
From: Planning Public Comment

Sent: Monday, May 12, 2025 8:21 AM

To: [REDACTED] Sheldon Ah Sing <sahsing@Santaclaraca.gov>; Alex Tellez <atellez@Santaclaraca.gov>

Subject: FW: Comments to Development Review PLN25-00082

PMM

DRH Meeting 5/14/25

RTC 25-520

Item 8

Good Morning,

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

From: [REDACTED] [REDACTED]

Sent: Saturday, May 10, 2025 12:59 PM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Subject: Comments to Development Review PLN25-00082

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

Subject: Comments to the proposed development at 3513 Oxford Court

File: PLN25-00082

APN: 293-05-035

Scheduled meeting date: Wednesday, May 14, 2025 at 4:00 p.m.

Santa Clara City Hall Chambers

Virtually via Zoom

Dear Development Review Officer,

We are concerned about the proposed architectural changes to the house located at 3513 Oxford Court. The changes will easily allow multiple families to live in the home. The one new bedroom with exterior access, is isolated from the rest of the living quarters, allowing a nice place for another family. Future owners can take advantage of this, to either rent or allow relatives to live in the space. This will cause extra people, cars, noise in the court.

One of the reasons we bought our house at 3507 Oxford Drive (corner of Oxford Court), because it was a quiet neighborhood. The cul-de-sac was a quiet place where our children grew up in a safe environment. We are concerned that the proposed changes will impact the safety and bring more noise from people and cars into the court. Additional deliveries like door-dash and Amazon will occur, and even now its annoying to hear the Amazon truck start beeping when it backs up.

The house is already large, and the previous tenants held frequent large gatherings. Cars filled the court and also parked up and down Oxford Drive. Nighttime gatherings were noisy. With the proposed changes, and with the potential of multiple families inside the house, this will lead to more large gatherings, more traffic/congestion in the area, and more noise in the neighborhood.

With the changes proposed to the current house, it seems likely that additional cars will be added to a very limited court parking. Currently, on trash days, 12 garbage cans take up most the parking places, and cars are parked around the corner on our street, frequently in front of a fire hydrant located on the corner.

With the additional car traffic and noise, it will have a significant impact to parking, noise, and safety in our quiet court. The project does not seem to meet the CEQA Guidelines 15332 (Class 32)

Thank you
Walter & Janice Nishimoto
3507 Oxford Drive, Santa Clara 95051
phone: [REDACTED]
email: [REDACTED]

Michael Kristy/Neighbor Group Name - Concerned Residents of Oxford Court
3511 Oxford Ct
Santa Clara, CA 95051

May 11, 2025

VIA EMAIL AND U.S. MAIL

Development Review Officer
City of Santa Clara Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Email: PlanningPublicComment@SantaClaraCA.gov; ATellez@santaclaraca.gov



Subject: Formal Objection to Development Review Application PLN25-00082 – Property Located at 3513 Oxford Court (APN: 293-05-035)

Dear Development Review Officer,

This letter constitutes a formal objection on behalf of concerned residents residing in proximity to 3513 Oxford Court regarding the proposed development described in Application PLN25-00082, scheduled for the Development Review Hearing on May 14, 2025. We urge the denial of this application based on significant concerns regarding inconsistencies in the project description, potential zoning violations, inadequate consideration of neighborhood impacts (particularly parking and traffic), procedural irregularities regarding notice, and questionable conformity with the established single-family character of the neighborhood.

