

From: Elizabeth Elliott

Sent: Tuesday, November 18, 2025 11:49 AM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; '김형균 - Hyong Kim' <hyongk@gmail.com>; Alex Tellez <atellez@Santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>

Cc: '윤지숙' <jisooky@gmail.com>

Subject: RE: Concern regarding PLN25-00295

PMM

DRH Meeting 11/19/25

RTC 25-1589

Item 6

Resending to include Development Review Officer Sheldon Ah Sing.

Thank you.

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To: '김형균 - Hyong Kim' <hyongk@gmail.com>; Alex Tellez <atellez@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Cc: 윤지숙 <jisooky@gmail.com>

Subject: RE: Concern regarding PLN25-00295

Good Morning Hyong Kim & Jisook Yoon,

This is to confirm your email has been received in the Planning Division and by way of my reply I have included the appropriate Planning Division staff for their review of your comments. Please note, your comments will be part of the public record on this item.

The agenda and supporting materials for the November 19, 2025 Development Review Hearing are located on the [City's website](#) and the public is welcome to attend (in person or virtually).

Thank you for taking the time to provide your input.

Regards,

Elizabeth Elliott | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov



From: 김형균 - Hyong Kim <hyongk@gmail.com>

Sent: Sunday, November 16, 2025 5:52 PM

To: Alex Tellez <ATellez@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Cc: 윤지숙 <jisooky@gmail.com>

Subject: Concern regarding PLN25-00295

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

Mr. Tellez,

Project address: 2892 Mesquite Drive

Public hearing: Action on an Architectural Review (PLN25-00295)

Meeting date: Wednesday, November 19, 2025

We live at 2921 Mauricia Ave and are writing to express several concerns regarding the proposed expansion of our neighbor's property.

First, based on the development plans, the newly added second floor on the west side will have a direct line of sight into our master bedroom's glass patio door. Although large redwood trees once offered some privacy, this neighbor has repeatedly cut and trimmed them to an extent that they no longer provide an effective visual barrier.

We are also concerned about potential noise impacts. This particular neighbor has consistently been the primary source of noise disturbances in our area and has shown little willingness to address these issues. For example, they frequently allow their dog to bark in the backyard late at night—sometimes as late as 1 – 2 am—and very early in the morning, around 4 – 5 am. When I previously spoke with the owner about the noise, she indicated that it was her backyard and her dog, and that she would continue to let the dog out at any time as long as she wanted and suggested that I contact the police if I had complaints.

Additionally, their daughter formerly practiced the drums regularly. I had requested that they close their doors and windows during practice sessions out of consideration for the neighbors. Even with windows closed, the noise was still audible from the opposite corner of our home, but it would at least have demonstrated an effort to be considerate. Unfortunately, there were many occasions when she practiced with the window and patio door next to the drum set wide open, requiring me to walk over and ask for them to be closed numerous times.

The conditions of approval note that construction activity will be limited to 7:00 am – 6:00 pm on weekdays and 9:00 am – 6:00 pm on Saturdays. Given the neighbor's history, we are concerned that these limits may not be respected and that construction may continue outside of permitted hours. We are also worried that the expanded space may lead to increased occupancy and, consequently, additional noise from a home that is already frequently disruptive.

Finally, we are concerned about the potential impact of this project on our property value. The loss of privacy, increased noise, and the possibility of ongoing disturbances could all negatively affect the desirability and marketability of our home. We hope these considerations will be taken into account as the review process proceeds.

Thank you for taking the time to review our concerns.

Regards,

Hyong Kim & Jisook Yoon

From: Planning Public Comment

Sent: Wednesday, November 19, 2025 12:06 PM

To: Sorin Spanoche <ssa9711@gmail.com>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>

Cc: Alex Tellez <atellez@Santaclaraca.gov>

Subject: RE: Public Comment / Objection to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295)

Good Afternoon,

This is to confirm your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review. Please note, your correspondence will be part of the public record on this item.

The Development Review Hearing is being held in the Council Chambers and via Zoom, and the public can participate in person or virtually. Meeting details are on [the meeting agenda](#).

Thank you for taking the time to provide your comments.

