

Summer Foss

From: Silvana Gold <silvanagold@yahoo.com>
Sent: Wednesday, August 6, 2025 6:57 AM
To: Summer Foss
Cc: Michael Gold
Subject: 271 Madrone Ave

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

Hello Summer,

My husband and I live at 321 Madrone Ave. We have many concerns regarding the proposed new construction at 271 Madrone Ave. Here are our main objections:

- lack of vegetation, too much pavement
- overly elevated rooflines
- overly elevated front entry
- out of scale with the neighborhood
- overall very grandiose that doesn't fit into neighborhood design and feel

We hope you will take these into consideration. Appreciate your time.
Silvana & Michael Gold

Summer Foss

From: Becky Feinberg <beckyfeinberg@gmail.com>
Sent: Monday, July 14, 2025 10:49 AM
To: Summer Foss
Subject: Concerns Regarding Proposed Home at 271 Madrone Ave

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

To:
Summer Foss | Assistant Planner
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050

Dear Ms. Foss,

I am writing to voice my concerns regarding the proposed new home design at 271 Madrone Avenue. We understand that this project is currently under review, and we appreciate the opportunity to share our input on the planned design/build.

While we fully support thoughtful development and improvement in our neighborhood, we have serious concerns regarding the scale, height, and overall grandiosity of the proposed design, which appears to be significantly out of character with the existing homes along Madrone Ave.

Our specific concerns include:

Overly Elevated Rooflines and Garage Level: The height of the garage and main roofline appears elevated well above the surrounding homes, making it inconsistent with the architectural rhythm of the street.

Large and Tall Front Entryway: The front entryway seems unusually large and tall compared to neighboring homes, drawing disproportionate attention and contributing to an imposing appearance.

Lack of Vegetation and Landscaping: There is an apparent overuse of pavement and minimal planned vegetation in the front yard, which diminishes the welcoming, green character that defines our street.

Overall Grandiosity and Incompatibility: The design, as it currently stands, feels overly grandiose and inconsistent with the established aesthetic and modest scale of homes in our neighborhood.

We respectfully request that these concerns be taken into serious consideration as the city works with the owners/designers to refine their plans.

Thank you for your time and attention to this matter. Please feel free to contact me if additional clarification is needed. We appreciate your support in ensuring that new development enhances, rather than disrupts, the integrity of our neighborhood.

Sincerely,

Becky Feinberg
272 Madrone Ave
Santa Clara, CA 95051
beckyfeinberg@gmail.com
Tel: 408-663-8514

Summer Foss

From: Ann Pan <xiqian.pan@gmail.com>
Sent: Tuesday, July 15, 2025 12:48 AM
To: Summer Foss
Cc: janeychan@gmail.com
Subject: Concerns Regarding Proposed Development at 271 Madrone Avenue (PLN25-00117)

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

Dear Summer,

I am writing as a neighbor of 271 Madrone Avenue (resident of 322 Madrone Avenue) to express my concerns about the proposed demolition and reconstruction project at this address. After reviewing the submitted plans, I believe the design is significantly out of scale and inconsistent with the character and established patterns of our neighborhood. I respectfully urge the Planning Department to reconsider this proposal in light of the following issues:

1. Massive Building Scale and Height

The proposed two-story home with an attached 601 sq. ft. ADU and extensive second-floor footprint (approx. 1,492 sq. ft.) results in a total floor area exceeding 3,600 square feet. This is a substantial increase from the existing 1,687 sq. ft. home and is disproportionately large compared to the modest single-story or small two-story dwellings in the area.

2. Inconsistent Architectural Style

The new design—featuring multiple rooflines, a large garage, a wide façade, and excessive driveway (pavement) in the front—has a grandiose aesthetic that contrasts starkly with the simpler homes typical of our street. This disrupts and significantly alters the cohesive visual character of our established neighborhood.

3. Neighboring Properties' Privacy Concerns

Several second-story windows overlook neighboring backyards and bedroom windows, creating privacy intrusions. This is especially uncomfortable given how close the new structure is to adjacent property lines, with minimal setbacks in some areas (e.g., 5' side setbacks and 10' second-floor setbacks).

4. Reduced Open Space and Overdevelopment

The total lot coverage is proposed at 37.4%, and while this may technically comply with code, the addition of the ADU and extended footprint leaves minimal open space for landscaping. This could negatively affect drainage, greenspace, and overall environmental balance in our neighborhood.

We kindly request that the City review the massing, setbacks, and architectural context of this proposal, and consider the cumulative disruption it brings to the unique character and livability of our neighborhood.

A scaled-down design revision to better respect the surrounding homes would be much appreciated by the community.

Thank you for your time and consideration of our concerns.

Xiqian (Ann) Pan