We present the following specific points of objection:

1. **Significant Discrepancy in Project Scope and Square Footage:** The Public Notice describes the project as an "Architectural Review for the construction of a 137 square foot addition to an existing single-family residence, resulting in a 3,170 square foot five-bedroom and four-bathroom single family residence." Publicly available data (e.g., Zillow) suggests the existing structure is approximately 2,494 sq ft.
 - A simple addition of 137 sq ft to 2,494 sq ft yields 2,631 sq ft, not the stated 3,170 sq ft. This represents an unexplained difference of 539 sq ft.
 - This discrepancy raises serious questions about the actual scope of the proposed construction. Is the existing square footage listed incorrectly in City records, or is the proposed addition substantially larger than the 137 sq ft stated? Clarity and accuracy regarding the project's true physical scale are essential for proper review and assessment of impacts. We request verification of the legally recognized existing square footage and the precise square footage of the proposed addition.
2. **Potential De Facto Conversion to Multi-Family Use in R1-6L Zone:** The Notice specifies the resulting residence will have "two-bedrooms having exterior access." Combined with the expansion to five bedrooms and four bathrooms, this design strongly

suggests the intent to create separate, independently accessible living units within a structure zoned R1-6L (Single-Family).

- This configuration facilitates the functional equivalent of multiple dwelling units, potentially accommodating three or more separate households/renters.
- We contend this design may constitute a de facto conversion to a multi-family dwelling, which is inconsistent with, and potentially in violation of, the City of Santa Clara Zoning Code for the R1-6L district. We request a specific finding on whether the proposed design complies with the definition and permitted uses of a single-family dwelling under the City Code.

3. **Inadequate Parking and Exacerbation of Existing Constraints:** Oxford Court is a cul-de-sac with inherent parking limitations. Several properties have limited or no street frontage suitable for parking. The existing available street parking (approximately four marked spots) is already shared among multiple residences.

- A five-bedroom, four-bathroom residence, particularly one potentially housing multiple independent tenants or families as suggested by the design, can reasonably be expected to generate demand for five or more vehicles.
- The project, as proposed, fails to demonstrate adequate off-street parking to accommodate this foreseeable demand, inevitably leading to increased competition for the severely limited on-street spaces, potential safety hazards from improperly parked vehicles (blocking access/visibility), and significant degradation of residential quality. The application materials should include a detailed parking plan demonstrating compliance with City requirements for a dwelling of this size and potential occupancy.

4. **Incompatibility with Neighborhood Character and Potential Negative Impacts:** The proposed intensification of use at 3513 Oxford Court is incompatible with the established character of this quiet, single-family residential cul-de-sac.

- The likely increase in population density, traffic (including resident and visitor vehicles), noise, and potential transient occupancy associated with a quasi-multi-family structure will detrimentally impact the safety, tranquility, and established residential quality enjoyed by long-term residents.

5. **Procedural Concerns Regarding Notice Period:** The "Notice of Public Meeting" was received by residents on Saturday, May 3, 2025, for a hearing scheduled on Wednesday, May 14, 2025.

- This provides only eleven calendar days (including weekends) for residents to review the notice, understand the project implications, potentially consult with legal or planning professionals, coordinate neighborhood input, and prepare substantive written comments (noting the deadline for inclusion in the Officer's packet is even earlier).
- This timeframe is insufficient for meaningful public participation, particularly for a project with potential zoning and significant neighborhood impact implications. We request the hearing be postponed by at least 30 days to allow for adequate review and preparation.

6. **Questionable Appropriateness of CEQA Exemption:** The project has been determined to be exempt from CEQA under Guidelines Section 15332 (Class 32 - Infill Development Projects).
 - Given the potential for the project to involve substantial construction beyond the stated 137 sq ft (Point 1), the potential violation of zoning (Point 2), and the significant unresolved impacts on parking, traffic, and neighborhood character (Points 3 & 4), we question whether this project truly meets the conditions for this exemption. Specifically, CEQA Guidelines Section 15300.2(c) precludes the use of categorical exemptions where "unusual circumstances" create the possibility of significant environmental effects. The combination of factors cited above may constitute such circumstances. We request a review of the applicability of the cited CEQA exemption.
7. **Concerns Regarding Property Valuation and Assessment:** Public records indicate a recent sale price of \$1,600,000 for 3513 Oxford Ct, which appears substantially below prevailing market values (estimated by Zillow and comparable properties to be closer to \$3 million). While transaction prices are negotiated privately, this unusually low price raises concerns regarding:
 - Potential impact on future property tax revenues for the City and County due to a potentially understated assessment basis under Proposition 13.
 - Potential negative influence on the perceived market value of surrounding properties if used as a comparable sale. We bring this to the City's attention as a matter of potential fiscal and community interest.

