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**From:** Planning Public Comment

**Sent:** Monday, March 10, 2025 8:43 AM

**To:** Linda Zazzara [REDACTED] Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>; Daniel Sobczak <dsobczak@Santaclaraca.gov>

**Subject:** RE: 1279 Las Palmas Meeting on March 12, 2025 Planning Division

PMM

DRH Meeting 3/12/25

RTC 25-224

Item 2

Good Morning Ms. Zazzara,

Your email has been received in the Planning Division and will be part of the public record on this item which will be heard this Wednesday, at the Development Review Hearing. Details for the meeting, which will be held in the Council Chambers and via Zoom, are available on the [City's website](#).

Thank you,

**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:** Linda Zazzara [REDACTED]

**Sent:** Sunday, March 9, 2025 12:45 PM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>

**Subject:** 1279 Las Palmas Meeting on March 12, 2025 Planning Division

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To: Planning Division

Regarding : 1279 Las Palmas

Really 7 bedrooms and 7 1/2 baths - may be more.

This project is listed as a 5 Bedroom 5 1/2 bath Single Family Residence. There is also one attached ADU and it appears on one of the drawings that there is an additional detached ADU. I know that ADU's get all sorts of exemptions, but telling the truth to Santa Clara neighbors is important. The total bedrooms and baths appear to be at least 7 bedrooms and 7 1/2 baths. In the main house 4 of the bedrooms have on suite baths and the remaining bedroom is at the end of a hallway with a bathroom just outside that bedroom's door. Looks like apartments to me. I know that Santa Clara is trying to increase housing, but this project appears to be just too large for the neighborhood.

Most of the houses in this neighborhood are 3 bedrooms 2 bath homes. Some people have added an additional bedroom and some have an ADU. We take pride in our neighborhood. This project is just too big - 7 bedrooms and 7 1/2 baths.

Linda Zazzara

Las Palmas Drive

Sent from my iPad

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**From:** Ling [REDACTED]

**Sent:** Tuesday, March 11, 2025 9:47 PM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>

**Subject:** PIN25-00008 Concern Regarding Construction at 1279 Las Palmas dr.

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## **Opposition Speech for the City Hearing**

My name is ling, and I am a resident of this neighborhood. I am here today to strongly oppose the proposed construction project at 1279 Las Palmas dr. While I respect the property owner's right to develop their land, this project raises serious concerns that will negatively impact our community.

### **1. Disruption of Neighborhood Character and Privacy**

Our neighborhood is primarily made up of single-story, low-density homes. But now there is a plan to construct two large, two-story house. Such high-density development is completely incompatible with the long-established low-density, single-family residential character of our community. Allowing a multi-story, high-density rental property to be built would significantly alter the character of our community. Additionally, a two-story building in close proximity to existing homes will create privacy concerns, as neighboring properties will be exposed to direct views from upper-story windows.

## **2. Traffic and Parking Issues**

This project would dramatically increase the number of residents in a small area, leading to more traffic congestion, especially during peak hours. Parking is already limited in our neighborhood, and additional rental units will only worsen the problem if adequate on-site parking is not provided. The result will be more cars parked on the streets, making it difficult for current residents and emergency vehicles to navigate.

## **4. Potential Zoning Violations**

I urge the city to closely examine whether this project aligns with current zoning regulations and lot coverage limits. If the proposed construction exceeds height restrictions, density limits, or allowable land usage for our area, approving it would set a concerning precedent for future overdevelopment.

## **5. Noise, Construction Disruptions, and Long-Term Community Impact**

Construction of a large-scale project like this will create extended noise pollution, disrupting the daily lives of residents. Furthermore, if the property is primarily intended for rental purposes, it may lead to high tenant turnover, increased noise levels, and additional waste management challenges. These factors would degrade the peaceful environment we currently enjoy.

