help care for one of the few historic

neighborhoods in Santa Clara. This area is truly special. Not just for its 100+-year-old homes, but for the tight-knit community that lives here. That kind of community is far rarer, and arguably more valuable, than any single property.

I'm fully in favor of thoughtful investment and development, but this particular remodel offers no real benefit to anyone. In addition to the concerns outlined in the attached letter, I ask that you also consider the challenges the future residents of this home might face if the project moves forward. If this proposal addressed a clear need or solved a meaningful problem, I wouldn't feel compelled to voice my personal opinion. But instead, the project is highly disruptive, potentially hazardous, and raises questions about the integrity of existing Mills Act contracts since the historic character of the neighborhood is a key factor in the evaluation of individual properties.

Given my positive experiences with the Planning Department and the Historical and Landmarks Commission so far, I trust you'll help us find a balanced, thoughtful solution.

Expanding the home with a one-story addition toward the rear could be a valuable upgrade without compromising the character of the court. And while I continue to believe that adding a basement is risky (as discussed in my letter and audit due to the high water table in Park Ct), that would still be a more reasonable route, though not without its challenges.

A second story, however, would be a drastic and irreversible disruption.

I appreciate your time and dedication to what I believe is the best city in Silicon Valley, and I remain available for any questions or discussion.

Warm regards,

Riccardo Marino

Eric Crizer  
2231 Park Ave  
Santa Clara, CA 95050  
ericjcrizer@gmail.com  
May 27<sup>th</sup> 2025

City Council, Planning Commission, and the Historic Landmark Commission  
1500 Warburton Avenue  
Santa Clara, CA 95050

Dear Members of the City Council, the Planning Commission, and the Historic Landmark Commission,

I am writing to formally oppose the proposed renovation of 642 Park Court from 900 square foot to an imposing 3,600 square feet. This project raises significant concerns regarding its impact on our neighborhood, which is characterized by its historic small homes.

The proposed expansion is not only disproportionate to the surrounding residences but also threatens the architectural integrity and historical character of our community. Our neighborhood, which is more than 100 years old, is defined by its quaint, smaller homes that reflect our local history. A structure of this size would overshadow its neighbors, disrupt the visual harmony, and fundamentally alter the character of our streets.

Initially I had mixed feelings about opposing this project, knowing that in large part land use restrictions have led to the housing crisis we face. What resolved the matter for me was to recognize this is an effort by a wealthy individual with no interest in our community to further enrich themselves. The project does nothing to increase the stock of housing. Allowing such projects to succeed contributes to the demand for housing for speculation, which is tantamount to hoarding food during the early part of a famine in hopes of profiting when the famines victims are desperate enough to trade their anything for bread.

As we grapple with a housing crisis that demands innovative solutions and increased availability of affordable housing, we must prioritize projects that genuinely contribute to the well-being of our community. Allowing this renovation would not only fail to address our housing needs but also set a concerning precedent for future developments that prioritize profit over community integrity.

I urge the council to consider the long-term implications of this project and to stand firm in preserving the unique character of our neighborhood. We must advocate for developments that enhance our community and address the housing crisis, rather than those that serve the interests of a select few.

Thank you for your attention to this important matter. I hope you will take our community's concerns into account and oppose this renovation.

Sincerely,

Eric Crizer

[ericjcrizer@gmail.com](mailto:ericjcrizer@gmail.com)

To: Historical and Landmarks Commission

Dear Members of the Historical and Landmarks Commission,

I am writing as a resident of the Park Court neighborhood to express my strong opposition to the proposed remodel at 642 Park Court.

As Lorie Garcia, City Historian and official Historic Advisor to your Commission, has already shared, Park Court is not only the first automobile subdivision in Santa Clara, but also a rare example of early 20th-century planning that participated in the national Better Homes Week initiative in both 1925 and 1926. The Court embodies the principles of the "Small House Movement," which prioritized modest, human-scaled homes and cohesive neighborhood character. This proposed project threatens to dismantle those values.

The plans would increase the home's living space from 1,150 sq ft to 3,377 sq ft and raise its height from 17 feet 10 inches to 24 feet 6 inches—making it by far the largest and tallest structure on the block. This scale is entirely out of place in a neighborhood defined by its intimate, small-home feel. If approved, this project would set a precedent for oversized development that chips away at the unique and historic integrity of Park Court.


Additionally, I want to raise a concern about how this project was evaluated. The architectural packet references "recent examples of second-story additions" nearby, but those examples are 20–30 years old and do not reflect the current approach to development on our street. Every more recent remodel or addition I am aware of on Park Court has been constrained to a maximum height of 18 feet. When we applied for a permit to replace our roof shingles several years ago, the Planning Department informed us that the height limit was 18 feet. When was this changed—and why was 24 feet approved for this specific proposal?

These are not minor deviations; they represent a dramatic and unprecedented increase in scale for Park Court. I urge the Commission to protect the historical and architectural continuity of this neighborhood and to reject this proposal in its current form.

Thank you for your time and commitment to preserving the character of Santa Clara's historic neighborhoods. I would be happy to answer any questions or provide additional information.

Sincerely,

Mariya Malneva and Yuriy Malnev  
555 Park Ct,  
Santa Clara CA  
95050

 05/26/2025  
05/26/2025

**Albert Au and Christine Au**

584 Park Court  
Santa Clara, CA 95050

May 25, 2025

Dear Members of the Santa Clara City Historical Committee,

We are writing as concerned residents of Park Court, in response to the proposal submitted by 642 Park Court to significantly alter their property within our historic neighborhood.

We chose to raise our family in this area specifically because of its unique charm and the preservation of historical character that makes our court so special. The proposed transformation of this particular house poses a serious threat to the visual and architectural continuity of the neighborhood. We worry that such changes will erode the character that not only defines our community but also makes it a desirable and cohesive place to live.

Our concerns go beyond aesthetics. The scale and nature of the proposed project appear to have implications for long-term safety and traffic in our court as this will set precedent to future projects. As parents of young children who regularly play outdoors with other neighborhood kids, we are particularly alarmed by any potential increase in traffic flow, construction-related hazards, and future congestion that could compromise the safety of our families.

We believe that any modifications to homes in historically designated neighborhoods should be approached with great care and respect for the area's legacy. In this case, we feel the proposal falls short of those standards and undermines the values we all moved here to protect and enjoy.

For these reasons, we are strongly opposed to the approval of this project in its current form and urge the committee to carefully consider the lasting impact it would have on the fabric of our community.

Thank you for your time and attention to this important matter.

Sincerely,

Two handwritten signatures in blue ink. The first signature is a stylized 'A' followed by a flourish, representing Albert Au. The second signature is a cursive 'Christine' followed by a flourish, representing Christine Au.