Conclusion and Requested Action:

Based on the foregoing points, we contend that Application PLN25-00082 is flawed, potentially non-compliant with City zoning, inadequately considers neighborhood impacts, and suffers from procedural notice deficiencies. The proposed project, particularly the configuration enabling quasi-independent living units, threatens the integrity of the R1-6L single-family zone and the established character of our neighborhood.

Therefore, we respectfully request that the Development Review Officer take the following actions:

1. **Deny** Application PLN25-00082 as currently proposed.
2. **Alternatively, postpone the hearing** for a minimum of 30 days to allow for:
 - Resolution of the square footage discrepancy by the applicant.
 - Thorough City review of zoning compliance regarding single-family use.
 - Adequate time for public review and professional consultation by affected residents.
 - Re-evaluation of the CEQA determination in light of the concerns raised.
 - Submission of a comprehensive parking plan by the applicant.

3.

We appreciate the opportunity to present these concerns and are prepared to provide further information or participate in discussions as needed. We request that this letter be included in the official record for this matter.

Respectfully submitted,

 5-11-25

Michael Kristy – Date
Printed Name: Michael Kristy
3511 Oxford Ct

 5/11/25

Pamela M. Kristy – Date
Printed Name: Pamela M. Kristy
3511 Oxford Ct.

 5/11/2025

Neighbor's Signature – Date
Bo Li
3509 Oxford Ct.

 5/11/2025

Neighbor's Signature – Date
Mrs. Li
3509 Oxford Ct.

From: propertyrecs.com

Paula C. Clawson 5/11/25

Paula Clawson – Date
Printed Name: Paula Clawson
3515 Oxford Ct

Howard Clawson 5/11/25

Howard Clawson – Date
Printed Name: Howard Clawson
3515 Oxford Ct.

Rina Bose 5/11/25

Rina Bose – Date
Printed Name: Rina Bose
3516 Oxford Ct.

Subrito R.

Subrito Bose – Date 5/11/25
Printed Name: Subrito Bose
3516 Oxford Ct.

Danny Dike – Date
Printed Name: Danny Dike
3516 Oxford Ct.

From: propertyrecs.com

Property Details

Overall Attributes

TOTAL SQUARE FOOTAGE: 2,494 sq. ft.

FIRST FLOOR: 1,513 sq. ft.

NUMBER OF STORIES: 1

YEAR BUILT: 1960

Interior Dimensions

TOTAL FINISHED AREAS: 2,494 sq. ft.

PARKING TYPE: Type not Specified

PARKING SPACES: 2

GARAGE AREA: 475 sq. ft.

