



DEVELOPMENT REVIEW HEARING

PUBLIC CORRESPONDENCE

Meeting Date: October 20, 2021

The following is public correspondence received by the Planning Division for items listed on the October 20, 2021 Development Review Hearing Agenda after the posting of the agenda, and before noon on the meeting date. Individual contact information has been redacted for privacy. This may not be a comprehensive collection of the public correspondence, but staff makes their best effort to include all correspondence received to date.

From: [Planning Public Comment](#)
To: [chunfang Zhao](#); [Planning Public Comment](#); [Nimisha Agrawal](#)
Cc: [Reena Brilliot](#); [Gloria Sciara](#)
Subject: 10/20 DRH Meeting RE: 510 Meadow avenue, Santa Clara
Date: Wednesday, October 20, 2021 9:45:19 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon,

Your email has been received in the Planning Public Comment email box and by way of this email the appropriate staff has been included for their review of your comments.

Your email will be part of the public record on this item. Should you wish to participate in today's meeting the Zoom information is located on the [DRH agenda on the city's website meeting page](#).

Thank you for taking the time to notify us of your concerns.

Regards,

ELIZABETH ELLIOTT

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: chunfang Zhao [REDACTED]
Sent: Tuesday, October 19, 2021 10:01 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: 510 Meadow avenue, Santa Clara

Dear Planning Committee members,

We received the notice of the Development Review Hearing regarding the 510 Meadow avenue addition proposal scheduled at 3:00pm on October 20th, 2021.

Under the proposal, 510 Meadow will turn into a mansion with two stories, 3,708 square feet, 6 rooms, and 5 bathrooms. This enormous size mismatch with the surrounding community and seriously affect the privacy of the neighbors. In addition, both the size of the house and the number of rooms go way beyond what a single family typically needs. If the 6 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

Please kindly revise the size, story and room number of the proposed addition at 510 Meadow avenue.

Sincerely Yours,

Chunfang zhao and Daoying Song

Residents/Owners of 507 Hubbard ave, Santa Clara.

From: [Jason C](#)
To: [Tiffany Vien](#)
Subject: Concerns about the planned project 3885 Baldwin Dr, santa clara
Date: Monday, October 11, 2021 1:40:32 PM

Dear Madam/Sir,

I am a house owner in the Westwood oaks community. I received a notice that there is a planned rebuilding project at 3885 Baldwin Dr, Santa Clara, a house close to my house. From the description of the project, the owner is trying to expand the house as much as possible, and they are trying to build a 8 room house, which is unusual in this neighborhood. As far as I know, there are many Airbnb houses in this neighborhood, since the community easy to communicate to anywhere in the south bay area, and walking distance to the headquarter of the Apple. More importantly, there is no airbnb regulation rules in Santa Clara City. Those airbnb houses have brought many issues to our communities, such as more traffic, crimes and bad people. These airbnb owners make money by sacrificing the safety and peace of our community. please refer the crime cases happened in our neighborhood because of airbnb houses.

<https://www.santaclaraca.gov/Home/ShowDocument?id=72635>

I am not saying that the owners of 3885 Baldwin Dr are going to airbnb their house for sure, but it is highly possible, unless they have solid reasons to build such a huge house in our neighborhood. Since Santa Clara city hasn't have airbnb regulation rules as other cities, there are many airbnb business owners target Santa Clara city. We have to do something to protect our city and our community.

I strongly against the current plan of this project, unless the owner changes his plan to reasonable footage and number of rooms.

Thanks a lot!

Jason

From: [Steve Xu](#)
To: [Tiffany Vien](#)
Subject: Re: 3885 Baldwin Drive Proposal Feedback
Date: Sunday, October 17, 2021 8:33:05 PM
Attachments: [image001.png](#)

Thanks Tiffany!

We live at 3875 Baldwin Drive, which is next to the 3885 residence. After carefully reviewing the proposed 3885 development plan, we have several concerns.

First and the foremost is the blocking of the sunlight. We have a bedroom window facing west, the direction of 3885. This bedroom window receives sunlight throughout the afternoon. Most of the sunlight comes in through the late afternoon, when the sun is lower. The proposed second floor will clearly block the sunlight for at least a couple of hours a day, if not completely, particularly in the late afternoon when the room receives most of the sunlight. We prefer the second floor addition to be reduced to not affecting our sunlight exposure. If not possible, we request additional setbacks from both the front and right side of the plan to minimize impact to our bedroom. In addition, the proposed second floor will increase the shade in our backyard in the afternoon, which affects our plants. Increasing the setback will also help reduce the unwanted shade.

