

Tracy Tam

From: Qian Sun <sunqian715@gmail.com>
Sent: Saturday, December 27, 2025 5:51 PM
To: Tracy Tam <TTam@SantaClaraca.gov>
Subject: Request information on PLN25-00483

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Hi Tracy

We recently received a notice of development proposal PLN25-00483, 746 Woodhams Road, Santa Clara, CA. However, when I search on Permitting Online Portal (POP), I did not find the project.

Are you able to help me find more information about this project? Or if I did not search in the correct website, please let me know. As the adjacent rear neighbor, we want to ensure any privacy impacts to our backyard are adequately addressed and mitigated.

Thanks a lot!

Regards,
Qian

Tracy Tam

From: Kay Z <florence.kaiyi@gmail.com>
Sent: Tuesday, January 13, 2026 8:52 PM
To: Tracy Tam
Cc: margaret_hinebaugh@yahoo.com; Pat Zhang
Subject: Strong Opposition to Development Proposal PLN25-00483 – 746 Woodhams Road

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Dear Tracy Tam, Associate Planner

I am writing regarding the Notice of Development Proposal for **PLN25-00483**, which proposes a second-story addition to an attached ADU at **746 Woodhams Road**. I live at **743 Hamilton Ln**, a single-story single-family home that directly faces the rear yard of the subject property.

After reviewing the proposal, I would like to state clearly and unequivocally that I **strongly oppose** the proposed second-story ADU.

The proposed second floor would create significant and unavoidable privacy impacts on adjacent properties, including ours. A second-story ADU would introduce elevated windows and sightlines that directly overlook our backyard and private space. Given the proximity between properties, this would represent a substantial loss of privacy compared to existing conditions, and these impacts cannot be adequately mitigated through fencing or landscaping.

The proposal is also incompatible with the established character of the neighborhood. The surrounding area consists predominantly of single-story single-family homes. A two-story ADU is out of scale with this pattern and would disrupt the visual continuity and residential character of the neighborhood. In addition, an ADU is intended to remain subordinate to the primary residence; however, a second-story ADU of approximately 800 square feet significantly increases the apparent height and mass of the accessory structure, making it visually prominent rather than accessory in nature.

Beyond privacy and scale, the proposed massing would negatively affect light, openness, and the overall sense of space currently enjoyed by neighboring properties. These qualities are fundamental to the livability of this single-story neighborhood and would be permanently altered by the introduction of a second-story ADU.

I also want to note that these concerns are shared by other nearby neighbors. The strong opposition to this proposal reflects broader neighborhood concern regarding privacy impacts, excessive scale, and inconsistency with the existing residential context.

For these reasons, I respectfully urge the City **not to approve** the proposed second-story ADU as currently designed. At a minimum, the project should be substantially revised to eliminate the second story and limit the ADU to a single-story configuration that is more consistent with the surrounding neighborhood.

Thank you for your time and consideration of my comments. I appreciate the opportunity to provide input on this proposal.

Sincerely,

Kay Wu

743 Hamilton Ln, Santa Clara CA

310-291-9656

Tracy Tam

From: Sanzhong Bai <sanzhong.bai@gmail.com>
Sent: Wednesday, January 14, 2026 9:44 AM
To: Tracy Tam
Subject: Formal Opposition to Proposed Second-Story Addition – PLN25-00483 – 746 Woodhams Road

You don't often get email from sanzhong.bai@gmail.com. [Learn why this is important](#)

Dear Tracy Tam,

I am writing to express my strong opposition to the proposed second-story addition at 746 Woodhams Road. As a resident of 739 Hamilton Ln, I am deeply concerned that this project, if approved, would fundamentally undermine the character of our neighborhood and cause irreparable harm to the privacy and value of adjacent properties.

I respectfully request that the Planning Division deny this proposal based on the following grounds:

1. Incompatibility with Neighborhood Character (Mass and Scale) Our immediate community consists almost exclusively of modest, single-story, single-family homes. The introduction of a two-story structure is entirely incongruous with the established architectural fabric of this block. According to the city's Residential Design Guidelines, new development must be compatible with the mass, scale, and height of surrounding homes. This proposal represents a drastic departure from that standard, creating a "looming" effect that is out of proportion with the streetscape.

2. Severe Violation of Privacy and Residential Amenity The transition from a single-story to a two-story residence directly adjacent to my property will result in a total loss of privacy for my backyard and interior living spaces. The height of the proposed structure will allow for a direct, downward line of sight into areas of my home that have been private for decades. This is a significant infringement on my right to the "quiet enjoyment" of my property—a core tenet of residential zoning.

3. Negative Precedent for the Community Approving a second-story addition in a block of single-story homes sets a damaging precedent. It encourages "mansionization" and the gradual erosion of the low-profile character that defines our neighborhood. I believe it is the City's responsibility to protect the integrity of established neighborhoods from developments that serve a single property owner at the expense of the collective community.

For the reasons stated above, this project is detrimental to the public welfare and inconsistent with the intent of the Santa Clara Single-Family Residential Design Guidelines. I urge the Planning Division and the Architectural Review committee to reject this application.

Thank you for your time and consideration of my feedback. I look forward to any further update.