Albert and Christine Au  
584 Park Court  
Santa Clara, CA 95050



**Dear Planning, HLC, and all those responsible for making decisions at 642 Park Court,**

**First I want you to imagine living in a 100 year old neighborhood of one story, detached garages, modest homes and someone, as an investment/flip, wants to build a mega 5 bed attached garage, 2 story, max out the lot, house that over looks your small backyard, your children, hot tub, etc. virtually changing forever the precedent for this historical neighborhood. Just imagine being the ones that would approve such a house. We can learn from our old quad neighborhoods where apartment buildings are sprinkled next to beautiful old homes. Now is the time to say no! We will never be able to go back! We can go forward to put in place protections to preserve this neighborhood. Are you willing to help make that happen?**

**I implore you to walk Park Court and read Mark Hoag's book, "Park Court, Santa Clara, CA, The Treasures Within" and then tell me if you want to take the steps to destroy the integrity or to save the history of this charming 1920's neighborhood.**

**I have so many concerns.**

- will this turn into a mini SCU dorm.**
- parking issues**
- precedent set for more 2 story monstrosities**
- the siding, windows, outside details replacing existing front facade same as existing. Wood not vinyl.**

**All this being said I understand this 100 year old house needs some love. We just ask to help keep it with the same quality as you would your own neighborhood. The homeowners of Park Court love our 100 year old neighborhood and we put in the work to preserve these charming homes.**

**We celebrated Park Court's 100 birthday this past year and will continue to celebrate the uniqueness with your help to stop this mega house.**

**Thank-you,**

**Wendy AS Hoag and Mark T Hoag, 763 Park Court**

May 25, 2025

Dear Historical Commission,

I am Isabelle Niu, owner of 650 Park Ct Santa Clara CA 95050. I just learned about the construction proposal on 642 Park Ct. and I'm writing to strongly oppose the project.

Park Court is a tranquil, beautiful neighborhood with long history—one of the oldest neighborhoods in Santa Clara. The proposed construction will change the look and the feel of the neighborhood permanently and irrevocably, something I would absolutely not want to see as this change would make Park Court not Part Court anymore. I want to keep the architectural style to the similar styles of the existing houses on park court. Park Court is a place we call home which carries memories, traditions which we shall preserve.

This new proposed construction includes 5 bedrooms. The house will look very odd among the small ( most are 2 bed rooms on Park Ct) houses on park ct. Park Ct neighborhood has historical design elements, the new style will be a de facto undermining local heritage which is 100 years old. If the new proposed construction is approved, it will set a precedent which may open the door to future developments that further dilute the character of the area.

The last but not the least, I am deeply concerned and disturbed by the newly proposed construction as this clash of architectural designs will create visual dissonance that lowers resale value of neighborhood homes including mine. Most buyers seek a cohesive neighborhood style will be less inclined to buy nearby, affecting market demand.

I strongly oppose this newly opposed construction.

Thank you for your time and attention to this matter.

Isabelle Niu  
650-469-2190

City of Santa Clara  
Planning Commission

**Subject: Opposition to Proposed Development at 642 Park Ct, Santa Clara, CA 95050**

Dear Planning Division,

I am writing as a concerned resident of Santa Clara to formally oppose the proposed development at 642 Park Ct, Santa Clara, CA 95050. According to information circulating in the neighborhood, the new property owner intends to demolish the existing small home and construct a two-story, 3,300-square-foot studio. I respectfully urge the City to reconsider approving this project due to the following serious concerns:

1. **Neighborhood Character and Scale**

The proposed structure is dramatically out of scale with the surrounding homes, which are primarily single-story, modestly sized residences. A two-story building of this size would disrupt the architectural harmony and visual character of our well-established neighborhood.

2. **Historical Significance and Potential Protection**

The existing structure at 642 Park Ct may be of historical significance, given its age and architectural style. I request that the City investigate whether this property qualifies for historical preservation under Santa Clara's Historic Preservation Ordinance or the Mills Act. Destroying potentially historic structures undermines the cultural and architectural heritage of our city.

3. **Traffic, Parking, and Infrastructure Impact**

A high-occupancy student studio would introduce significantly more traffic and parking demands on an already narrow and quiet residential court. This would not only strain local infrastructure but also increase safety risks for pedestrians, children, and elderly residents.

4. **Privacy and Quality of Life**

The size and height of the proposed structure would result in a loss of privacy for neighboring homeowners. Additionally, a high-density student occupancy model may generate increased noise and disrupt the peaceful atmosphere of the area.

5. **Precedent for Overdevelopment**

Approving a large-scale development like this on a single-family lot could set a precedent for further inappropriate densification in our neighborhood, potentially eroding community cohesion and livability.

In light of these concerns, I respectfully request that the Planning Division:

- Investigate whether the existing structure at 642 Park Ct qualifies for historic protection;
- Deny approval for developments that are incompatible with the character, scale, and zoning of the neighborhood;
- Notify residents of any public meetings or hearings regarding this application.

Thank you for your time and for your continued efforts to preserve the integrity of Santa Clara's neighborhoods.

Sincerely,  
Zhengyang Yu & Tiantian Xia

733 Park Ct, Santa Clara, 95050.

Dear City of Santa Clara Planning Commission,

In honor of the month of May - Historic Preservation Month, the Park Court neighborhood celebrates heritage and history with the City. Residents of Park Court share the city's vision of preserving and celebrating the City of Santa Clara's roots. After celebrating 100 years as a community last year, the neighborhood looks forward to setting the standard for which other tight knit communities can follow. The quaint neighborhood is comprised of working class families which are the foundation of which the city is built.

Unfortunately , said community is threatened by a a developer hoping to exploit the very land which houses these families. The developer proposes the construction of a two story home with an attached garage offering living space to two or three times that of the normal Park Court plots. Park Court is not set to accommodate such a massive structure as the court offers limited parking on narrow streets along with the charm of the 1920s.

To preserve the integrity of the over 100 year old neighborhood and to honor Historic Preservation Month, we request the City of Santa Clara Planning Commission reject the developer's proposal and consider how this would compromise the integrity of not only Park Court, but the city's intent to preserve history.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to be 'Dustin Eng', with a stylized, looping design.

Dustin Eng - Park Court resident over 20 years

Joe and Tam Mulqueen  
663 Park Court  
Santa Clara, CA 95050

5-27-25

**To the Santa Clara Planning Division Regarding PLN25-00049 (642 Park Court)**

Hello,

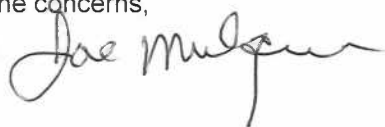
I am writing this letter concerning the home modification project at 642 Park Court. The 5 BR 3.5 Bath, nearly 3,400 sq ft plan, that is 2-3x larger than nearly every home, is simply not compatible with this neighborhood of small homes, on narrow lots, on a narrow street.

My primary concern is with parking and egress.

- A home of this scale will put many more cars \*on the street\* than the narrow lot's frontage can support. Parking is already tight here and some areas have more cars than available space. Neighbors try to be respectful and park in front of their own homes but this new project will become a tipping point where there is potential for 5 or more cars with no place to park other than in front of someone else's home. This will become a game of musical chairs which pits neighbors against each other in a way that does not exist today.
- And let's be honest, a single file driveway/garage on a deep narrow lot is not a realistic solution because no one wants to be boxed in. If the car furthest in needs out, ALL cars need to move somewhere else, all at once. After a few cycles of this, people simply end up parking on the street. And since there are only two spots in front of homes, the extra cars scatter to compete with others for convenient parking. Parking then becomes first come first served and residents will park down the street because someone up the street found an open slot in front of someone else's house.
- Adding to complexity is the narrow street itself. It's difficult to back out if someone parks across from an existing driveway. Neighbors are generally respectful of this concern but the extra cars from this project will test that respect and generally contribute to an issue of "spots are needed, but not opposite my driveway, please."
- And regarding egress, it's not even possible for two cars under way to pass through when cars are parked across from each other on both sides of the street. One driver must find an open slot, and safely position their car to the side until the other driver can pass. Some parts of Park Court are especially impacted by this and have become quite tricky because on occasion the entire length of the street can be affected with no place to pull over. Adding more cars from a house 2-3x bigger than all others will only worsen this issue.

