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**From:** Steve Le <[SLe@SantaClaraCA.gov](mailto:SLe@SantaClaraCA.gov)>

**Sent:** Friday, March 28, 2025 8:58 AM

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

**Cc:** Rebecca Bustos <[RBustos@SantaClaraCA.gov](mailto:RBustos@SantaClaraCA.gov)>; Jason Barber [REDACTED]

**Subject:** RE: PLN24-00460 - Architectural Review 3/6/25

PMM  
HLC Meeting 4/03/25  
RTC 25-397  
Item 2

Hello Shellie,

Thank you for your comments. We will make it available for the Historical and Landmarks Commission review.

Sincerely,

**Steve Le** | Senior Planner  
Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O:408.615.2450 | D: 408.615.2468  
Email: [Sle@santaclaraca.gov](mailto:Sle@santaclaraca.gov)



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**From:** shellie barber [REDACTED]

**Sent:** Thursday, March 27, 2025 6:08 PM

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

**Cc:** Steve Le <[SLe@SantaClaraCA.gov](mailto:SLe@SantaClaraCA.gov)>; Rebecca Bustos <[RBustos@SantaClaraCA.gov](mailto:RBustos@SantaClaraCA.gov)>; Jason Barber

**Subject:** Re: PLN24-00460 - Architectural Review 3/6/25

Greeting Planning Commision,

Unfortunately Shellie & Jason Barber (530 Hilmar St) will be out of the country and unable to participate in the upcoming April 3 Architectural Review of the **520 Hilmar St (PLN24-00460)** proposed project. We spoke on March 6 to the committee and would like to share my thoughts again regarding the slight revisions to the proposal. The owners did share their new revisions with us, but did not consult or collaborate with us prior to sharing these slight revisions. Thank you for the opportunity to provide my comments in writing and I have included them below.

## **Historical Concerns**

### **Incompatibility with Historic Neighborhood Character**

- The existing neighborhood is known for its rare Tudor and single-story cottage-style homes, which contribute to its architectural significance. The proposed 4-bedroom, 3.5-bathroom, two-story home is not harmonious in height and would visually disrupt the ebb and flow of the street. Its imposing second story, positioned only 27 feet from the sidewalk rather than the 48 feet like the other neighboring historic homes, making it an overwhelming presence that erodes the rich character and charm of the neighborhood, particularly next to the single story historic Tudor home next door.
- Approval of such an oversized structure would set a precedent, encouraging further demolition of historic homes and leading to out-of-scale replacements, diminishing the district's historic visual impact and character.

### **Santa Clara's Commitment to Historic Preservation**

- There is a responsibility to protect the architectural integrity of its historic neighborhoods. Approving the demolition of a smaller, period-appropriate home to construct a large, out-of-scale replacement contradicts the city's historic preservation efforts.
- The Hilmar Street area reflects a distinct period of architectural history, and maintaining size, scale, and setbacks is critical to preserving the historical essence of the neighborhood. Allowing overbuilt, two-story structures in an area known for its low-

volume residency threatens to diminish its unique character.

### **Alteration of Historic Streetscape & Scale**

- The proposed two-story structure will overwhelm adjacent historic homes in scale, detracting from the visual harmony of the historic streetscape.
- Homes in the neighborhood follow a cohesive pattern with consistent setbacks, rooflines, and proportions that enhance the flow and character of the area. A significantly larger, more imposing home, set too close to the street, breaks this pattern and reduces the neighborhood's historical authenticity.

### **Planning Commission & Zoning Concerns**

#### **Lot Coverage & Zoning Compliance**

- The proposed 2,272 sq. ft. home plus a 320 sq. ft. garage on a 4,500 sq. ft. lot raises concerns.
- Historically, homes in this district were built with modest footprints, allowing for open space, greenery, and a balanced streetscape. The high lot coverage and excessive scale of this project is out of character with traditional development patterns.

#### **Impact on Historic Neighborhood's Future Development**

- If this project is approved, it may encourage more teardowns of historic homes, leading to a wave of overbuilt structures that dilute the neighborhood's historical identity.
- The Planning Commission should consider the long-term consequences of permitting oversized, two-story developments in a predominantly historic, single-story area. Once historic homes are lost, the distinctive character of the neighborhood cannot be restored.

#### **Impact on Traffic Flow & Safety**

- A larger home with multiple residents will increase vehicle movement and driveway use, impacting the walkability and safety of this pedestrian-friendly neighborhood. Given the narrow streets and existing congestion, this change could further strain traffic flow and street parking availability.

### **Conclusion**

This development would significantly alter the historic fabric of the neighborhood by replacing a modest 2-bedroom, 1-bathroom home with an imposing 4-bedroom, 3.5-bathroom, two-story structure. The height is not harmonious, the setback is insufficient, and the scale is incompatible with the existing streetscape. A smaller, period-appropriate home would better preserve the character of the area while ensuring responsible, community-conscious

development.

Thank you kindly.

Shellie Barber

530 Hilmar St, Santa Clara

On Thu, Mar 6, 2025 at 10:18 AM shellie barber [REDACTED] wrote:

Thank you so much!

On Thu, Mar 6, 2025 at 10:12 AM Planning Public Comment

<[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)> wrote:

Hello Ms. Barber,

The Zoom link for the Historical and Landmarks Commission meeting is below and the meeting agenda is located on the [City's website](#).

Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Thank you,

**Elizabeth Elliott** | Staff Aide II

Community Development Department | Planning Division

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**From:** shellie barber [REDACTED]

**Sent:** Wednesday, March 5, 2025 8:30 PM

**To:** Steve Le <[SLe@SantaClaraCA.gov](mailto:SLe@SantaClaraCA.gov)>; Planning Public Comment  
<[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>

**Cc:** Jason Barber [REDACTED]

**Subject:** Re: PLN24-00460 - Architectural Review 3/6/25

Can you please provide the zoom link to this meeting?

**Project Address: 520 Hilmar St**

**Meeting Date: March 6, 2025**

**File: PLN24-00460 - Architectural Review 3/6/25**

**Historical & Landmark Commission Notice of Public Hearing**

Thank you kindly.

Shellie Barber

On Mon, Feb 24, 2025 at 11:47 AM shellie barber [REDACTED] wrote:

Greetings Planning Division,

I live at 530 Hilmar St in a historic home and would like to be heard in the PLN24-00460 - Architectural Review 3/6/25 public hearing please.

**Project Address: 520 Hilmar St**

**Meeting Date: March 6, 2025**

**File: PLN24-00460 - Architectural Review 3/6/25**

**Historical & Landmark Commission Notice of Public Hearing**

Please let me know if you need anything further from me.

Thank you kindly.

Shellie Barber (she/her)

[REDACTED]

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**Shellie Barber (she/her)**

[REDACTED]

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**Shellie Barber (she/her)**

[REDACTED]

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**Shellie Barber (she/her)**