Regards,

Elizabeth Elliott | Staff Aide II

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

www.SantaClaraCA.gov



From: Sorin Spanoche <ssa9711@gmail.com>
Sent: Wednesday, November 19, 2025 10:31 AM
To: Planning Public Comment PlanningPublicComment@santaclaraca.gov
Cc: ATelez@santaclaraca.gov
Subject: Public Comment / Objection to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295)

You don't often get email from ssa9711@gmail.com. [Learn why this is important](#)

Public Comment / Objection to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295) to be discussed during the Development Review Meeting of the City of Santa Clara on November 19, 2025

From:
Sorin Spanoche and Andrea Cosmin
2896 Mesquite Dr., Santa Clara, CA 95051

Dear Planning Staff and Members of the Planning Commission,

We are writing to formally object to the proposed first-floor front extension at 2892 Mesquite Dr., Santa Clara, CA 95051, which is adjacent to our single-story home.

Our concerns relate to objective planning impacts, particularly those associated with our pie-shaped lots, streetscape compatibility, front-yard openness, and privacy impacts from newly added windows.

While there is also a second-story addition proposed, it is not our primary concern.

The issue is specifically the forward single-story extension, which is disproportionately impactful given our lot geometry.

1. The front first-floor extension disrupts established streetscape

Because both our properties are pie-shaped, the front of each lot is narrower than typical, increasing the visual impact of any forward extension.

The proposed ground-floor extension shifts the live-in part of the house at 2892 Mesquite Dr. closer to the street than the prevailing pattern of neighboring homes, creating:

- A reduction in openness between the houses
- A visual mass that pushes forward unusually on a narrowing portion of the lot.

This effect is intensified by our home being single-story, meaning the new projection together with the second-floor addition will visually dominate and diminish the presence of our structure when viewed from the public right-of-way.

2. The extension creates a boxed-in appearance

Because of the lot geometry, the proposed first-floor forward extension will partially block the line of sight from the street to our home and disrupt the existing spacing between the two houses.

Existing situation:



With the proposed extension:



3. Privacy concerns from new angled windows

The plans include a new kitchen window and a new toilet window that are angled toward the front windows of our home.

These windows introduce a direct line-of-sight into primary rooms of our single-story residence.

As of today, there are no windows on the wall close to our residence. The only west looking windows are far away (garage window and existing family room door and window) as seen below.



The proposed design:



As far as we know, the guidelines require mitigation when new windows create privacy impacts, especially:

- On single-story neighboring homes
- When window angles produce direct visibility
- When transparency affects rooms facing the street or shared spaces

Mitigation could include re-orienting the windows, raising the sill height, or using frosted/obscured glass.

These would also ensure reciprocal privacy.

4. Requested design modifications

Given the unique constraints of our pie-shaped parcels and the atypical nature of a forward ground-floor extension, we respectfully request that the project be revised to include:

- A reduced forward projection or a step-back from the current proposed line, or considering moving the first floor addition towards the

backyard where there is ample room, as the lots are wide-angled and deep.

- Window design changes to eliminate the direct privacy conflict. Consideration of alternative placements for the windows.

5. Request for further design review

Because of the unusual impact of the extension on an irregular lot, we request that the City perform a detailed Architectural Review taking into consideration the above, to ensure compatibility with the neighborhood and compliance with design guidelines.

Thank you for your consideration.

Sincerely,

Sorin Spanoche and Andrea Cosmin,

2896 Mesquite Dr., Santa Clara, CA 95051

Phone: 408 - 806 4143 / Email: ssa9711@gmail.com

PS. Attached are a PDF version of this email including pictures and a set of PDF slides to be shown during my intervention at today's meeting. Please help making available these slides during the meeting. Thanks in advance.

IMPORTANT NOTICE: The contents of this email and any attachments are confidential and may also be privileged. If you are not the intended recipient, please notify us immediately and do not disclose the contents to any other person, do not use it for any purpose, and do not store or copy the information in any medium. Thank you.

Public Comment / Objection to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295) to be discussed during the Development Review Meeting of the City of Santa Clara on November 19, 2025