Thank you for reading the concerns,

Joe and Tam Mulqueen  
663 Park Court



408-348-3688

Michela Dell'Olio & Francois Ducaroir  
672 Park Court  
Santa Clara

For whom it may concern,

We are very concerned about the proposed new construction at 642 Park Court. We fear that such a big size house - 3 times bigger than original ! - does not fit in our small historic street. The proposed size home would take away privacy and sunlight from the surrounding neighbors.

We must have the City's back to preserve the historic neighborhood! Any demolition and complete rebuild should be subjected to strict scrutiny and supervision by the City's Architectural Committee. We understand that property owners want to modernize their homes, that new investors want to build bigger, but this should only be permitted by way of respecting the architectural style and historic Park Court. It is essential that the city consult with experts of the 1920's architecture to preserve our historic neighborhood!

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'F' or 'D' with a long horizontal stroke extending to the right.

Attn: Planning Division, City of Santa Clara, and Historical and Landmarks Commission

Dear Mme/Sir,

My name is Elena Teica, I am the owner of the property at 570 Park Court, Santa Clara.

We are writing to you to state our strong opposition to the proposed development of a large investment property at 642 Park Court, 95050, Santa Clara. While we respect the right of the investors to maximize their profit, the proposed project comes in clear conflict with the safety, comfort and cultural heritage of our community: the Park Court Subdivision of Santa Clara.

Thank you for taking the time to read our considerations below:

1. The houses on Park Court were built in 1924-1925, when traffic was not a concern. The street is very narrow, the parking space is limited. Entering and exiting the court meets curves and limited visibility if cars are parked on the street. The property at 642 Park Court is no exception with respect to parking accommodations, it is actually one of the smaller houses on our street.

The age of the neighborhood is probably also the reason for the unreliable infrastructure, not just the road, but also piping, utilities wires, and our latest nemesis – drainage. We believe a new development - like the large one proposed at 642 Park Court - should take into account the burden on this infrastructure landscape.

2. The Park Court Subdivision is listed on the Historic Resources Inventory as the last subdivision in Santa Clara that preserves the original architectural styles of every house. This was possible largely by the effort of the owners/community with the encouragement, assistance and – when needed – enforcement of development restrictions by the Planning Division Committee of the City of Santa Clara. We are one of the families who spent more than \$100,000 to comply with every restriction imposed by the City that helped preserve the historical value of our neighborhood.

There is abundant established precedent to the Planning Committee's effort in this direction that was met each time with compliance, and we hope it will continue to be the case.

The proposed project at 642 Park Court would not preserve the character of the existing house.

3. Only decades ago, our neighborhood did not have fences separating the properties. Following this tradition of "good neighbors", most properties do not have a boundary survey even today, instead - the owners on our street are taking into account the comfort and privacy of their neighbors when expanding their homes. Would investors honor this inherited particularity of our neighborhood? Our experience is that they never do and the owners are left dealing with the aftermath.

4. We are aware of the housing shortage in our City and strongly believe that a rental property is one less house on the market that a family could call "home".

Thank you very much for your time,

Best Regards,

Elena Teica (408 613 3325).



05/27/2025



Graham Cramb  
652 Park Ct  
Santa Clara, CA 95050  
[408-595-7045](tel:408-595-7045)

City of Santa Clara  
Planning Department  
1500 Warburton Ave.  
Santa Clara, CA 95050

To Whom It May Concern:

It has recently come to my attention the proposed remodel and expansion intended for 642 Park Court, Santa Clara, CA, which is my adjacent neighbor. The proposed addition is not appropriate in its intended plan for the following reasons:

1. It is egregious in size and height relative to its neighbors.
2. It invades the privacy and quiet enjoyment of my home and several adjacent homes.
3. The proposed height, size and setbacks are extremely close to my home.
4. The home is not complementary to the historical nature of the Park Court neighborhood. For many, the decision to purchase and reside in this neighborhood was based on this fact. Given the extreme difference in architecture and massiveness of the proposed structure, it will likely drive down the value of adjacent home, mine included.
5. The 5-bedroom home will impact the parking on the already narrow and crowded street.
6. The current owner of the home may or may not reside in the home and could rent the home to students at Santa Clara University creating a very serious impact on the neighbors in terms of factors relative to student housing including parking, noise, trash and other issues.
7. Street safety will be impacted by additional traffic and congestion related to additional residents/tenants.
8. If the home is sold after the proposed expansion, the home could be purchased by investors with the sole purpose of turning the home into student housing.

Kind Regards,



Graham Cramb



May 28, 2025

To: Historical and Landmarks Commission

Re: 642 Park Court

June 5, 2025 meeting

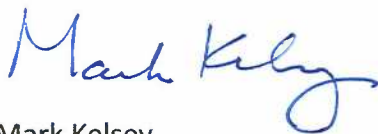
PLN25-00049

We ask the Historical Commission to deny approval of the project proposed for 642 Part Court. The project proposes to enlarge an existing 1150 sq ft, 2 bedroom, 1 bath, single story home built over 100 years ago to a 3000 sq ft, 5 bedroom, 3 ½ bath, two story home. This large structure is completely out of character with historic Park Court. The Historical Commission should require the applicant to reduce the size of the project to be in keeping with the small homes of Park Court and should not allow the addition of a second story so that the house remains in keeping with the single story homes of Park Court.

Park Court is a unique historic area of Santa Clara. It should be protected and preserved. Park Court recently celebrated its 100<sup>th</sup> anniversary as a neighborhood. Lorie Garcia, City Historian, says "Park Court is an intact collection of small houses that demonstrate principles of the small house movement from the 1920's. . . .Park Court provides a significant and distinguishable historic district in the City of Santa Clara and also is its only intact 1920-30s subdivision." It is surprising that Park Court is not a movie location given its historic nature and charm.

In addition to the architectural and historic concerns of this proposal, it also will have a negative impact on parking and traffic. Park Court is a narrow street with limited parking. Adding a large home without providing significant parking accommodation on the property will further increase congestion and limit parking for other residents.

The proposed project threatens the integrity of the Historic status of Park Court. If allowed, this opens the door for similar projects which will ultimately mean the loss of the historic value of Park Court. The Historical Commission has a duty to protect Park Court and we urge the Historical Commission to deny this application.



Mark Kelsey



Kathy Kelsey

740 Hilmar St  
Santa Clara, CA 95050

Subject: Opposition to Development Plans at 642 Park Court

To: Historical and Landmarks Commission/City of Santa Clara Planning Dept

I am writing to express my strong opposition to the proposed development at 642 Park Court. I have owned my home at 594 Park Court for over 34 years. Built in 1930, it was the historical charm, character, and scale of the neighborhood that drew me to this community in the first place. Park Court is a unique and cherished enclave, defined by its quaint homes, quiet streets, and a shared appreciation for its architectural heritage.


The proposed project at 642 Park Court is deeply concerning due to its disproportionate size—more than twice that of the original structure and significantly larger than the surrounding homes. Such a development threatens the very qualities that make Park Court special. If approved, this project would set a troubling precedent, potentially opening the door for oversized, out-of-character homes that would erode the court's historical integrity.

Beyond aesthetic and cultural concerns, there are also very real practical implications. Increased building size will likely lead to greater demands on street parking, heightened traffic, more noise during and after construction, and potential water drainage issues. These cumulative effects may lower property values for existing residents and permanently alter the fabric of our neighborhood.

I urge you to consider the long-term consequences of allowing such a development to proceed. Once the character of Park Court is lost, it cannot be regained.

Thank you for your time and attention to this important matter.