Sincerely,

Sanzhong Bai
919-599-8468
739 Hamilton Ln, Santa Clara CA

Tracy Tam

From: Margaret Hinebaugh <margaret_hinebaugh@yahoo.com>
Sent: Wednesday, January 14, 2026 2:59 PM
To: Tracy Tam; Planning
Cc: florence.kaiyi@gmail.com
Subject: Please reject PLN25-00483 development proposal for 746 Woodhams Road

You don't often get email from margaret_hinebaugh@yahoo.com. [Learn why this is important](#)

Dear Tracy,

I would like to voice my strong opposition to the **PLN25-00483** development proposal for the property at 746 Woodhams Road in Santa Clara.

The proposed development will have negative impacts:

- Loss of Privacy: The second story will allow direct views into adjacent living spaces and back yards.
- Bulk and Scale: The proposed house is out of scale with the existing, predominantly single-story homes on small lots, creating a "mansionization" effect that is visually incompatible with the surrounding area.
 - Santa Clara city zoning code 18.02.020 A 5 indicates that Santa Clara intends to "maintain and enhance desirable characteristics of the neighborhoods." This proposed development will be out of place in the neighborhood.
 - 746 Woodhams Road is in zone R1-6L - Single Family, which is considered Very Low Density Residential. It is the intent of this zone to protect and preserve the residential characteristics of existing single-family neighborhoods.

There is a better option: Just five (5) doors down from this proposed development, the property at 720 Woodhams Road (permit # BLD23-70376) added a similar amount of new square footage (over 800 square feet) with an ADU on a similarly-sized small lot (~5,200 square feet). They were able to do so while keeping the residence and ADU as a single story, and keeping the aesthetic of the building completely in line with the surrounding neighborhood. It blends in perfectly.

I kindly request that the Santa Clara Planning Division:

- **Reject** the currently submitted development plans for 746 Woodhams Rd.
- **Request** that the property owner(s) of 746 Woodhams Rd. re-scope and resubmit their development plans, such that the development will remain a single-story building with ADU, similar in scope to what was done at 720 Woodhams Rd.
- Please send me a copy of the full plans and variance application for this development or direct me to where they are available to access.
- Please keep me informed of any/all public hearings concerning this proposed development.

Best regards,

Margaret Hinebaugh
740 Hamilton Lane, Santa Clara
(510) 815-8343

Tracy Tam

From: Timothy Freeman <tim_freepress@yahoo.com>
Sent: Wednesday, January 21, 2026 8:41 PM
To: Tracy Tam; Planning
Cc: Margaret Hinebaugh; florence.kaiyi@gmail.com
Subject: PLN25-00483, 746 Woodhams Rd. - neighborhood petition
Attachments: Neighbor Petition Regarding Proposed Second-Story ADU.pdf

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Dear Tracy and Planning Commission,

Attached is our neighborhood petition requesting that the city *not* approve the development at 746 Woodhams Rd. (PLN25-00483) as currently planned, and to limit the addition to a single-story house. The development plan looks more like an apartment building rather than a house in a low-density, residential neighborhood, and would be completely out of place if built as currently planned. A development similar to what was done at 720 Woodhams Rd. would be more appropriate.

Thank you for your consideration.

Tim Freeman
740 Hamilton Ln.

Neighbor Petition Regarding Proposed Second-Story ADU

Development Proposal PLN25-00483 – 746 Woodhams Road

We, the undersigned residents of the surrounding neighborhood, respectfully express our strong opposition to the proposed second-story addition intended to be used as an attached Accessory Dwelling Unit (ADU) at 746 Woodhams Road.

Our shared concerns include:

- Significant privacy impacts (elevated sightlines into neighboring rear yards and private outdoor spaces);
- Incompatibility with the predominantly single-story character and scale of the surrounding neighborhood;
- Excessive height and massing for an accessory use;
- Potentially establishing an undesirable precedent leading to cumulative changes that alter neighborhood character.

We respectfully urge the City to not approve the proposed second-story ADU as currently designed, and to require substantial modification such as limiting the ADU to a single-story configuration to better protect privacy and maintain neighborhood character.

Name(s)	Address	Email / Phone (optional)	Signature	Date
MUGHISUDDIN GURESHI	729 HAMILTON LN, CA 95051 SANTA CLARA	mughisg@gmail.com	(408) 759-1134	1/15/26
Raazia Gureshi	729 Hamilton Ln CA 95051	RaaziaG@gmail.com mughis	408-888-8986	1/15/26
Vernica Tinsu	703 Hamilton Ln	vmoreno401@yahoo.com	408-680-7305	1/15/26
K. Hawthorne	704 Hamilton Ln	slguitarist@sbcglobal.net	408 247 2684	1/15/26
R. Michelle Hawthorne	704 Hamilton Ln	reachmichelle@sbcglobal.net		1/15/26
GAIL CAETZ	722 HAMILTON LN.	xsubelt@gmail.com	(408) 781 4500	1/15/2026
BECKY JUNTADO	731 WOODHAMS RD S.C.		B. Quintas	1/17/2026
GANDER MAGHAR	740 WOODHAMS RD SANTA			1/17/26
Chenfan Zhang	720 WOODHAMS RD. CLARA	berylangela@gmail.com		1/17/26
Ashley Herrington	730 Hamilton Ln	Ash.herrington@gmail.com		1/17/26