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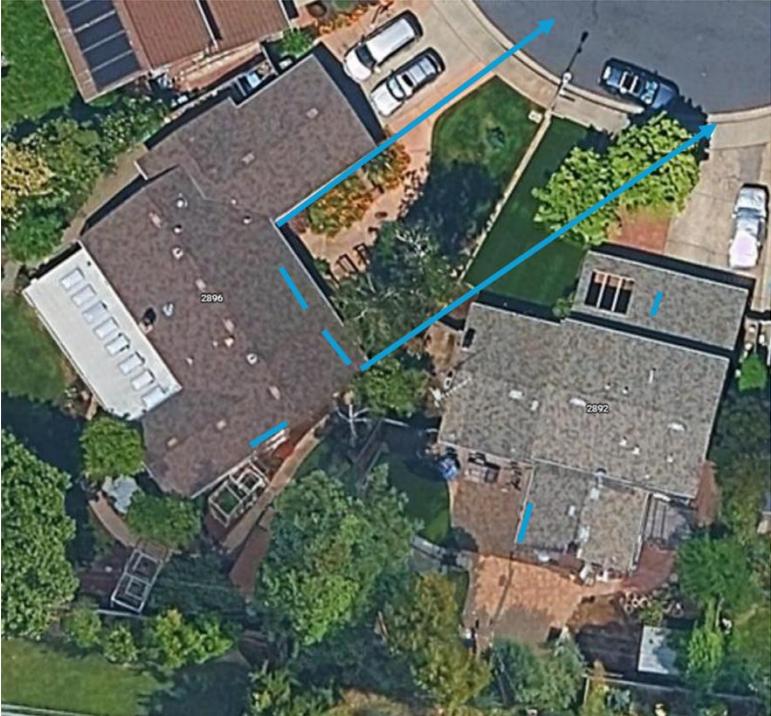
- A reduction in openness between the houses
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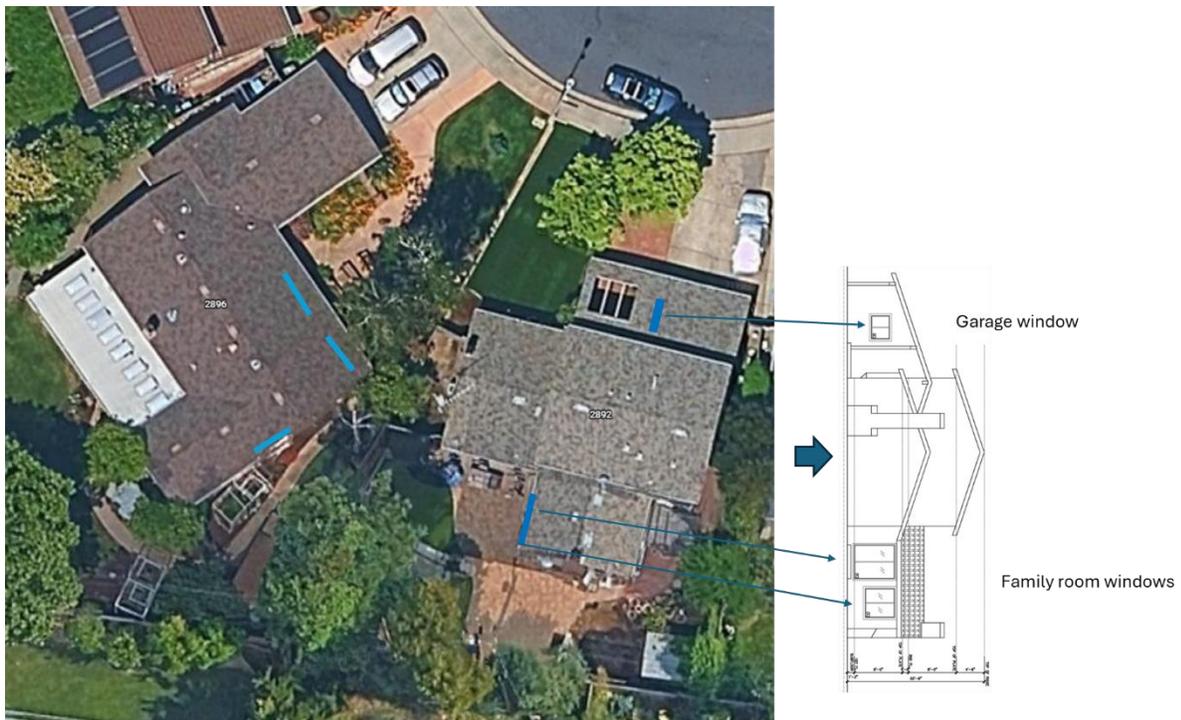