Sincerely,

  
Terry Jansen

Homeowner, 594 Park Court

May 28, 2025

To the City of Santa Clara, the Planning Commission and the HLC,

I am writing to formally oppose the proposed construction of an oversized residence at 642 Park Ct., located in one of our city's most treasured historic neighborhoods.

This neighborhood is composed primarily of homes that are over 100 years old. Modest in scale and rich in character, these homes reflect the architectural history and cultural identity of our city. Their consistent scale and design contribute to the unique charm and livability of the area, which has been preserved through decades of care and community stewardship.

It is especially troubling that this proposal is being considered during Historic Preservation Month, a time dedicated to recognizing and honoring the importance of protecting places with historical and cultural value. Allowing the construction of a home that is vastly out of scale with its surroundings not only threatens the integrity of this historic neighborhood but also undermines the very goals and spirit of this month.

Approving this development would set a dangerous precedent for future incompatible construction, inviting a gradual erosion of the neighborhood's historic fabric. Additionally, the proposed scale of the structure raises concerns about loss of sunlight and privacy for adjacent homes, strain on infrastructure, and increased traffic and parking challenges, not to mention the noise and debris during construction.

I urge the Planning Department to respect the significance of this historic district, uphold existing zoning and design guidelines, and prioritize the long-term preservation of neighborhoods that reflect our city's identity and heritage.

Thank you for your consideration and for your commitment to thoughtful and respectful urban planning.

Sincerely,  
Henry and Lena Sim, Park Ct. residents

File # PLN25-00049  
Location: 642 Park Ct.  
Santa Clara, CA. 95050

My name is Lorrie Furtado, I live at 632 park Ct. next door to the 642 home. My family has owned 632 since 1948 & 642 since the sixties.

Our neighborhood is small, friendly, quiet and quaint. The street is very small and a 3,000 plus house would overwhelm the neighborhood!

This will also further impact this small street parking availability issue!!

I planned on living my golden years in my quiet, quaint, friendly, safe neighborhood. This is not the street or neighborhood to build a home this size! Obviously they don't care about the impact to the residents of this charming court. This neighborhood is historical and should remain so,

Lorrie Furtado  
632 Park Ct.  
SC, CA. 95050

## 642 Park Ct. PLN25-00049 Comments

From: Carl Hoffmann (clhoff@yahoo.com)

To: planningpubliccomment@santaclaraca.gov

Cc: judy\_hoffmann@yahoo.com

Date: Tuesday, May 27, 2025 at 12:37 PM PDT

Hello,

We are residents on nearby Hilmar Street and we are firmly against the proposed modifications to the home at 642 Park Ct. These changes would create a monster home within a historic neighborhood that consists of homes that are overwhelmingly 1-story, 2-3 bedrooms.

These proposed modifications would create a structure significantly out of character and well beyond what would fit within this subdivision, not to mention the parking issues that would come with the larger home.

As long-time Santa Clara residents, we feel strongly that historic neighborhoods and their architectural history need to be preserved.

Sincerely,

Carl and Judy Hoffmann  
Hilmar St.

May 27, 2025

To the City of Santa Clara, the Planning Commission and The HLC:

Whenever a 1<sup>st</sup>-time visitor or a service person exits the very busy Hwy. 880 on Bascom Ave, he/she finds Park Ct. waiting. After finally figuring out the seemingly nonsensical addresses, that person parks, exits his/her vehicle, takes a deep breath and exclaims, "Wow! I never even knew this neighborhood was back here. It's so tucked away, quiet, charming, unique and PETITE. What a sweet place to live!"

That is a true-to-life description of our wonderful 101 year-old neighborhood, where our family has lived since 1985. To negate that description by allowing the construction of a 3,377 foot 2-story "monster" home on our tiny little court would be a travesty which would forever alter our lives and lifestyles. All of us on Park Ct. love the *tininess of our neighborhood* and do not want to see it destroyed by a bloated structure which neither matches the other dwellings nor blends into the ambience here.

Since one of the agenda items on tonight's City Council meeting is to proclaim May, 2025 Historic Preservation Month (Harnessing the Power of Place), I think this letter of appeal could not be more timely.

Sincerely,

Steve Pait and Tonia Trombetta-Pait; long-time Park Ct. residents.



Amrita Marino &lt;acdesign1403@gmail.com&gt;

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**Fwd: Letter to the Historic Landmark Commission**

1 message

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**Terry Jansen** <terry@psvillage.com>  
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

28 May 2025 at 11:07

Another one to print...

Begin forwarded message:

**From:** [jmoyoli@gmail.com](mailto:jmoyoli@gmail.com)  
**Date:** May 28, 2025 at 11:05:14 AM PDT  
**To:** [terry@psvillage.com](mailto:terry@psvillage.com)  
**Subject:** Letter to the Historic Landmark Commission  
**Reply-To:** "[jmoyoli@gmail.com](mailto:jmoyoli@gmail.com)" <[jmoyoli@gmail.com](mailto:jmoyoli@gmail.com)>

Dear Commission Members,

I write to you to express my concern about the proposed addition to the 642 Park Ct home.

- Despite their indications, there have been no 2-story additions in our neighborhood in 'recent' years.  
-A few of us built DOWN to NOT have an imposing structure encroach on the quaint feeling of walking through our loop of Craftsman Bungalows

That said, I'm not in favor of a project of this magnitude as I don't want to be staring up at a behemoth of a building from my house. It just makes no sense...

Regards,  
Juan Moyoli  
651 Park Court

**Denice Walker**

652 Park Ct.  
Santa Clara, CA 95050  
DeniceWalker2030@gmail.com  
(408) 390-1674

May 27, 2025

Historical Landmarks Commission / Planning Division  
1500 Warburton Avenue  
Santa Clara, CA 95050

Dear Members of the Historical Landmarks Commission and Planning Division,

I am writing to express my deep concern about a proposed massive remodel at 642 Park Court in our small, historic neighborhood. The project involves expanding the home to cover almost the entire lot and adding a second story—resulting in what would become the largest house in our community.

This proposed structure is completely out of scale with the surrounding homes, which are modestly sized and thoughtfully spaced, preserving the historic character of our neighborhood. The new home will sit just a narrow driveway's width from my property at 652 Park Ct., significantly affecting my privacy and blocking sunlight to parts of my home and yard. These impacts are not minor—they would change the way I live in and enjoy my own home.

Our street is also extremely narrow, and parking is already a significant challenge. A five-bedroom house has the potential to bring five or more vehicles to an area that cannot reasonably accommodate them. Over the years, my parked cars have been sideswiped three times due to these tight conditions—one of those incidents costing \$1,700 in damage. In another case, a speeding driver veered in the street and struck my vehicle head-on, totaling it. These are not isolated incidents—they reflect ongoing safety hazards that this kind of large-scale development would only make worse.

I respectfully ask that you consider the broader and long-term impacts this remodel would have—not only on the historic integrity of the neighborhood, but also on the safety, privacy, and well-being of the residents who live here. Allowing a structure of this scale sets a precedent that could fundamentally change the nature of our community.

Thank you for your time and for your ongoing work to preserve the character and livability of our historic neighborhoods. I would greatly appreciate being notified of any upcoming public meetings or opportunities for community input regarding this project.

Sincerely,  
Denice Walker



To:

Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara 95050

<https://www.santaclaraca.gov/our-city/government/boards-commissions/historical-landmarks-commission>

[HistoricalLandmarksCommission@santaclaraca.gov](mailto:HistoricalLandmarksCommission@santaclaraca.gov).

