

From: Planning Public Comment
To: [REDACTED] Planning Public Comment
Cc: Reena Brilliot; Gloria Sciara; Jeff Schwilk
Subject: FW: Concerns about the proposed plan for 1922 Main St (PLN2020-14727)
Date: Thursday, December 2, 2021 11:51:23 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

Your email has been received in the Planning Public Comment email box and the appropriate Planning Division staff have been included for their review of your comments. Your comments will also be saved as part of the public record on this item.

Thank you,

ELIZABETH ELLIOTT

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From: Claudio Cherubino [REDACTED]
Sent: Thursday, December 2, 2021 10:42 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Concerns about the proposed plan for 1922 Main St (PLN2020-14727)

Hi,

My name is Claudio Cherubino and I'm the owner of the house at 1920 Main St, the property right south of the one at 1922 Main St.

I participated in the public hearing yesterday and I had a chance to speak up and share my concerns during the meeting.

Thanks again for listening to the concerns myself and several other neighbors brought up, and for working with the property owner to incorporate them.

I want to reiterate what the concerns were and address some of the responses we received from the property owner and the architect representing them during the meeting.

The concerns raised were:

1. No other single family home in the block is a two-story building, and the proposed design is not consistent with the rest of the neighborhood. It is true that there are two-story houses behind ours, but they are on another street and not visible from Main Street. The two-story building in the 2000

block of Main Street is an apartment complex, and other neighbors have expressed their negative feedback towards it during the meeting.

2. Privacy invasion for the adjacent properties, including mine. Specifically, the windows on the sides and rear of the proposed plan would provide unrestricted view to the adjacent backyards. Besides, the plans didn't mention any landscape screening materials that would alleviate the issue.

3. Increased traffic and need for parking spaces. The proposed plan includes a two car garage, but that is not enough for a 4-bedroom house + the ADU. As we learned during the hearing, the owner has 3 children who go to college or are employed in the area, and plans to have their parents also live in the house. It is reasonable to expect such a large family will have more than 2 cars and not enough parking spaces for all of them.

4. Poor maintenance of the property. The owner has neglected the property since they acquired it, and hasn't engaged with the neighbors to discuss their plans.

When we raised these concerns during the hearing, the owner and the architect pushed back on us defining the property as "abandoned".

The truth is they owned it for more than a year and only have maintained the lawn once, several months ago. I'm attaching several photos showing the state of the front lawn as of today.

It is worth mentioning that neighbors have voluntarily stepped up to mow their lawn multiple times to maintain the decency of the neighborhood and to prevent animals from nesting there.

Speaking about animals, the empty house attracts all sorts of animals and rodents who then go to the adjacent properties, including mine. These animals have dug many holes underneath the fence between our two properties that I had to patch.

The fence itself is in bad shape and falling in many sections, as you can see from the photos attached. I never met the property owner and I don't have their contacts, so I never had a chance to talk to them about repairing it.

I don't know how else I could define this property if not "abandoned".

Finally, both the property owner and the architect stressed on how their plan will increase the value of the other houses of the neighborhood. That is accurate, and I'm looking forward to living next to a proper house rather than a shack, but as many neighbors have pointed out, people have lived in the area for decades (if not their whole life) and don't see their houses as investments.

Having a more valuable property is obviously good, but our main interest is quality of life. We want our houses to be homes, not investments.

Thanks so much for bearing with me, hope you find this additional info useful.

Claudio Cherubino