3. Privacy concerns from new angled windows

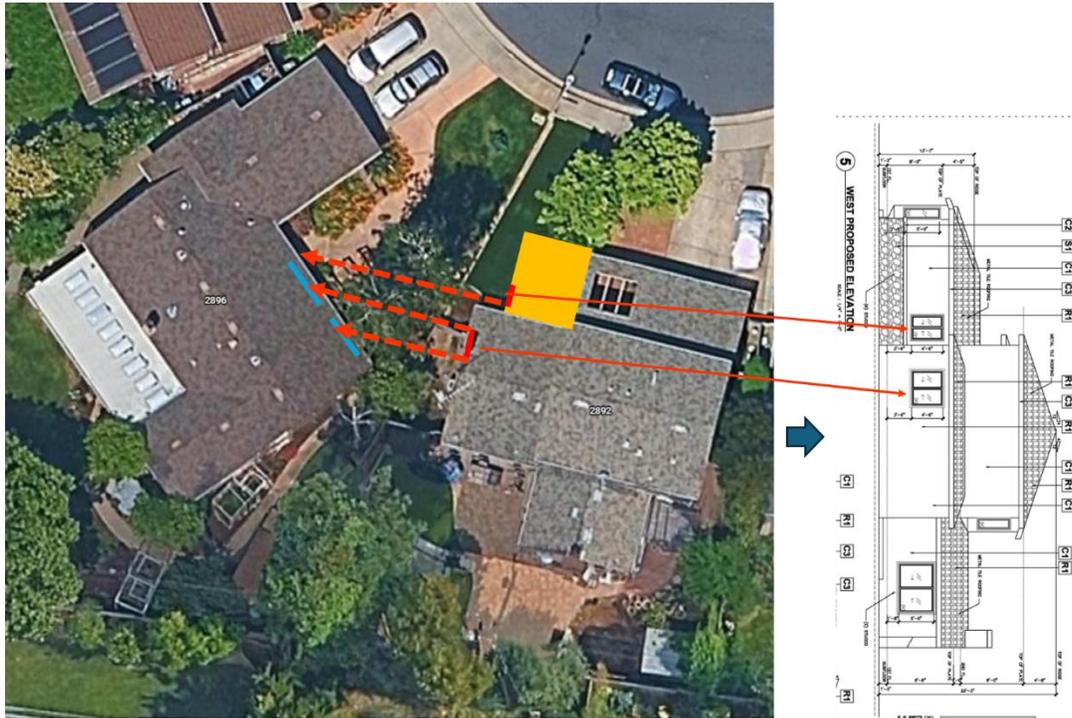
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Sincerely,