[PlanningPubicComment@SantaClaraCA.gov](mailto:PlanningPubicComment@SantaClaraCA.gov)

**NO** on proposed construction of second-story addition for a  
**5 BD, 3-1/2 BATH at 642 PARK CT., Santa Clara, CA**

As residents living at 683 Park Ct. near the site of the proposed second-story addition at 642 Park Ct., we submit our objection to this proposal for the following reasons. Park Court, located on a small street with minimal parking, is a neighborhood of unique, quiet, small one-story homes. These properties are zoned for single-family (meaning . . . , “Properties with an accessory unit must provide one additional standard parking space that does not obstruct access to both of the required covered parking spaces.” Five additional bedrooms should/could require accommodation for five additional parking spaces on the street that will impact on our ability to park in front of our own home. We already have trouble finding a parking space at our lot because there is no entrance driveway in front of our home.

This proposal could become a precedent for future building in this quaint, little neighborhood. Our property value will be impacted. We request protection from the Historical and Landmarks Commission for this precious environmental space. Please leave our historic neighborhood alone.



Donna and Sam Orme

683 Park Court

Santa Clara, CA 95050

To: Santa Clara Historical Commission:

28 May, 2025

My wife and I write in opposition to the plans recently submitted for 642 Park Court. We own the house at 2251 Park Avenue which was a model home for the original Park Court development in 1924, so we are proud to consider our house part of the original Park Court subdivision. We believe this Park Court provides a historically unique architectural design for bungalows of that era that is worth maintaining both for historic purposes as well as being consistent with current smaller houses designed for less environmental impact. The proposed tripling of the floor space, regardless of any design elements that may be incorporated, takes the proposed design completely out of the realm of the look and feel of the original historic development and would frankly be an abomination.

The current Park Court, even though it does include a couple larger expansions that were allowed during times when there was less attention to maintaining design integrity in Santa Clara, provides a high degree of design consistency that greatly adds to its attractiveness and historical value. This was clearly demonstrated last year when the entire Park Court community held a gathering with festivities to celebrate the 100th anniversary of the founding of Park Court, see photo below. That demonstrates a community appreciation of the history and significance of this subdivision. To now allow such a design change as is being proposed would disparage that strong community value.

Allowing the larger footprint and a second story degrades the entire subdivision. The fact that 2nd stories are allowed by code does not make it acceptable from an overall subdivision integrity viewpoint and would result in a loss of the historical and design value of this unique Park Court subdivision.

Sincerely,  
Hudson and Christine Washburn  
2251 Park Avenue  
Santa Clara, CA



**David W. Keith & Shawna Rosen**  
623 Park Ct  
Santa Clara, CA 95050

**May 27, 2025**

Santa Clara Historical & Landmarks Commission  
City of Santa Clara  
1500 Warburton Ave  
Santa Clara, CA 95050

**RE: Concerns Regarding Proposed Expansion at 642 Park Ct in Historic Park Court Subdivision**

Dear Members of the Historical & Landmarks Commission,

We are writing as a residents of the Park Court subdivision to formally express our deep concern regarding the proposed expansion of a historic home from a one-story 1,037 square foot home to a two-story 3,377 square foot home. While we understand and respect the desire for home improvements, this scale of development is incompatible with the historic character and cultural significance of our neighborhood.

Park Court was developed as part of the *Better Homes in America Small House Movement*, and its homes reflect this history in both scale and design. The original one-story residences were thoughtfully constructed to promote livability, affordability, and community cohesion—values that continue to define the neighborhood today.

Our primary objections to the proposed expansion are as follows:

**1. Sightlines and Visual Character:**

Two-story homes are rare on Park Court and are all later, mid-century additions that departed from the neighborhood's founding architectural vision. Allowing a second story of this magnitude would disrupt the established sightlines and the low-profile streetscape that contributes to Park Court's unique charm.

**2. Scale and Incongruity:**

The proposed home, at over 3,300 square feet, would triple the size of the original structure and significantly exceed the 2-3 bedroom footprint common to the neighborhood. Such a disproportionate change would diminish the uniformity and scale that make Park Court a cohesive historic environment.

**3. Ongoing Historic Preservation Efforts:**

With increasing community interest in preservation, several neighbors have been awarded Mills Act contracts. Additionally, thanks to the efforts of the Santa Clara city historian and Mark Hoag's book *"Park Court, Santa Clara, CA, The Treasures Within,"* we are actively pursuing state and federal recognition for the subdivision as a historic district. Maintaining the integrity of the original home footprints and architectural finishes is vital

to that effort. Allowing oversized modifications could jeopardize these preservation goals and potentially impact the long-term property value for all residents.

We urge the Commission to consider the broader impact of this proposal—not just on one property, but on the character, cohesion, and historical significance of the entire Park Court community.

Thank you for your time and for your continued stewardship of Santa Clara's rich architectural heritage.

Sincerely,

**David W. Keith & Shawna Rosen**

Residents since 2013, Park Court Subdivision

“Though the neighborhood has seen its' share of remodeling, the streetscape remains essentially frozen in time as single story Colonial Revival, Cape Cod and Craftsman-Bungalow style homes built in the mid-twenties.”

– Mark Hoag 2020 *Park Court, Santa Clara, CA, The Treasures Within*







Amrita Marino &lt;acdesign1403@gmail.com&gt;

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**Fwd: PLN25-00049 Concerns**

1 message

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**Terry Jansen** <terry@psvillage.com>  
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

27 May 2025 at 23:15

See attached, I don't think we have a letter from Tam. So this also needs to be printed. Thanks

Begin forwarded message:

**From:** Tamjoem@yahoo.com  
**Date:** May 27, 2025 at 11:08:38 PM PDT  
**To:** PlanningPublicComment@santaclaraca.gov, Joe MULQUEEN <tamjoem@yahoo.com>, Terry Jansen <terry@psvillage.com>  
**Subject:** PLN25-00049 Concerns  
**Reply-To:** "tamjoem@Yahoo.com" <tamjoem@yahoo.com>

To the Santa Clara Planning Division Regarding PLN25-00049 (642 Park Court)

Hello,

I am writing this letter concerning the home modification project at 642 Park Court. The 5 BR 3.5 Bath, nearly 3,400 sq ft plan, that is 2-3x larger than nearly every home, is simply not compatible with this neighborhood of small homes, on narrow lots, on a narrow street.

My primary concern is with parking and egress:

A home of this scale will put many more cars \*on the street\* than the narrow lot's frontage can support. Parking is already tight here and some areas have more cars than available space. Neighbors try to be respectful and park in front of their own homes but this new project will become a tipping point where there is potential for 5 or more cars with no place to park other than in front of someone else's home. This will become a game of musical chairs which pits neighbors against each other in a way that does not exist today.

And let's be honest, a single file driveway/garage on a deep narrow lot is not a realistic solution because no one wants to be boxed in. If the car furthest in needs out, ALL cars need to move somewhere else, all at once. After a few cycles of this, people simply end up parking on the street. And since there are only two spots in front of homes, the extra cars scatter to compete with others for convenient parking. Parking then becomes first come first served and residents will park down the street because someone up the street found an open slot in front of someone else's house.

Adding to complexity is the narrow street itself. It's difficult to back out if someone parks across from an existing driveway. Neighbors are generally respectful of this concern but the extra cars from this project will test that respect and generally contribute to an issue of "spots are needed, but not opposite my driveway, please."

And regarding egress, it's not even possible for two cars under way to pass through when cars are parked across from each other on both sides of the street. One driver must find an open slot, and safely position their car to the side until the other driver can pass. Some parts of Park Court are especially

impacted by this and have become quite tricky because on occasion the entire length of the street can be affected with no place to pull over. Adding more cars from a house 2-3x bigger than all others will only worsen this issue.