Room Count

TOTAL ROOM COUNT: 3

BATHROOMS: 2

BEDROOMS: 3

Other

ARCHITECTURE TYPE: Other

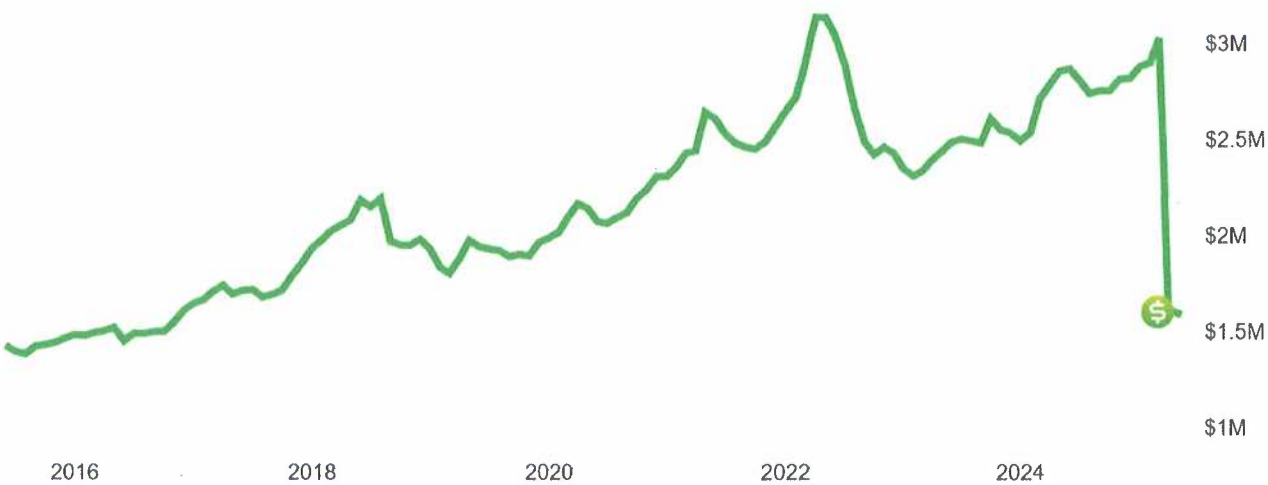
FIRE SPRINKLERS: No

LEGAL DESCRIPTION: 95 2492, 113 12

HEATING: Yes

FAMILY ROOM: Yes

Zillow Estimate of 3513 Oxford Ct Value on 5-11-25



From: clark nunes [REDACTED]

Sent: Tuesday, May 13, 2025 1:56 PM

To: Alex Tellez <ATellez@Santacalaraca.gov>

Cc: Greg Stowers [REDACTED]

Subject: Re: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Alex,

Thank you for the update. I have attached some information that I would like included in the package, as I believe it could be helpful to the board as well as concerned neighbors, in regards to the current 5-bedroom homes in the immediate surrounding streets as well as photos of the off street parking situation at 7 am & 7 pm as sometimes a picture is worth a thousand words.

Regards,

Clark Nunes

Premeir Homes

[REDACTED]

From: Alex Tellez <ATellez@Santaclaraca.gov>

Sent: Monday, May 12, 2025 3:10 PM

To: clark nunes [REDACTED]

Cc: Greg Stowers [REDACTED]

Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Good afternoon Clark and Greg,

Attached is the public comment that I received from the neighbors for this project.

They will be showing up to the hearing to bring up their concerns.

From: Alex Tellez <ATellez@Santaclaraca.gov>

Sent: Tuesday, May 6, 2025 12:46 PM

To: clark nunes [REDACTED]

Cc: Greg Stowers [REDACTED]

Subject: Re: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Good afternoon,

The message was received.

Thank you.

Alex Tellez

Assistant Planner

City of Santa Clara

From: clark nunes [REDACTED]

Sent: Tuesday, May 6, 2025 1:40:36 PM

To: Alex Tellez <ATellez@Santaclaraca.gov>

Cc: Greg Stowers [REDACTED]

Subject: Re: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Greg

Photo of sign posted at property



Sent from my iPhone

On May 6, 2025, at 8:50 AM, Alex Tellez <ATellez@santaclaraca.gov> wrote:

Good morning Greg & Clark,

Attached is the on-site notice and the instructions for it.

Before the hearing, would you please send me photo proof that the notice was posted on-site.

Thank you.

From: Greg Stowers [REDACTED]
Sent: Friday, April 25, 2025 11:34 AM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: [REDACTED]
Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Alex –
Thank you so much for the quick turn on the dual track approval.

We will keep an eye out for the agenda and on-site posting notice. I assume it will be sent to both Clark and I?