## **Conclusion**

In light of these concerns, I respectfully request that the city reject this proposal or require significant modifications to ensure it does not negatively impact our community. I urge my fellow neighbors to voice their concerns as well, as the integrity and future of our neighborhood depend on responsible development.

Thank you for your time and consideration.

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**From:** Kathy Lombardi-Jenkins [REDACTED]

**Sent:** Wednesday, March 12, 2025 10:54 AM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>; Daniel Sobczak <[dsobczak@Santaclaraca.gov](mailto:dsobczak@Santaclaraca.gov)>

**Subject:** 1279 Las Palmas Dr.

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File: PLN25-00008

I was born and raised on Las Palmas Dr my whole life, and have raised my adult Children there as well. The people that have purchased the property at 1279 Las Palmas Dr. do not care about the neighborhood, but only care about money. They built a studio apartment in the back that was not permitted and now it's been torn down and replaced with a 2 story ADU that invades neighbors privacy. The main property/house is now going to be demolished and turned into a 5 bedroom and 5.5 bathroom 2 story. I've heard that it will become a rental Airbnb. Makes sense with all the bathrooms, plus 2 stories will cause more loss of privacy with the surrounding neighbors. Parking has already been an issue with the residence living at this property. The people living there are rude and don't care about the neighbors.

Regards,  
Kathy Lombardi-Jenkins  
Scott Jenkins

**From:** [REDACTED]  
**To:** [Planning Public Comment; Daniel Sobczak](#)  
**Subject:** Architecture Review of 1279 Las Palmas Dr (5+2 BR / 5.5+2 BA) Extension  
**Date:** Wednesday, March 12, 2025 6:05:13 PM  
**Attachments:** [image.png](#)  
**Importance:** High

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Santa Clara City Planning:

With regards to the Architectural Review of the demolition & re-construction of the property at 1279 Las Palmas Dr, we would like to record our objections and concerns into the review meeting minutes:

- The total number of Bedrooms and Bathrooms on that 6,000 sq ft piece of land would amount to 7 Bedrooms + 7.5 Bathrooms (house + ADU).
- The average density of our neighborhood is 3 BR / 2 BA.
- That proposal would amount to 2.5 x times the average density of our neighborhood.
- Our objections and concerns are:
  - 7 Bedrooms could easily accommodate 14 adults. Where would they park on Las Palmas? How is that a 2-car garage use case?
  - How can that possibly be classified as a single-family housing?
  - If these properties are to be used for short-term rentals (AirBnb):
    - That would add a lot of churn and noise to the neighborhood
    - Negatively impact the quality of our neighborhood and value of our homes.
    - That would be commercial not residential use.

Please consider the following:

- Cut down the house permit size to 3 BR / 3 BA (in addition to the 2 BR / 2 BA ADU) to blend in with our neighborhood density.
- Increase the garage size to 3-car garage.
- Make sure this is classified as commercial use if it were to be designed for short-term rentals.

Aladdin Nassar

[REDACTED]  
[REDACTED]

1333 Las Palmas Dr, Santa Clara, CA 95051



**City of  
Santa Clara**  
The Center of What's Possible

## DEVELOPMENT REVIEW HEARING

# NOTICE

## OF PUBLIC MEETING

The City of Santa Clara is conducting the Development Review Hearing in a hybrid manner (in-person and continues to have methods for the public to participate remotely). Meeting details and all supporting materials will be available on the Development Review Hearing Agenda when posted (72 hours before the meeting), available on the City's meeting calendar: <https://santaclaralegistar.com/Calendar.aspx>. To receive email updates when meeting agendas are posted please subscribe to the City's notification system at: <https://santaclaraca.gov/eNews> and choose your topic preferences. Public comments can be made by emailing the Planning Division ([PlanningPublicComment@SantaClaraCA.gov](mailto:PlanningPublicComment@SantaClaraCA.gov)) no later than noon on the meeting date. Clearly indicate the project address, meeting body, and meeting date in the email. For questions on this hearing notification, contact the project planner, information below, no later than noon on the meeting date.