Second is privacy. The four second floor windows on the back directly look into our backyard. I believe a minimum of 5 feet above the floor is necessary to protect our privacy. At 5 feet, a person has to be relatively close to the window to see our backyard. Lower than 5 feet will make it easy to look into our backyard from the middle of the room, which is not acceptable. On the right side, two second floor windows can look into one of our bedroom windows. These two windows need to be removed. At the minimum we request that they are converted to fixed windows with frosted glass that cannot be opened.

Third is integration into the community. Under the proposal, 3885 Baldwin Drive will turn into a mansion with 4,147 square feet, 8 rooms, and 4.5 bathrooms. The enormous size of the house dwarfs the 1,508 median house size on Baldwin Drive. It is an outlandish mismatch with the surrounding community.

Fourth is the future traffic and street parking. The proposed 7+1 rooms development plan goes way beyond what a single family typically needs. If the 8 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

Last but not the least, the excessive number of rooms caused grave concerns among our neighbors for future potential conversion into Airbnb short term rentals. The gunshots heard during a March 29th, 2021 arrest of an Airbnb renter at 371 Lowell Dr., a rental that had 9 rooms, still resonate in the minds of our community. Another Airbnb rental at 431 Lowell Dr. hosted loud overnight parties, and a neighbor's expensive bike was stolen during the same night. The high turnover and number of renters wreak havoc on the safe and quiet Westwood Oaks community. A 4,147 square feet, 8 room, 4.5 bathroom Airbnb rental down the road should not be permitted at the planning stage.

This is the list of our current concerns. We would like to see a reduction in the size of the second floor and the number of rooms. We also request adjustment to the windows on the back and the right side.

Thank you for your consideration!

BTW, could you please give us information about the public hearing and how to provide feedback in the public comment period?

Best,
Steve

On Wednesday, October 13, 2021, 01:18:43 PM PDT, Tiffany Vien <tvien@santaclaraca.gov> wrote:

Hi Steve,

Thank you for your comments. I will bring up your concerns at the Development Review Hearing. Please note that this project will be up for public hearing. You may also address your concerns during the public comment period.

Thanks,

Tiffany Vien | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450



From: [REDACTED]
Sent: Saturday, October 09, 2021 9:32 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>
Subject: Re: 3885 Baldwin Drive Proposal Feedback

Hi Tiffany,

Thanks for sending me the plan! I have looked at the rear and right-side elevation. The rear side second floor has 4 windows and two are pretty large. They directly look into our backyard. Is it possible to adjust the windows to be 5 feet above the floor? I remember when we proposed development plan 9 years ago, that was the requirement. The right-side second floor has two windows, they directly look into one of our bedroom window. Is it possible to have them removed? At the very minimum, I hope they could be fixed (cannot be opened) and use frosted glass?

Please let me know if this is possible.

Thanks,

Steve

On Friday, October 8, 2021, 10:20:50 AM PDT, Tiffany Vien <tvien@santaclaraca.gov> wrote:

Hello Steve,

I have attached their proposed development plans. Please let me know if you have any questions or comments!

Thank you,

Tiffany Vien | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450



From: Steve Xu [REDACTED]
Sent: Wednesday, October 06, 2021 9:08 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>
Subject: 3885 Baldwin Drive Proposal Feedback

Dear Tiffany,

I am a neighbor of David and Penny Hall. I saw a new development proposal at 3885 Baldwin drive. The proposal only shows the front and left-side of the elevation graph. Is it possible to send me the back and left-side of the elevation graph as well? I would like to make sure that there is no second floor window directly facing our backyard. This is to protect our privacy.

Thanks,

Steve

From: [Stanley Toal](#)
To: [Tiffany Vien](#)
Subject: Development Review Hearing Item 21-1378 PLN2021-14941
Date: Wednesday, October 20, 2021 8:37:16 AM

21-1378
PLN2021-14941
3885 Baldwin Drive, Santa Clara, CA

Tiffany, morning -

I respectfully have to object to the proposed addition for the following reasons:

Project Description: The project as described in the notice is not consistent with the architectural plans. Based on the plans, the home includes a den (without a closet) and a bonus room. The den is described in the notice as a bedroom and there is no mention of the bonus room.

Finding 1): The proposed size and potential high occupancy load would justify the provision of a three-car garage. While the proposed two-garage and two spaces may accommodate the present owner of the residence, it will not be sufficient to accommodate any future owner, occupants, or change in use under the R1 zoning (e.g., *housekeeping unit*) let alone an AirBnB or residential care home. The street is increasingly becoming off-site parking deficient as most neighbors use their garages for storage or are unable to accommodate two high profile cars i.e., larger SUVs, trucks, and vans. The City recognizes the issue under Conditions of Approval No. 1. If it is in the discretionary authority for the condition of approval that the ... *garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.*, the City would have the same authority to condition the approval and require the construction of a three-car garage.