Thank you for reading the concerns,  
Joe and Tam Mulqueen  
663 Park Court



**Concern Re PLN25-00049.docx**

18K



Amrita Marino &lt;acdesign1403@gmail.com&gt;

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**Fwd: Letter to the city from 733**

1 message

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**Terry Jansen** <terry@psvillage.com>  
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

28 May 2025 at 08:10

Begin forwarded message:

**From:** Tiantian Xia <tiantianxia627@gmail.com>  
**Date:** May 28, 2025 at 7:36:45 AM PDT  
**To:** [terry@psvillage.com](mailto:terry@psvillage.com)  
**Subject:** Letter to the city from 733

Hi Terry,

Here's the letter from [733 park ct.](#)

[City of Santa Clara](#)  
Planning Commission

Subject: Opposition to Proposed Development at [642 Park Ct, Santa Clara, CA 95050](#)

Dear Planning Division,

I am writing as a concerned resident of Santa Clara to formally oppose the proposed development at [642 Park Ct, Santa Clara, CA 95050](#). According to information circulating in the neighborhood, the new property owner intends to demolish the existing small home and construct a two-story, 3,300-square-foot studio. I respectfully urge the City to reconsider approving this project due to the following serious concerns:

1. Neighborhood Character and Scale

The proposed structure is dramatically out of scale with the surrounding homes, which are primarily single-story, modestly sized residences. A two-story building of this size would disrupt the architectural harmony and visual character of our well-established neighborhood.

2. Historical Significance and Potential Protection

The existing structure at 642 Park Ct may be of historical significance, given its age and architectural style. I request that the City investigate whether this property qualifies for historical preservation under Santa Clara's Historic Preservation Ordinance or the Mills Act. Destroying potentially historic structures undermines the cultural and architectural heritage of our city.

3. Traffic, Parking, and Infrastructure Impact

A high-occupancy student studio would introduce significantly more traffic and parking demands on an already narrow and quiet residential court. This would not only strain local infrastructure but also increase safety risks for pedestrians, children, and elderly residents.

4. Privacy and Quality of Life

The size and height of the proposed structure would result in a loss of privacy for neighboring homeowners. Additionally, a high-density student occupancy model may generate increased noise and disrupt the peaceful atmosphere of the area.

5. Precedent for Overdevelopment

Approving a large-scale development like this on a single-family lot could set a precedent for further

inappropriate densification in our neighborhood, potentially eroding community cohesion and livability.

In light of these concerns, I respectfully request that the Planning Division:

- \* Investigate whether the existing structure at 642 Park Ct qualifies for historic protection;
- \* Deny approval for developments that are incompatible with the character, scale, and zoning of the neighborhood;
- \* Notify residents of any public meetings or hearings regarding this application.

Thank you for your time and for your continued efforts to preserve the integrity of Santa Clara's neighborhoods.

Sincerely,

Zhengyang Yu & Tiantian Xia

[733 Park Ct, Santa Clara, 95050](#)





Amrita Marino &lt;acdesign1403@gmail.com&gt;

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**Lisa Mulvaney's letter to print**

1 message

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**Terry Jansen** <terry@psvillage.com>  
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

28 May 2025 at 14:33

May 27, 2025

City of Santa Clara  
Historical and Landmarks Commission/Planning Department  
[1500 Warburton Avenue](#)  
[Santa Clara, CA 95050](#)

Dear Historical and Landmarks Commission/Planning Department:

RE: File: PLN25-00049

Location: [642 Park Court, Santa Clara, CA 95050](#)

Subject: Architectural Review for the Construction of a 942 square foot second story addition and a 987 square foot first floor addition; resulting in a 3,377 square foot five bedroom, three & a half bathroom two-story potential historical residence

I am the owner of 782 Park Court. My home is a historic Mills Act property. It was built in 1924.

It is a small single-story, 1,103 sq. ft. 2 bedroom, 1 bathroom bungalow, on a 4,092 sq. ft. lot. I have owned my home for 16 years. When I began house hunting back in 2009, 782 Park Court was the first house that I toured. I immediately fell in love with the architectural charm of the home and the neighborhood.

I am vehemently opposed to the proposed expansion of the house located at 642 Park Court, in particular to the proposed 942 sq. ft. second floor addition, for the following reasons:

1. The majority of the other homes around Park Ct. are small single-story bungalows, built between 1924 and 1925. Most were originally 2 bedroom and 1 bathroom homes.

The existing square footage of 642 Park Court is 1448 sq. ft. The buyer proposes to more than double the size of the house by adding an additional 1929 sq. ft. for a total of 3,377 sq. ft. This will be a “monster home” with 5 bedrooms & 3 and a half bathrooms. The size and scale of this proposed expansion will be disproportionate to the size and scale of the other homes on Park Court.

2. This proposed “monster home” would completely change the character of the historic and charming 1920’s Park Court subdivision; and

3. Should this proposed expansion of 642 Park Court be approved by the Historical and Landmarks Commission/Planning Department, it could also potentially open the door for more “monster homes ” being developed on Park Court.

Please consider these concerns as you perform your architectural review for the proposed construction of a 942 square foot second floor addition and a 987 square foot first floor addition to the existing 1,448 square foot house at [642 Park Court](#).

Thank you,

Lisa Mulvany  
[782 Park Court](#)  
[Santa Clara, CA 95050](#)

**Riccardo and Amrita Marino**

633 Park Court  
Santa Clara, CA 95050  
[acdesign1403@gmail.com](mailto:acdesign1403@gmail.com)

4082396800 | 6508175389

**May 27 2025**

Planning Department  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

**Re: Opposition to Proposed Second-Story Addition in Historic Park Court Neighborhood**

Dear Members of the Planning Department,

We are writing as residents and homeowners on Park Court, a unique and historically significant enclave in Santa Clara. Our neighborhood, while not officially designated as a historic district, is home to several recorded historic properties and was proud to celebrate its 100th anniversary just last year, in 2024.

Recently, we became aware of a development proposal for a property in our court involving the construction of a basement and an additional second story. This proposal raises deep concern among the residents, ourselves included, due to the irreversible impact it would have on the historic character and architectural harmony of Park Court.

All existing homes on Park Court are single-story, early 20th-century residences that together form a cohesive and visually harmonious streetscape. The proposed second-story addition would be dramatically out of scale with the rest of the court and would undermine the aesthetic and historical value that residents have worked hard to preserve. Unfortunately, a precedent exists with one home that previously added a second story; it is widely regarded in the neighborhood as an eyesore and a regrettable deviation from our architectural heritage.

Park Court's architectural and cultural significance was even **recognized by *The New York Times* in a 2021 (see attached page 3) article** that featured 633 Park Court as one of three exemplary \$1.1 million homes in California. Alongside homes in Los Angeles and Oakland, this 1924 cottage was selected for its charm, history, and preserved period features. The article noted its original fireplace, hardwood floors, and historically styled garden spaces as key qualities that make it desirable — precisely the elements threatened by incompatible development. The inclusion of our neighborhood in a national publication highlights the need for responsible planning decisions that uphold our legacy.

We have personally committed to historic preservation through the Mills Act, under which our properties are protected and subject to regular audits to ensure compliance with preservation standards. It is disheartening to see these standards potentially circumvented by new development that disregards the context and significance of its surroundings. If such substantial alterations are allowed without meaningful review, it calls into question the value and purpose of the Mills Act and the city's broader commitment to historic preservation.