Sorin Spanoche and Andrea Cosmin,

2896 Mesquite Dr., Santa Clara, CA 95051

Phone: 408 - 806 4143 / Email: ssa9711@gmail.com

**Public Comment / Objection to
Proposed Addition at 2892 Mesquite
Dr., Santa Clara, CA 95051 (PLN25-
00295)**

**Development Review Meeting of the City of Santa Clara
November 19, 2025**

Sorin Spanoche and Andrea Cosmin

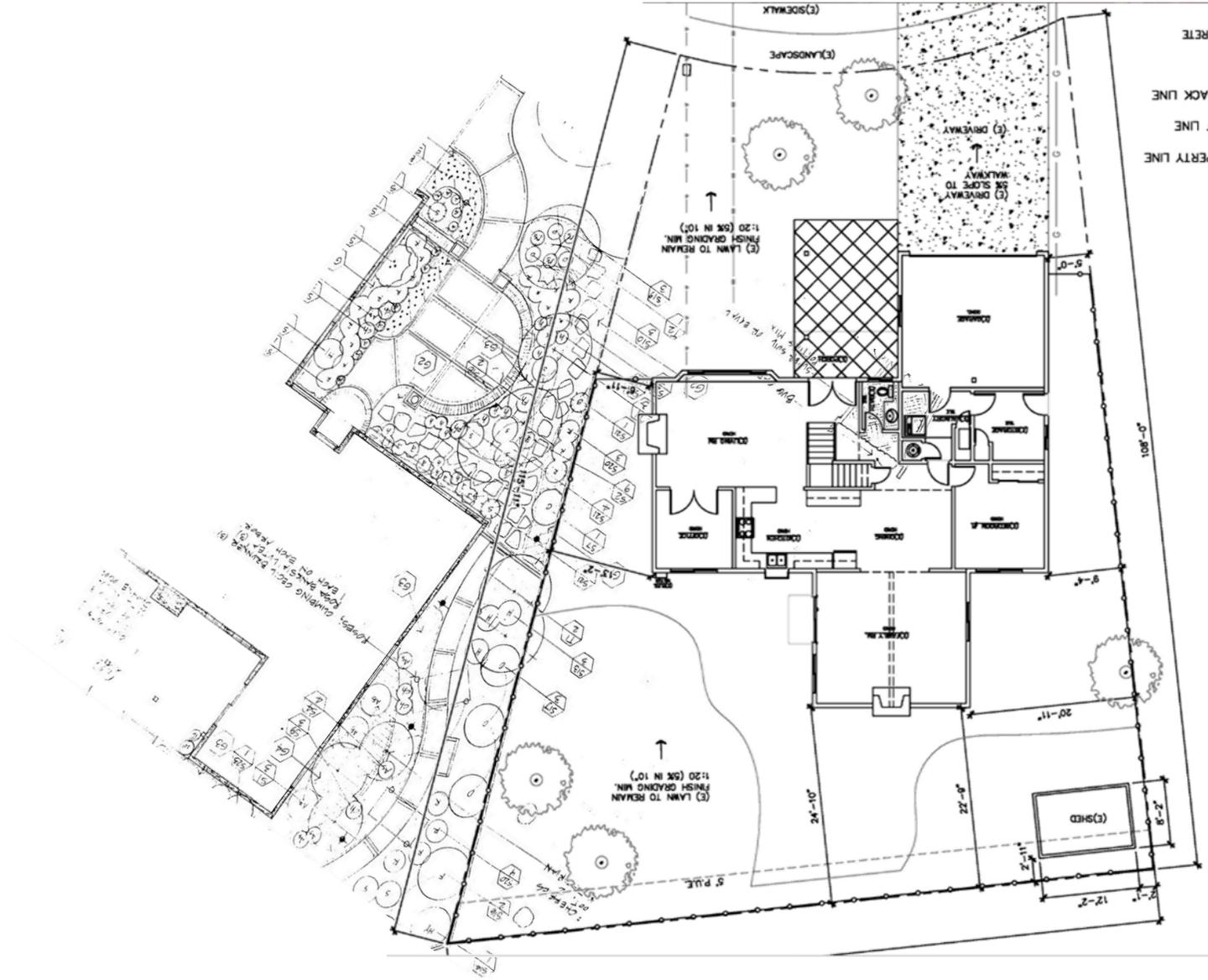


2892-2896 Mesquite Dr Aerial
View

Key Issue

Forward first-floor extension on a pie-shaped lot creates disproportionate impacts.

Current structure drawings of 2892 Mesquite Dr. together with the 2896 Mesquite Dr. drawings



Current and proposed structure drawings of 2892 Mesquite Dr. together with the 2896 Mesquite Dr. drawings

