



FW: Agenda Item 10.3 Land Use Develop 4 homes on Ambum Dr

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 10/22/2024 10:23 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Janet Holt <[REDACTED]>
Sent: Tuesday, October 22, 2024 10:20 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District5 <District5@sanjoseca.gov>
Cc: Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>
Subject: Agenda Item 10.3 Land Use Develop 4 homes on Ambum Dr

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October 2024

Dear San Jose City Councilmembers

cc: Teddy Adera – Chief of Staff Office of Domingo Candelas

REFERENCE: Project Development Application at 3464 Ambum for 4 hilltop homes

PDC22-008, PD22-021, T22-034, and ER22-218

Description: Hilltop Development Overlooking residential backyards into Americas Drive, Mitton Drive, Myersly Court and Ambum Drive in San

CONCERNS

Misinformation from city planning. Negative declaration comment period information available online showed drawings of a development with 4 homes of 2800 to 3500 Square Feet. Later, for the actual planning commission meeting notice the drawings showed homes of 5000 plus to 6000 square feet! A massive difference in size. These are huge and out of character in relation to size of surrounding neighborhood.

Homes in surrounding tract are 1600 to 3000 square foot set on large lots.

The project development will sit on top of a hill overlooking several backyards and into the back of homes.

Privacy of lower, surrounding neighbors negatively impacted by multiple balconies.

All homes of this size should have at least three car garages to take cars off the private and public street.

SUGGESTED MITIGATIONS - Tradeoffs

Recirculate the negative declaration where folks were able to comment with the CORRECT square footage of homes and allow for a new public comment period.

Downsize homes to reflect those of the surrounding neighbors and increase yard sizes so they do not have to rely on intrusive balconies for outdoor enjoyment.

Minimize native tree removal.

Plant native trees that will provide privacy into neighboring residence homes and yards. No stinky, messy Ginko trees Reduce the number of balconies. Lot 1 has four balconies overlooking the east residing neighbor at [REDACTED]

All four homes to be built of this size need to have at least three-car garages.

Thank you,

Janet and Owen Holt residents at [REDACTED]

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