We respectfully urge the Planning Department to carefully reconsider the approval of this project. Allowing a second story in the heart of Park Court would not only destroy the historic integrity of the neighborhood but also set a precedent that undermines the efforts of residents and the city alike in preserving Santa Clara's unique cultural assets.

Thank you for your attention to this matter. We are available to discuss this concern further and would be grateful for any opportunities to participate in upcoming hearings or reviews on this project.

Sincerely,

**Riccardo and Amrita Marino**

Residents, Park Court

The Wayback Machine - <https://web.archive.org/web/20210331010713/https://www.nytimes.com/2021/03/26/realestate/1-million-homes-in-california.html>

**The New York Times** <https://www.nytimes.com/2021/03/26/realestate/1-million-homes-in-california.html>

## WHAT YOU GET

# \$1.1 Million Homes in California

A Tudor Revival bungalow in Los Angeles, a Craftsman house in Oakland and a cottage in Santa Clara.

By Angela Serratore

March 26, 2021

## Los Angeles | \$1.095 Million

### A 1924 Tudor Revival bungalow with two bedrooms and one bathroom, on a 0.1-acre lot

Tucked into a cul-de-sac in the lower Hollywood Hills, this property is within walking distance of the Hollywood Bowl, an amenity the sellers often took advantage of. It is also just off North Highland Avenue, a major artery that takes commuters south to West Hollywood and north to Studio City. Also within walking distance (or a five-minute drive) is the Hollywood and Highland complex, which includes a Metro stop on the downtown-bound Red Line.

**Size:** 1,092 square feet

**Price per square foot:** \$1,003

**Indoors:** The house is set at an angle to the street, with a brick patio and a succulent garden along the front. The front door, inset with stained glass, opens into a living room with white oak floors, a brick fireplace and maple-trimmed windows that look out onto the street.

Through a wide doorway is a dining room with glass doors that open to a deck. A breakfast bar with a butcher-block counter separates the dining area from the kitchen, which has stainless steel appliances and a subway-tile backsplash. Cabinet space is ample, and a window set over the sink looks out at the side of the property.

Steps lead from the kitchen and the living room to a hallway connecting the bedrooms and bathroom. Nearest the kitchen is the bathroom, rendered almost entirely in white tile, with a porcelain pedestal sink next to a combination tub and shower with a window. Next to the bathroom is a bedroom with space for a queen-size bed and desk, as well as a closet and a door to the garage. Across the hall is a second, slightly larger bedroom.

While many of the home's original details remain intact, the sellers have done a number of structural upgrades, including bolting the foundation in 2008 and replacing the sewer line in 2019.

**Outdoor space:** Off the dining area is a wooden deck with space for a small table and chairs. Stairs lead down to a backyard patio with an area paved in flagstone, big enough to hold a dining table and chairs. To the right is a brick patio with room for more seating. Succulents line the perimeter of the yard, and mature trees offer shade and privacy. The attached garage holds one car and could be used as an art studio or a workshop; there is another parking spot in the driveway and one on the street.

**Taxes:** \$13,908 (estimated)

**Contact:** Brock Harris and Lori Harris, Keller Williams Los Feliz, 213-842-7625; [brockandlori.com](https://brockandlori.com)

## Oakland | \$1.095 Million

**A 1912 Craftsman house with two bedrooms and two bathrooms, plus a one-bedroom, one-bathroom guesthouse, on a 0.1-acre lot**

This house is in Temescal, a neighborhood where Craftsman bungalows abound. The main thoroughfare, Telegraph Avenue, is within walking distance and offers a number of popular restaurants and coffee shops. The Temescal Farmers' Market operates on Sundays year-round, and nearby Frog Park has a playground for small children and green space for picnics and games. The MacArthur BART stop, about a mile away, carries passengers to nearby Berkeley and across the bay into San Francisco.

**Size:** 1,230 square feet

**Price per square foot:** \$890



**Indoors:** Brick steps lead up to the front door, which opens into a sunny living room with three street-facing windows and hardwood floors. On one side of the space is a door to a home office with a built-in workstation and plenty of natural light.

The hardwood floors continue beyond the living space into a dining room with several original built-ins, including a buffet in one corner and a display case in another.

The dining room leads into a spacious kitchen with glossy black cabinets and a built-in desk and breakfast bar. Beyond the kitchen is a laundry room with tile floors, plus a bathroom with a stall shower.

A bedroom and a bathroom are off a short corridor between the kitchen and dining room. The bedroom has dark hardwood floors and custom closets, and the bathroom has a combination tub and shower.

Another bedroom is off the far side of the kitchen, with more built-in storage and windows overlooking the backyard.

Like many properties in the Bay Area, this home has an accessory dwelling unit in the backyard. This one has a kitchen, a living room and a bedroom with direct access to the patio.

**Outdoor space:** Outdoor steps off the laundry room descend to the backyard, where garden boxes line a path to a paved patio with a wood-fired pizza oven and rotisserie. The garage holds one car, with parking for another in the driveway.

**Taxes:** \$12,816 (estimated)

**Contact:** Robin Dustan, Sotheby's International Realty San Francisco Brokerage, 415-929-1500; [sothebysrealty.com](https://sothebysrealty.com)

## Santa Clara | \$1.1 Million

### A 1924 cottage with two bedrooms and one and a half bathrooms, on a 0.1-acre lot

Most of the homes in this part of Santa Clara — including this one — were built in the 1920s, along quiet, tree-lined streets. This house is half a mile from Santa Clara University, a private Jesuit school that has about 9,000 students and includes the buildings and grounds of Mission Santa Clara. The Municipal Rose Garden in San Jose is about a mile away, and downtown San Jose is a 10-minute drive. The Apple, Google and Facebook campuses are all within a half-hour drive.

**Size:** 1,001 square feet

**Price per square foot:** \$1,099

**Indoors:** A brick pathway that cuts through the front yard leads to a green glass-paneled door. It opens directly into a living room with windows facing the front and side yards and an original brick fireplace with white cast-iron vents.

To the right of the living room is a dining room with original hardwood floors and a period light fixture. Through the dining room is a kitchen with herringbone floors, stainless steel appliances, including a wine refrigerator, and a door to a patio outside.

A hallway off the living room and the kitchen connects an updated bathroom, with a glass-walled shower and a pedestal sink, to two bedrooms, the larger of which has double doors that open to the rear patio.

**Outdoor space:** A low, curved wall at the front of the house encloses a small brick patio, with room for a cafe table and chairs. From the kitchen, a path winds around to the backyard, which has multiple spaces for seating, including one with a pergola that provides shade. The detached garage, built more recently than the house, has space for two cars, plus an electric charging station and a half bathroom.

**Taxes:** \$13,200 (estimated)

**Contact:** Heather Lange, Heather Lange Homes, Intero Real Estate, 408-207-3130; [intero.com](https://www.intero.com)

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### For Californians: What You May Be Interested In

- All California residents 16 and older [will be eligible](#) for a coronavirus vaccine starting April 15. Residents 50 and older will be eligible April 1.
- What are the coronavirus case counts in California? [Our maps](#) will help you determine how each county is faring, and how the state is [progressing](#) with vaccinations.
- Tesla [illegally fired a worker](#) involved in union organizing and the company's chief executive, Elon Musk, was ordered to delete a tweet threatening the worker, the National Labor Relations Board ruled.
- [Rob Bonta](#) will be California's first Filipino-American attorney general, a job that has been open since Xavier Becerra was confirmed as the head of the Department of Health and Human Services.