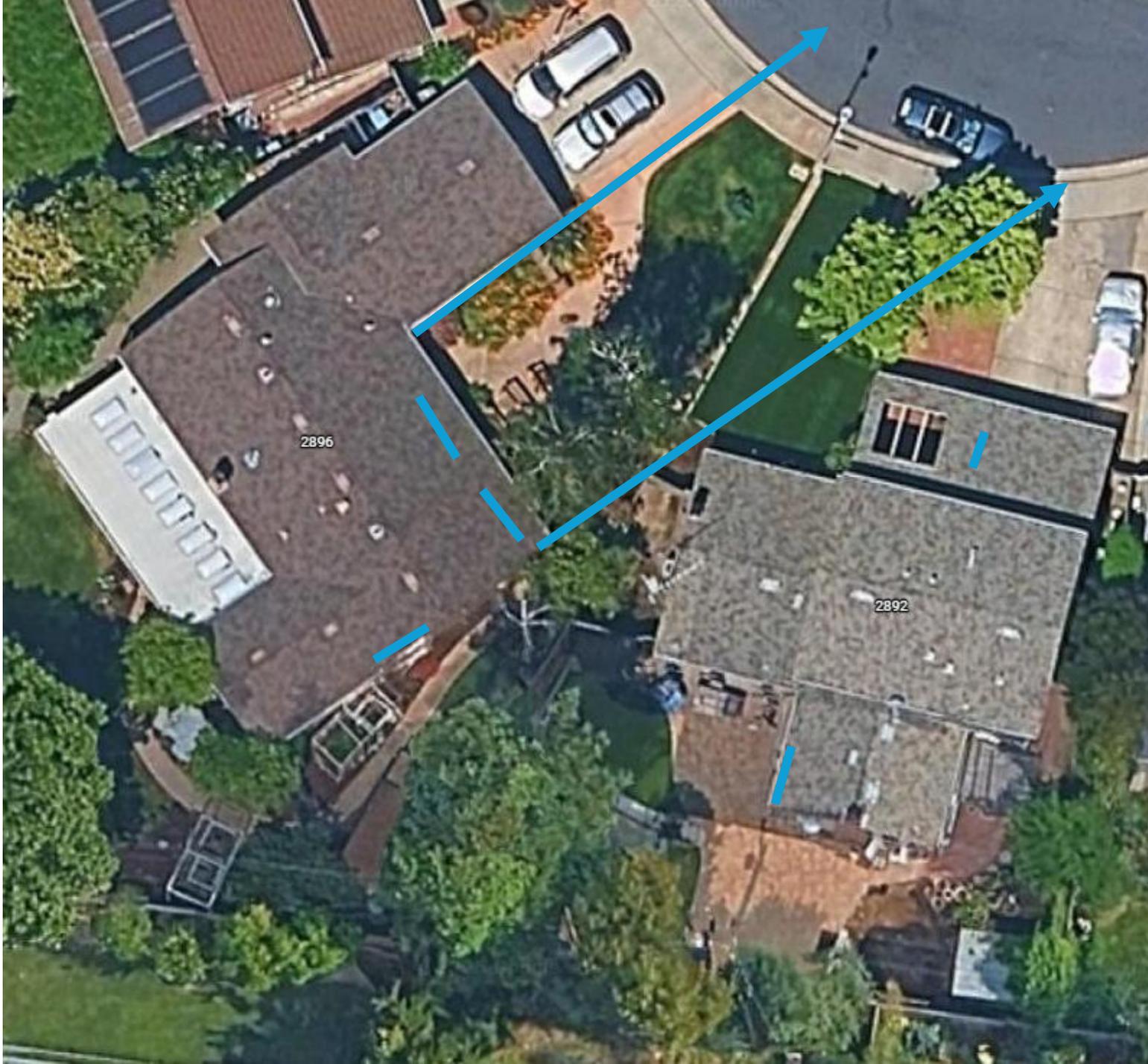


Why It Matters

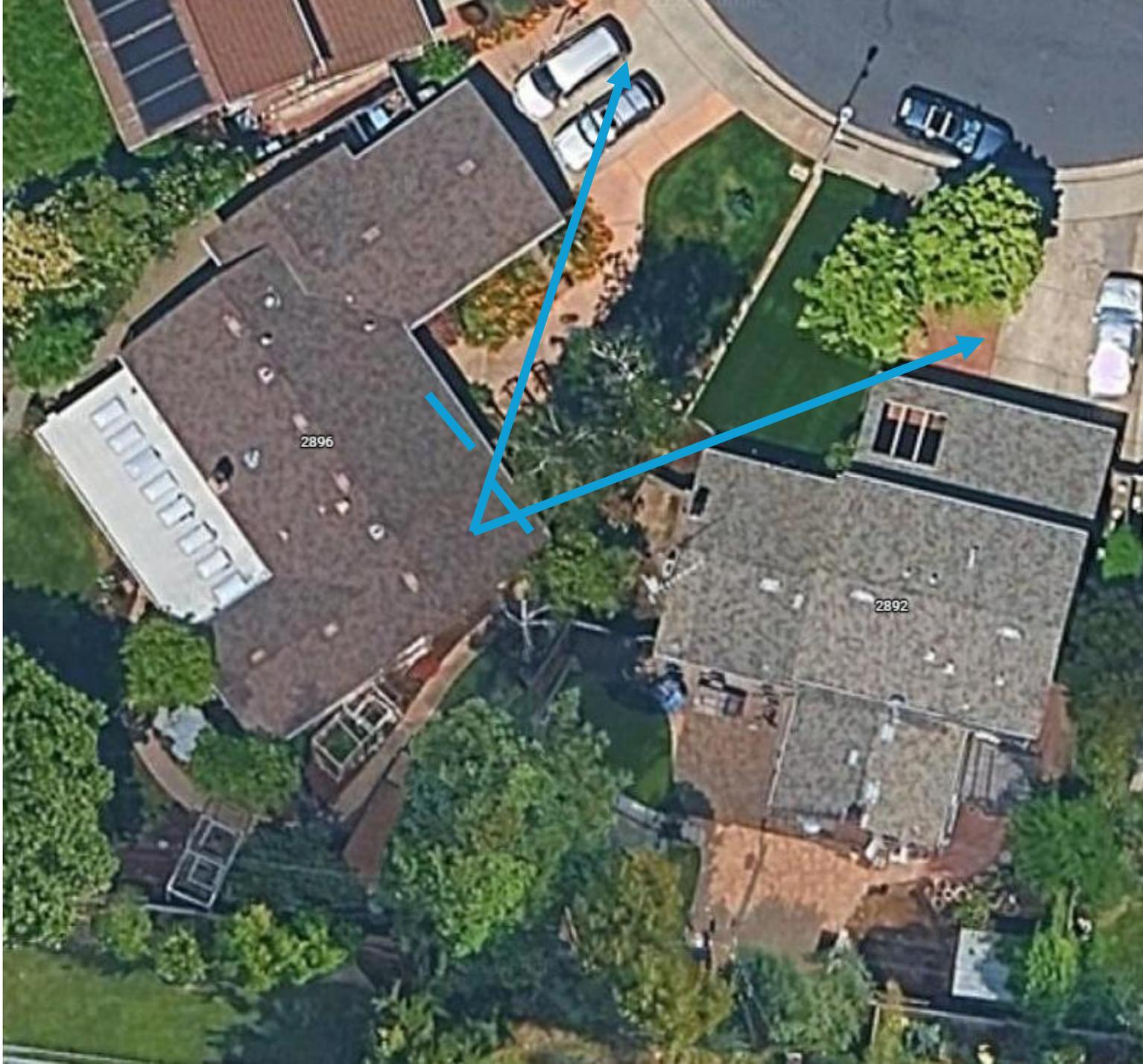
- Breaks prevailing setback line
- Reduces openness
- Visually dominates our single-story home

