

PUBLIC COMMENT #1

From: [Hayes Shair](#)
To: [Hilbrants, Carl](#)
Cc: [Tran, Lara](#); [Julie Lu](#); [William Lu](#)
Subject: [EXTERNAL] Public Comment - Item #2: PLN22-010 (IN SUPPORT)
Date: Monday, February 27, 2023 8:00:57 AM

Dear Zoning Administrator of the County of Santa Clara,

My name is Hayes Shair, the architect for the proposed home at 18440 Graystone Lane. I am unable to attend the hearing, and am submitting this public statement in **SUPPORT** of the proposed project, and also to provide a project description.

The proposed project complies with all objective criteria of the Zoning Ordinance and the rustic farmhouse aesthetic is designed to be compatible with the surrounding neighborhood and the "Rural Residential" Zoning. The home is configured as a single-story with large setbacks to all property lines. All interior spaces are functionally laid out to support the needs of a growing family.

An ADU is proposed to accommodate for future expansion, and to allow for multi-generational living. While we are allowed under State Law to reduce setbacks to 4', we chose to observe the same 30' setbacks for the ADU as for the Main Residence in order to respect the privacy of our neighbors.

A swimming pool is proposed in a centrally-located courtyard configuration for maximum privacy and enjoyment. A sports court is proposed towards the rear of the site for additional outdoor recreation.

In regards to the project's legal standing, as this project complies with all objective zoning and design standards, it is thus subject to the Housing Accountability Act, specifically those contained in Government Code 65589.5(j)(1): A local agency cannot deny such a project unless it provides "**written findings supported by a preponderance of the evidence on the record**"... that the project has "**a specific, adverse impact upon the public health or safety**".

My clients are a wonderful couple who intend to owner-occupy the residence for the long term, and raise their family within this close-knit community. Please respect their rights both as parents and property owners, and approve the proposed project at 18440 Graystone Lane.

Thank you for your service!

Hayes Shair, AIA, LEED GA

(pronouns: he/him/his)

Envisuality Group, Inc.

(415) 855-0384