Greg Stowers
<[image001.jpg](#)>
Offices in Campbell and Carmel-by-the-Sea
Office: 408.358.5488 | Cell: [REDACTED]
www.stowersassociates.com

Planned out-of-office: May 8th – 12th

This e-mail may contain confidential information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: Alex Tellez <ATellez@Santaclaraca.gov>
Sent: Friday, April 25, 2025 11:10 AM
To: Greg Stowers [REDACTED]; Nica Eglesia
<NEglesia@SantaClaraCA.gov>
Cc: [REDACTED]
Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Good morning,

Attached is the signed form. You may proceed with the BLD review.
In addition, the agenda for the hearing is posted 10 days prior to the hearing.
An on-site notice is required and the template for the notice will be send by Monday with instructions on the sizing.

From: Greg Stowers [REDACTED]
Sent: Friday, April 25, 2025 10:59 AM
To: Nica Eglesia <NEglesia@SantaClaraCA.gov>; Alex Tellez
<ATellez@Santaclaraca.gov>

Cc: [REDACTED]

Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Nica –

Attached is the application for the Concurrent Review. Would you like me to upload this into the project portal? Please let us know if you need anything else from us.

Thank you.

Greg Stowers

<image001.jpg>

Offices in Campbell and Carmel-by-the-Sea

Office: 408.358.5488 | Cell: [REDACTED]

www.stowersassociates.com

Planned out-of-office: None

This e-mail may contain confidential information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: Nica Eglesia <NEglesia@SantaClaraCA.gov>

Sent: Friday, April 25, 2025 6:49 AM

To: Greg Stowers [REDACTED] Alex Tellez

<ATellez@Santaclearaca.gov>

Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

I see, thank you for letting me know.

I have attached our Concurrent Review form for you to review and complete.

[@Alex Tellez](#), please chime in if you think the customer does not need to complete this form. I can place a note in our system if you think that would suffice.

Thanks,

Nica Eglesia | Permit Technician
City of Santa Clara Permit Center

From: Greg Stowers [REDACTED]

Sent: Thursday, April 24, 2025 7:36 PM

To: Nica Eglesia <NEglesia@SantaClaraCA.gov>

Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

We have submitted to planning and it is just waiting for the public hearing due to the 5 bedrooms. In talking to the planner, they said that we can submit for permit and start the plan check process while that wraps up as long as we are willing to take the risk if something changes in planning.

Planning application #PLN25-00082.

Please advise.

Greg Stowers

<image001.jpg>

Offices in Campbell and Carmel-by-the-Sea

Office: 408.358.5488 | Cell: [REDACTED]

www.stowersassociates.com

Planned out-of-office: None

This e-mail may contain confidential information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: Nica Eglesia <NEglesia@SantaClaraCA.gov>

Sent: Thursday, April 24, 2025 2:20 PM

To: Greg Stowers [REDACTED]

Subject: RE: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

Hello,

Thank you for submitting your plans and/or documents in the city portal. At this time, we are unable to process your application. Your project requires Planning approval before we can process this application. Please contact Planning@SantaClaraCA.gov and/or 408-615-2450 to apply for a Planning Application (Planning Permit or Entitlement Application Process | City of Santa Clara (santaclaraca.gov))

Once your PLN case (planning application) has been issued and approved, let us know and we can proceed with your Building Permit Application.

Best,

Nica Eglesia | Permit Technician

City of Santa Clara Permit Center

neglesia@santaclaraca.gov

1500 Warburton Ave Santa Clara, CA 95050

Permit Center: 408-615-2420 | Direct: 408-615-2473

<image002.png>

From: noreply@accela.com <noreply@accela.com>

Sent: Thursday, April 24, 2025 12:21 PM

To: Permit Center <PERMITCENTER@santaclaraca.gov>; [REDACTED]

Subject: Online Application BLD25-01323 Submitted for 3513 OXFORD CT, SANTA CLARA, CA 95051

An **online application** has been submitted with the following information:

Address: 3513 OXFORD CT, SANTA CLARA, CA 95051

Permit #: BLD25-01323

Applicant: Greg Stowers

Applicant Email: [REDACTED]

Description:

1. 137sf Addition. 2. Full Kitchen Renovation - new casework, appliances and fixtures 3. Primary bathroom and bedroom renovation. 4. Existing hall bath Renovation. 5. Modify layout to create 5 total bedrooms and 4 total baths. 6. New windows at entire home. 7. Update plumbing at entire home as required for new fixture layouts. 8. Upgrade electrical service from 100 amp to new 200 amp service. 9. Install new attic mounted gas HVAC unit. 10. Install new gas tankless water heater. 11. New lighting and power throughout entire home.

For questions, contact the Permit Center:

PermitCenter@SantaClaraCA.gov or 408-615-2420

Building Division, Community Development Department

City of Santa Clara

1500 Warburton Ave, Santa Clara, CA 95050

<On-Site Signage Policy 9-30-16.pdf>

<3513 Oxford Court_On Site Notice.pdf>

Attention City of Santa Clara Design review? Planning department

RE: PLN25-00082 3513 Oxford Ct Santa Clara Ca 95051

Quick snap shot of existing 5 Bedroom houses in the surrounding 44 single family homes next to the proposed project at 3513 Oxford Ct Santa Clara Ca 95051

Out of the 44 single family homes there are 9 out of the 44 homes that have 5 or more bedrooms. This information was obtained from the website Zillow.com as the neighbors who have concerns trust this site as they quote it in their letter of concern.

3511 Oxford Ct Santa Clara Ca 95051 5 Bedrooms 2 Baths 2151 Square Feet

3509 Oxford Ct Santa Clara Ca 95051 5 Bedrooms 3 Baths 2272 Square Feet

3536 Oxford Dr Santa Clara Ca 95051 5 Bedrooms 3 Baths 2376 Square Feet

3532 Oxford Dr Santa Clara Ca 95051 6 Bedrooms 3 Baths 2642 Square Feet

3546 Dominican Dr Santa Clara Ca 95051 5 bedrooms 2 Baths 1772 Square Feet

3495 Kenyon Dr Santa Clara Ca 95051 6 Bedrooms 3 Baths 2980 Square Feet

3475 Kenyon Dr Santa Clara Ca 95051 5 Bedrooms 3 Baths 1902 Square Feet

3530 Eden Dr Santa Clara Ca 95051 5 Bedrooms 3 Baths 2162 Square Feet

565 Eden Ct Santa Clara Ca 95051 5 Bedrooms 4 Baths 2041 Square Feet

With approximately 20% of the surrounding houses having 5 or more bedrooms the precedent for the neighborhood has clearly been set.

Please see attached map to show the streets used. Please note Harvard Ave was not used as all those properties are duplex's, four plex's or apartments. Although they are in the surrounding area they are not part of the neighborhood in regards to parking.

