

From: [Planning Public Comment](#)
To: [Dezzani Alan](#); [Planning Public Comment](#); [Jeff Schwilk](#)
Cc: [Reena Brilliot](#); [Lesley Xavier](#); [Lucy Garcia](#)
Subject: RE: 143 Claremont Ave PLN2021-14093, 01/12/21 Development Review Meeting
Date: Thursday, January 13, 2022 10:34:43 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

Your email has been received by the Planning Division and the appropriate Planning Division staff has been included for their review of your letter and comments. Your email will also be provided as part of the public comment received on this item.

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

Regards,

Elizabeth Elliott

Planning Division

Community Development Department

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From: Dezzani Alan [REDACTED]
Sent: Wednesday, January 12, 2022 10:23 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Jeff Schwilk <JSchwilk@santaclaraca.gov>
Subject: 143 Claremont Ave PLN2021-14093, 01/12/21 Development Review Meeting

This is in regards to the new home proposed for 143 Claremont Avenue. I received a notice regarding this property in late December. This is the first I've become aware of the proposal to redevelop the property. I reviewed the proposal posted on-line on the City of Santa Clara's website. I strongly disapprove of this design. It is completely inappropriate for the neighborhood. The proposed design is way oversized for the location and overly dominates the homes adjacent to it. A simple review of the location via Google maps street view will reveal how inappropriate a two story home will be for that location. Furthermore, the design itself makes no attempt to conform to the Mid Century Modern style of the neighborhood.

The homes in the neighborhood are Mid Century Modern, a very unique and well thought out design. Many people criticize these designs because of their age and style, and use it as justification for tearing them down. However the Mid Century Modern home is an efficient design which uses minimal material and offers both privacy and openness at the same time. The designers of the neighborhood oriented the two basic designs when laying it out, in order to maximize privacy and minimize

encroachment on the neighbors.

The proposed replacement utilizes none of the principals upon which the Mid Century Modern home was based. This size overwhelms the neighboring homes. The house on the north loses the privacy of its inner front yard. While they justify their new house as being "more efficient", the proposed design is oversized and uses more material than necessary. The design for 143 Claremont is an amateur "Mr Potato Head Style", incorporating features from a variety of different styles. It includes a variety of unnecessary cosmetic features. The practicality of the design is questionable. The higher ceilings produce more interior volume with a lot of wasted overhead space. The air conditioning system will be required to process more air to achieve the desired temperature. Under these circumstances the air conditioning system cannot operate at its maximum efficiency and wastes energy. More material is wasted in the pitched roof and the un-necessarily high foundation.

It is my understanding that the city of Santa Clara has a requirement for remodeled homes to conform to the Architectural Style of the neighborhood. Yet for some reason these blatantly non-conforming designs keep getting approved. Its very disappointing that no effort is made by these homeowners to come up with designs that embrace the principles of Mid Century Modern design and still meet their desire for a larger house.

Alan