Finding 2): I would respectfully request that the City consider prohibiting the parking of a vehicle along the curve / corner where Baldwin intersects Dawson at the property. This is the current practice. This creates a blind intersection and a dangerous turn. A hazard that is not addressed under this finding or conditions of approval. City may even consider the need to have that curve painted red.

Finding 3) and 5): I respectfully disagree with the narrow focus of the justification. The subdivision was originally single story and over time second story additions have been constructed. So, yes, the proposed second story is consistent with the character of the neighborhood. However, its floor area coverage and square footage is excessive and not compatible in scale and character. I believe there is only one residence located along the north side of Pruneridge that comes close to this square footage. 4147sf is an over improvement and invites a high occupancy load. [Other neighbors have cited the police incident on Lowell Drive.] The residence as proposed is neither compatible in scale and character, and it is specifically not compatible with the recent additions made on Baldwin, Dawson, Giannini at Sullivan, and Grinnell Ct. In addition, it is quite unusual for the size of the residence to have 3.5 bathrooms located on the ground floor and only 1 bathroom on the second floor. It begs the question as to the intended use of the residence. This arrangement combined with a windowless office is quite consistent with that of a residential care home. This use should not be permitted without a conditional use permit. Further, if such a use is permitted, there shall be ADA

improvements made to each bathroom.

Conditions of Approval: I believe the following conditions of approvals are within the City's discretionary authority for the proposed residence:

There shall be no direct exterior access to the second story addition.

Residence shall provide a three-car garage and shall continually provide on-site parking of six vehicles (three-car garage spaces and three open-paved spaces).

The use of the residence shall not be a rooming house where lodging or lodging and meals are provided for compensation.

The use of the residence shall not be a group or board and care home (residential care home) for two or more individuals.

The kitchen as identified in the plans shall be the sole, single kitchen. Without limitation, there shall be no microwaves, toaster ovens, air fryers, cookers, indoor grills, small kitchen appliances, etc. located in any indoor area other than the proposed single first floor kitchen.

Thank you for your consideration.

Respectfully submitted
Stanley W Toal

Lucy Garcia

From: [REDACTED]
Sent: Monday, October 18, 2021 1:51 PM
To: Tiffany Vien; Planning Public Comment
Subject: concern on 3885 Baldwin drive. Santa Clara, CA 95051

Dear officer,

This is Johnny, a resident living on Hillsdale Ave. in Westwood Oaks.

I am aware that there is a development review of 3885 Baldwin drive. Santa Clara, CA 95051 which plans to construct a home with 7 bedroom + 1 study room.

This seems not a regular primary living requirement but suspiciously to become an Airbnb in the future. Our community has suffered from the Airbnb business and we should not allow any house to be developed in this way. Please check the below policy report (page 23) that indicates a crime in Airbnb in our community happened this year.

Printed 4/15/2021

Name	RACE	DOB	SEX	CITY	STATE
LACERDA, PAUL DENNIS	W	6/29/1984	M	371 Lowell Dr	Santa Clara CA
HGT	WGT	HAIR	EYE	OCCUPATION	EMPLOYER
507	200	BLN	BLU		
ARREST DATE	TIME	LOCATION	CASE NUMBER	BOOKING DATE	TIME
3/29/2021	1300	3794 Sullivan Dr	210308109	3/29/2021	1300
ON 3/29/2021 SANTA CLARA POLICE DEPARTMENT RESPONDED TO 371 LOWELL DR. THE INVESTIGATION RESULTED IN THE ARREST OF LACERDA, PAUL DENNIS FOR CHARGES BELOW:					
CHARGE	DESCRIPTION	LEVEL			
29180(A) PC	Possession Of Unseri	M			
1203.2(A) PC	Probation Hold	F			
978.5 PC	Fta On Bench Warrant	M			
978.5 PC	Fta On Bench Warrant	F			
978.5 PC	Fta On Bench Warrant	F			
978.5 PC	Fta On Bench Warrant	F			
978.5 PC	Fta On Bench Warrant	F			

<https://www.santaclaraca.gov/Home/ShowDocument?id=72635>

With that said, I reject such development in our community.

regards,
Jiayi

PMM
DRH
10/20/21
Item 3

From: [Elizabeth Elliott](#)
To: [henry zoellner](#); [Planning Public Comment](#); [Tiffany Vien](#)
Cc: [Reena Brilliot](#); [Gloria Sciara](#)
Subject: 10/20/21 DRH Meeting - 3885 Baldwin
Date: Tuesday, October 19, 2021 3:16:45 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon,

Your email has been received in the Planning Public Comment email box and by way of this email the appropriate staff has been included for their review of your comments.