Lot Geometry

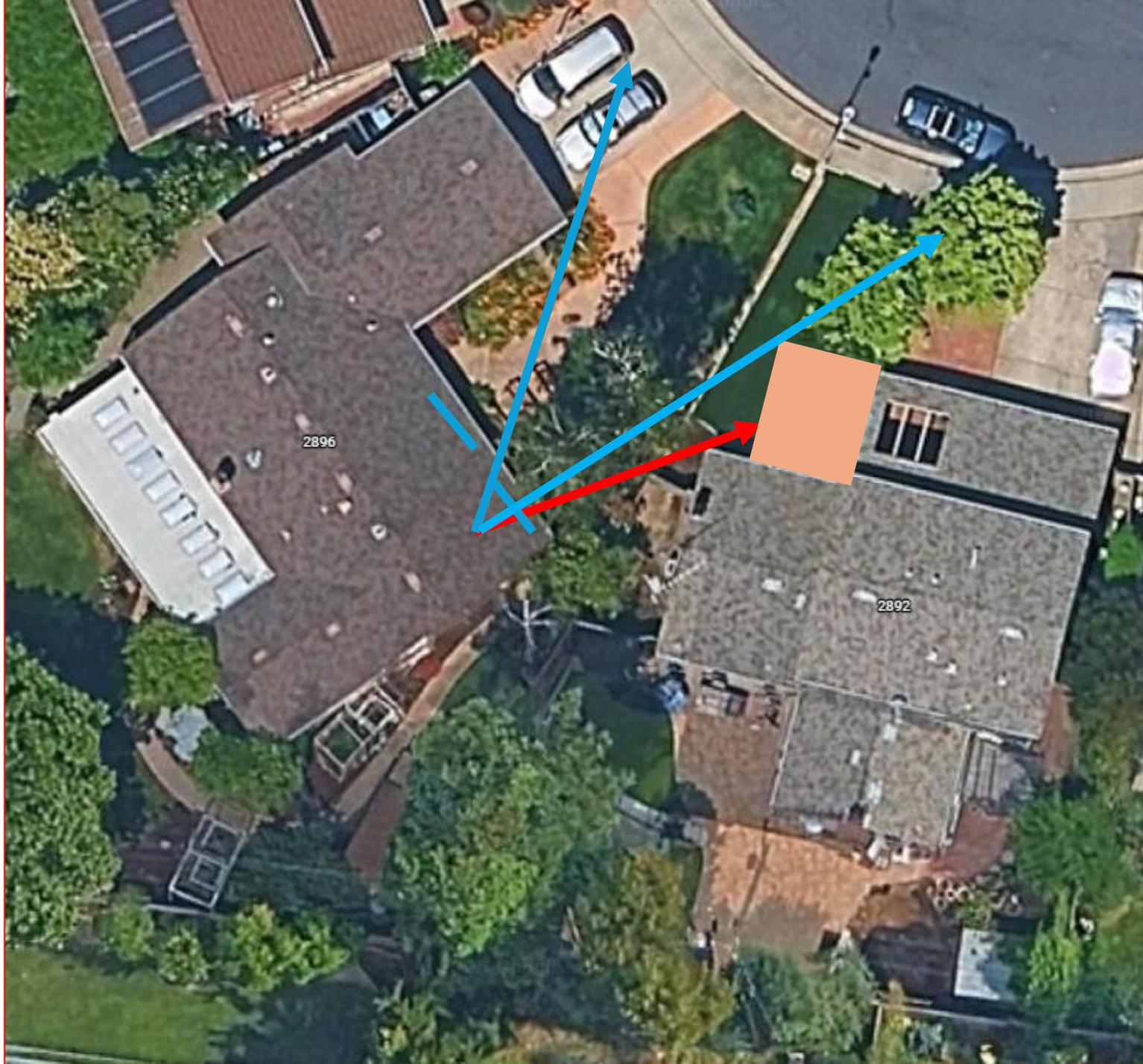
- Pie-shaped lots amplify massing effects:
 - Narrow frontage
 - Boxed-in appearance
 - Disrupted spacing



