

**From:** [Planning Public Comment](#)  
**To:** [Ellie Barbosa](#); [Planning Public Comment](#); [Daniel Sobczak](#); [Sheldon Ah Sing](#)  
**Cc:** [Ellie Barbosa](#)  
**Subject:** RE: Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050  
**Date:** Monday, June 8, 2026 4:23:28 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

This is to confirm that 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 provide your input.

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:** Ellie Barbosa <caelliemae@yahoo.com>  
**Sent:** Monday, June 8, 2026 2:36 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Cc:** Ellie Barbosa <ebarbosa@kpcu.com>  
**Subject:** Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050

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

**Rebuttal Letter Opposing Proposed Development Review Hearing**

**June 8, 2026**

**Helia Barbosa**  
**2244 Bohannon Dr**  
**Santa Clara CA 95050**  
[caelliemae@yahoo.com](mailto:caelliemae@yahoo.com)  
**408-417-5678**

To: Planning Department / Development Review Hearing Officer City of Santa Clara/Santa Clara County

**Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050**

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

**Re: Objection to Development Review Hearing – Proposed 245 sq. ft. Lower-Level Addition and 1,146 sq. ft. Second-Story Addition at 2250 Bohannon Dr. Santa Clara CA 95050. File PLN26-00162**

Dear Planning Staff and Hearing Officer,

I live in the house next door to this property and I am submitting this rebuttal to formally oppose the proposed development at **2250 Bohannon Dr, Santa Clara**, which seeks to add **245 square feet to the lower level** and **construct a 1,146 square-foot second story**. Based on the Santa Clara Zoning Code, Residential Design Guidelines, and General Plan policies, the project as proposed is **incompatible with the surrounding neighborhood** and should not be approved without substantial modification.

### **1. The Proposed Second Story Conflicts With Santa Clara Residential Design Guidelines (Privacy & Massing)**

The **City of Santa Clara Single-Family Residential Design Guidelines** require that second-story additions:

- **“Minimize privacy impacts to adjacent properties”**
- **“Reduce massing and bulk to maintain neighborhood character”**
- **“Avoid direct views into neighboring rear yards and bedroom windows”**

A **1,146 sq. ft. second story** is unusually large for this neighborhood and creates **direct sightlines** into adjacent homes and backyards, violating the privacy-protection intent of the guidelines.

The project does not demonstrate:

- Adequate window placement mitigation
- Step-backs on the second story
- Reduced massing
- Architectural transitions to soften the visual impact

This is a clear conflict with the City’s adopted design standards.

### **2. The Project Is Inconsistent With Santa Clara General Plan Policy 5.3.1-P1 (Neighborhood Compatibility)**

The **Santa Clara 2010–2035 General Plan** requires that residential development:

**“Maintain the character and scale of existing neighborhoods”**

- **“Ensure compatibility in height, bulk, and massing”**

The surrounding area consists primarily of **single-story homes** with modest footprints. A second story of this size would create **adominant, out-of-scale structure** that disrupts the established neighborhood pattern.

This project **does not comply** with the General Plan’s neighborhood compatibility mandate.

**3. Height and Massing Concerns Under Santa Clara Zoning Code (R1-6L or Applicable District)**

Most Santa Clara single-family neighborhoods fall under **R1-6L** or similar zoning districts.

While second stories are allowed, the Zoning Code requires that additions:

- **“Not adversely impact adjacent properties”**
- **“Maintain appropriate scale and proportion”**
- **“Avoid excessive bulk”**

A second-story addition exceeding **1,100 sq. ft.** is unusually large and creates:

- Excessive vertical massing
- A looming presence over neighboring yards
- A structure inconsistent with the typical height-to-lot-size ratio in the district

This violates the intent of the zoning standards, even if numerical height limits are technically met.

**4. Shadowing and Loss of Natural Light (Design Guidelines – Solar Access)**

Santa Clara’s Residential Design Guidelines require that second-story additions:

- **“Minimize shading of adjacent properties”**
- **“Preserve solar access to neighboring yards and windows”**

Given the size and height of the proposed second story, it will cast **significant shadows** on adjacent homes, reducing natural light to:

- Rear yards
- Living spaces
- Garden areas
- Solar-dependent landscaping

The applicant has not provided a **required shadow study**, which is necessary for projects of this scale.

**5. Construction Impacts Will Be Substantial and Long-Term**

A project of this size will require:

- Extensive demolition
- Structural reinforcement
- Heavy equipment
- Long-term noise and dust
- Street and driveway obstruction

While construction impacts alone are not grounds for denial, the **scale of the project amplifies these impacts**, further supporting the need for a reduced, more compatible design.

**6. The Project Lacks Justification for Its Size and Fails to Demonstrate Compliance With**

### **Required Findings**

For approval, the City must make findings that the project:

- Is **compatible with the neighborhood**
- Does **not adversely affect adjacent properties**
- Complies with the **General Plan, Zoning Code, and Design Guidelines**

Based on the issues above, these findings **cannot be made**.

### **Request for Action**

Given the project's conflicts with Santa Clara's zoning and design standards, I respectfully request that the Planning Division and Hearing Officer:

**1. Deny the project as currently proposed, or**

**2. Require substantial revisions, including:**

- Reduced second-story square footage
- Increased step-backs
- Privacy-mitigating window placement
- Lower overall height and massing
- A full shadow study
- A neighborhood compatibility analysis

These changes are necessary to bring the project into compliance with Santa Clara's adopted policies and protect the character and livability of the neighborhood.

### **Conclusion**

The proposed development is **incompatible with the City of Santa Clara's zoning standards, design guidelines, and General Plan policies**. It poses significant privacy, massing, and shadow impacts and would negatively affect the surrounding neighborhood. For these reasons, I urge the City to **reject the project or require major modifications**.

Thank you for your time and consideration.

Sincerely,  
Helia Barbosa

Sent from my iPhone