# Petition to OPPOSE the project PLN25-00049 (APN 269-52-035) as proposed

We, the undersigned homeowners/residents of the **historic** 1924 Park Court neighborhood in Santa Clara, CA, strongly object to the proposed project at 642 Park Court. Park Court is the only remaining **nearly intact historic neighborhood** of bungalow homes built in the 1920s in Santa Clara.

Historic preservation is paramount in this very unique neighborhood.

Park Court recently held its centennial birthday celebrating its history and commitment to maintaining the current streetscape and character.

The homes blend well with each other and clearly represent a period in time of **smaller two-bedroom, one-bath, one-story houses. A huge five-bedroom, three-and-a-half-bathroom, two-story home is clearly way out of character for the neighborhood.**

A two-story house in the middle of the court will overwhelm the adjacent historic homes in scale, detracting from the visual harmony of this 100-year-old neighborhood.

There are **multiple Mills Act homes in Park Court**, including those recognized as historically significant. There are **3 of these homes within 100 feet of the subject property.**

One walk around the Court presents a convincing argument against PLN25-00049.

The undersigned **UNANIMOUSLY OPPOSE the changes to APN 269-52-035 as presented.**

A 3,377-square-foot home within the neighborhood is **completely incompatible with our historic neighborhood.**

It should be the City of Santa Clara's commitment to help preserve this very unique neighborhood.

If this project is approved, it will destroy the historical importance of the Park Court community.

Once historic homes are defaced or destroyed, the distinctive character of the neighborhood cannot be restored.

Name	Address	Signature	Date
<u>HENRY SIM</u>	<u>643 PARK CT</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Lena Sim</u>	<u>643 Park Ct.</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Tina Vu</u>	<u>673 Park Ct.</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Davy Nguyen</u>	<u>673 Park Ct</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Joseph Mulgan</u>	<u>663 PARK CT</u>	<u>[Signature]</u>	<u>5-25-25</u>
<u>Tam Nguyen</u>	<u>663 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Tiantian Xia</u>	<u>733 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Zhengqiang Xu</u>	<u>733 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Tonia Trombetta</u>	<u>723 Park Ct.</u>	<u>Tonia Trombetta</u>	<u>5/25/25</u>

# Petition to OPPOSE the project PLN25-00049 (APN 269-52-035) as proposed

We, the undersigned homeowners/residents of the **historic** 1924 Park Court neighborhood in Santa Clara, CA, strongly object to the proposed project at 642 Park Court. Park Court is the only remaining **nearly intact historic neighborhood** of bungalow homes built in the 1920s in Santa Clara.

Historic preservation is paramount in this very unique neighborhood.

Park Court recently held its centennial birthday celebrating its history and commitment to maintaining the current streetscape and character.

The homes blend well with each other and clearly represent a period in time of **smaller two-bedroom, one-bath, one-story houses. A huge five-bedroom, three-and-a-half-bathroom, two-story home is clearly way out of character for the neighborhood.**

A two-story house in the middle of the court will overwhelm the adjacent historic homes in scale, detracting from the visual harmony of this 100-year-old neighborhood.

There are **multiple Mills Act homes in Park Court**, including those recognized as historically significant. There are **3 of these homes within 100 feet of the subject property.**

One walk around the Court presents a convincing argument against PLN25-00049.


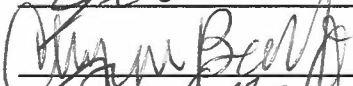



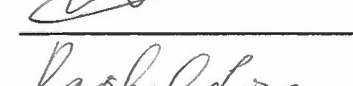
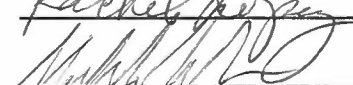


The undersigned **UNANIMOUSLY OPPOSE the changes to APN 269-52-035 as presented.**

A 3,377-square-foot home within the neighborhood is **completely incompatible with our historic neighborhood.**

It should be the City of Santa Clara's commitment to help preserve this very unique neighborhood.

If this project is approved, it will destroy the historical importance of the Park Court community.

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Name	Address	Signature	Date
JORGE CANO	590 PARK CT		5/25/2025
Cherianne Beatty	590 PARK CT		5/25/2025
Stephen Hennessy	631 Park Ct		5/25/2025
Bryan Hennessy	631 Park Ct.		5/25/25
RADHIKA SHAH	580 PARK CT.		5/25/25
Nancy Vanderpauw	640 park ct		5/25/25
Rachel Lopez	661 park Ct.		5/25/25
Vasily Korostev	660 Park Ct		5/25/25
ELENA TEICA	570 Park ct.		05/25/25

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Name	Address	Signature	Date
Christine Au	584 Park Ct	Christine Lam Au	5/25/25
Albert Au	584 Park Ct	Albert Au	5/25/25
Monica Miller	574 Park Ct	m. miller	5/25/25
James Eanthwile	564 Park Ct	J. Eanthwile	5/25/25
Mariya Malneva	555 Park Ct	Mariya Malneva	5/28/25
Yuriy Malnev	555 Park Ct	Yuriy Malnev	5/25/25
George Rose	653 PARK CT	George Rose	5-25-25
Lorrie Turtach	632 PARK CT	Lorrie Turtach	5-25-25
[Signature]	620 Park Ct	[Signature]	5/25/25





**Additional Signatures for Petition Opposing Project PLN25-00049  
at 642 Park Court**

Name	Address	Signature	Date
Steve Part	723 Park Ct	Steve Part	5/25/25
Christina Eng	743 Park Ct	Christina Eng	5/25/25
Dustin Eng	743 Park Ct	Dustin Eng	5/25/25
Darby Eng	743 Park Ct	Darby Eng	5/25/25
Richard Mitchell	753 Park Ct	Richard Mitchell	5/25/25
Carol Mitchell	" "	Carol Mitchell	5/25/25
Mark Hoag	763 Park Ct		
Wendy Hoag	763 Park Ct		
Samantha Krer	781 Park Ct	Samantha Krer	5/25/25
Daniel Tanzil	83 Alviso St	Daniel Tanzil	5/25/25
Jenty Hasan	83 Alviso St	Jenty Hasan	5/25/25
Lita marni Lilih	80 Alviso St	Lita marni Lilih	5/25/25
Chris Basuki	80 Alviso St	Chris Basuki	5/25/25
Victoria Lin	80 Alviso St	Victoria Lin	5/25/25
IRWAN GASMUTO	80 ALVISO ST	IRWAN GASMUTO	5/25/25
Brian Naughton	793 Park Ct	Brian Naughton	5/25/25
Margarita Espinosa	812 Park Ct	M. Espinosa	5/25/25
Manuel J. Espinoza	" "	Manuel J. Espinoza	5/25/25
Kathy Kelsey	740 Hilmar	K. Kelsey	5/25/25
Mark Kelsey	740 Hilmar	Mark Kelsey	5/25/25
Hudson Washburn	2251 Park Ave	Hudson Washburn	5/25/25

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Name	Address	Signature	Date
<u>Josephina Castellino</u>	<u>761 Park Court</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Hongye Niu</u>	<u>650 Park Ct.</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Garrett Alhadeff</u>	<u>770 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Cemille Fittjohn</u>	<u>730 Park Ct.</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Tom Spaulding</u>	<u>730 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Marianne Vanderspaant</u>	<u>640 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Lisa Mulvaney</u>	<u>782 PARK Ct.</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Terry Jensen</u>	<u>594 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Denise Walker</u>	<u>652 Park Ct.</u>	<u>[Signature]</u>	<u>5/25/25</u>

## Additional Signatures for Petition Opposing Project PLN25-00049 at 642 Park Court

[illegible]



[illegible]

[illegible]