Your email will be part of the public record on this item. Should you wish to participate in tomorrow's meeting the Zoom information is located on the [DRH agenda on the city's website meeting page](#).

Thank you for taking the time to notify us of your concerns.

Regards,

ELIZABETH ELLIOTT

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: henry zoellner [REDACTED]
Sent: Tuesday, October 19, 2021 10:33 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Fwd: Disapproval

Planning Division Members

Re the proposed permit for the enormous
development:

3885 Baldwin Drive:

We vigorously oppose the permit.

Seven BR for Seven families?

Will the owners remain in the property or will it be turned into a motel, a room and board hostel for single males or an Airbnb?

Is this a developer proposal as a SPEC DEVELOPMENT?

Why on earth SEVEN BR.?

Relatives from near and far?

The options for use expand EXPONENTIALLY.

Water use will exceed all restrictions on the rest of us in Westwood Oaks. If seven families, the cars added to the street could be 14 or more – 2 cars per family is the norm here.

We already have such a enormity on Baldwin. They can look directly into our private home without restriction from their lofty windows

This development can lead to the destruction of Westwood Oaks as a 500 single family home community.

Why do they want to destroy the tranquility of a 60 year old community whose original and lasting objective was to provide ownership and privacy to 500 peaceful families?

How can the planning department not have rejected the permit out of hand as an unsatisfactory object not consistent with the neighborhood?

What Next? Industrial? Four houses per standard 1/8th acre per lot? Or high rise "PROJECTS"?

DISCUSTED THAT THERE IS EVEN A HEARING:

Henry and Sally Zoellner
3837 Hancock Dr.
Santa Clara. CA 95051

Lucy Garcia

From: Planning Public Comment
Sent: Wednesday, October 20, 2021 9:49 AM
To: [REDACTED] Tiffany Vien; Planning Public Comment
Cc: Reena Brilliot; Gloria Sciara
Subject: FW: Concerns for the 3885 Baldwin Drive development proposal
Attachments: PXL_20211020_014417406.jpg

Hello,

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Your email will be part of the public record on this item. Should you wish to participate in today's meeting the Zoom information is located on the [DRH agenda on the city's website meeting page](#).

Thank you for taking the time to notify us of your concerns.

Regards,

ELIZABETH ELLIOTT

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474



**City of
Santa Clara**
The Center of What's Possible

From: [REDACTED]
Sent: Tuesday, October 19, 2021 7:09 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Tiffany Vien <TVien@SantaClaraCA.gov>
Subject: Concerns for the 3885 Baldwin Drive development proposal

Dear Planning Committee members,

We are neighbors living near 3885 Baldwin Drive. We have concerns over the latest 3885 Baldwin Drive development plan. The attached is a letter with signature from the surrounding households. Please consider when reviewing the proposal.

Thanks,

10/11/2021

Dear Planning Committee members,

We received the notice of the Development Review Hearing regarding the 3885 Baldwin Drive addition proposal scheduled at 3:00pm on October 20th, 2021.

Under the proposal, 3885 Baldwin Drive will turn into a mansion with 4,147 square feet, 8 rooms, and 4.5 bathrooms. The enormous size of the house dwarfs the 1,508 median house size on Baldwin Drive. It is an outlandish mismatch with the surrounding community.

In addition, both the size of the house and the number of rooms go way beyond what a single family typically needs. If the 8 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

More importantly, the excessive number of rooms caused grave concerns among our neighbors for future potential conversion into Airbnb short term rentals. The gunshots heard during a March 29th, 2021 arrest of an Airbnb renter at 371 Lowell Dr., a rental that had 9 rooms, still resonate in the minds of our community. Another Airbnb rental at 431 Lowell Dr. hosted loud overnight parties, and a neighbor's expensive bike was stolen during the same night. The high turnover and number of renters wreak havoc on the safe and quiet Westwood Oaks community. A 4,147 square feet, 8 room, 4.5 bathroom Airbnb rental down the road should not be permitted at the planning stage.

Please kindly revise the size and room number of the proposed addition at 3885 Baldwin Drive.

Sincerely Yours,

Residents/Owners of 347 Dawson Dr. Santa Clara, CA

Julie & Marilyn A Sell (home owners)
S/Vally Total 347 Dawson Drive
MICHAEL YOUNG 347 DAWSON DRIVE
HATEM AHMED Anand Mahalingam.
Marwa Afify
Kareem Ahmed
LE TANG
Jane Hopstetter
Roberta Spicich