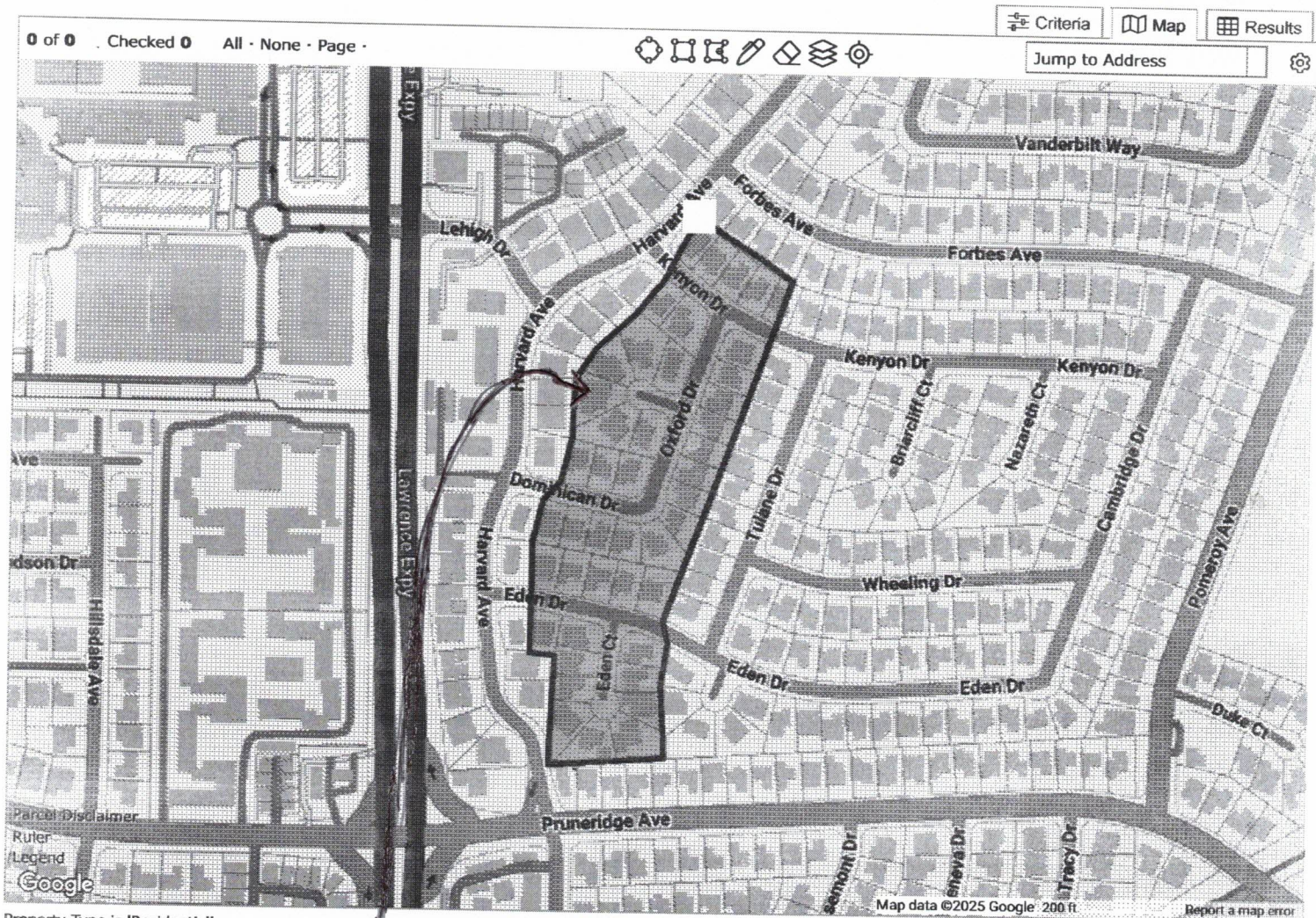
I have also included pictures of the off-street parking that services the residences of Oxford Ct.

These pictures were taken at 7am and 7pm to represent the parking situation when the residence would most likely be home from work. It should also be noted the parking situation is basically the same during the day, with the occasional gardener or house cleaning people parking for short periods of time. I have observed this over the past 30 days.

Respectfully,

Clark Nunes,

President: Fastrack Investments Inc



Property Type is 'Residential'
Status is one of 'Active', 'Contingent', 'Pending', 'Sold', 'Withdrawn', 'Expired', 'Canceled'
Beds Total is 6+
Area Name is '8 - Santa Clara'
Latitude, Longitude is around 37.33, -121.99
Ordered by Current Price descending
Found 0 results in 0.63 seconds.

PLN25-0008Z

SUBJECT PROPERTY

3513 Oxford CT

SANTA CLARA CA 95051

MAP SHOWING AREA USED AS SURROUNDING
HOUSES