You are hereby notified that on **Wednesday, March 12, 2025** at the hour of **4:00 p.m. In Person** in the City Hall Council Chambers, 1500 Warburton Avenue, Santa Clara, and **Virtually** via Zoom, the **Development Review Officer** will consider the following item:

File:	<b>PLN25-00008</b>
Location:	<b>1279 Las Palmas Drive</b> , a 6,000 square-foot lot located on the eastern side of Las Palmas Drive mid-block between El Camino Real and Benton Street; APN: 290-07-024; zoned Single-Family Residential (R1-6L).
Applicant/Owner:	Hung Nguyen
Subject:	<b>Architectural Review</b> for the demolition of an existing single-family residence and the construction of a 2,591 square foot five bedroom, five- and one-half bathroom, two-story residence with an attached two car garage
CEQA Determination:	Categorical Exemption per CEQA Section 15303 (Class 3 - New Construction or Conversion of Small Structures)
Mailing Radius:	300 feet
Project Planner:	Daniel Sobczak, Associate Planner ( <a href="mailto:dsobczak@santaclaraca.gov">dsobczak@santaclaraca.gov</a> )

At the above time and place, you may be heard in this matter if you so desire. If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at or prior to the public hearing. Should you have any questions, please call the Planning Division office at (408) 615-2450. Written comments on this item are encouraged to be submitted to the Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara 95050, by Wednesday morning of the week prior to the meeting so they can be included in the Development Review Officer's packet.

### **AMERICANS WITH DISABILITIES ACT (ADA)**

In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.



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**From:** Planning Public Comment

**Sent:** Thursday, March 13, 2025 12:31 PM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>; Daniel Sobczak <[dsobczak@Santaclaraca.gov](mailto:dsobczak@Santaclaraca.gov)>; Sheldon Ah Sing <[sahsing@Santaclaraca.gov](mailto:sahsing@Santaclaraca.gov)>;



**Subject:** RE: Architecture Review of 1279 Las Palmas Dr (5+2 BR / 5.5+2 BA) Extension

Good Afternoon Mr. Myers,

This is to confirm your email has been received in the Planning Division and will be part of the public record on this item.

Thank you,

**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:** [REDACTED]

**Sent:** Thursday, March 13, 2025 12:03 PM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>; Daniel Sobczak <[dsobczak@Santaclaraca.gov](mailto:dsobczak@Santaclaraca.gov)>

**Subject:** Architecture Review of 1279 Las Palmas Dr (5+2 BR / 5.5+2 BA) Extension

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

Hopefully I am not too late to register my opinion on a structure proposed a few hundred feet down my street.

We live in a society that expects us to pretend things are true that we know are not true. Such as men can become women or women can become men.

But DO NOT PRETEND:

- That this housing structure is a single family home. (SFH)
- That the ADU already on the property does not exist and won't contribute to the problems described.
- That this commercial venture is someone's home.
- That this won't materially affect the quality of life for neighbors, with the noise and parking associated with that many individuals crammed into such a small area.
- That this will even scratch the surface of a housing shortage compared to large enterprises with thousands of units.
- That this will help towards affordable housing. This will be market rate, and maybe more, since the SFH environment they will degrade is desirable.
- That more and more of these won't follow, degrading the SFH neighborhoods all across the city.
- That this isn't a wedge in the door for those that hate the idea of SFH neighborhoods and would like to eliminate them.

I realize the SEQA exemption doesn't apply directly but the environment of the neighborhood will be seriously degraded. "CEQA requires public agencies to "look before they leap" and consider the environmental consequences of their discretionary actions."

Thank you,

A neighbor's letter was accepted to the record yesterday so I am

expecting this will be also.

Howard Myers  
1398 Las Palmas Dr  
Sant Clara, CA 05051  
[REDACTED]