Current situation



**Current view
angle from main
front window**



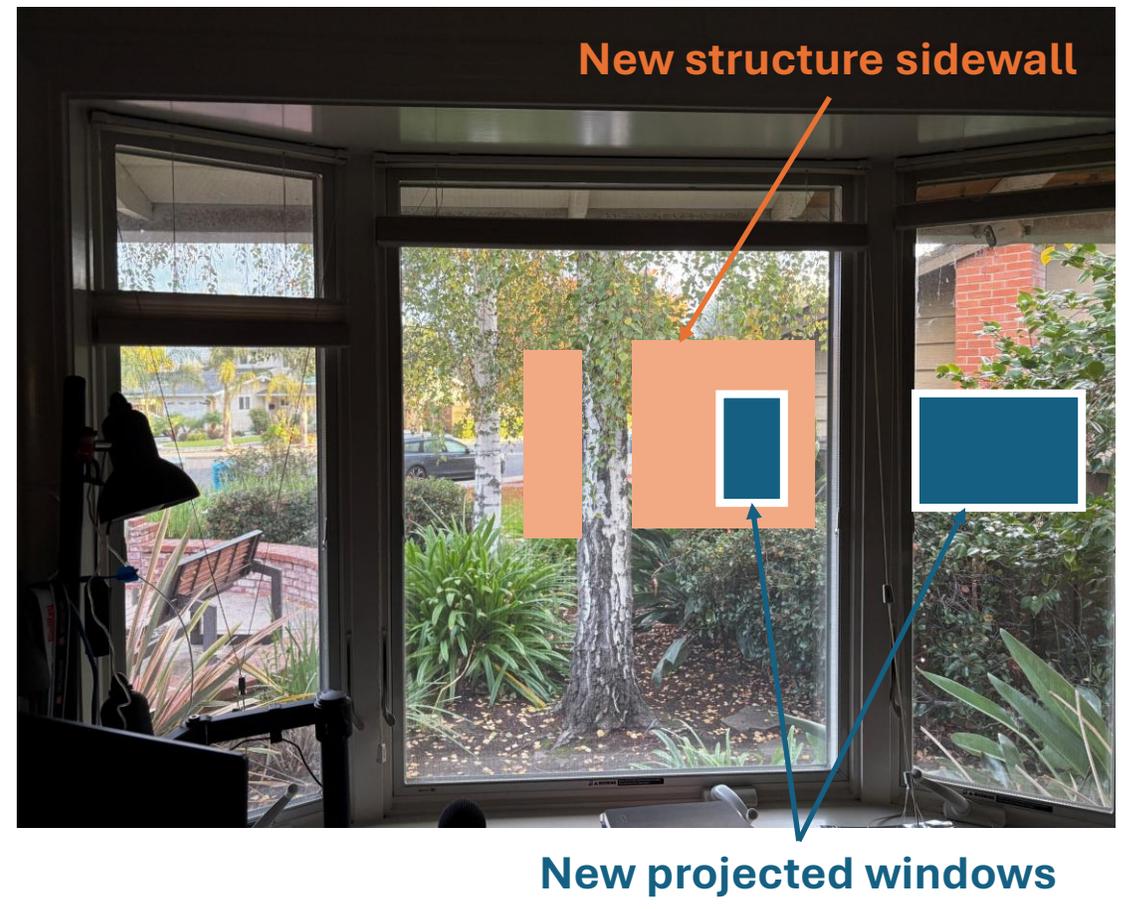
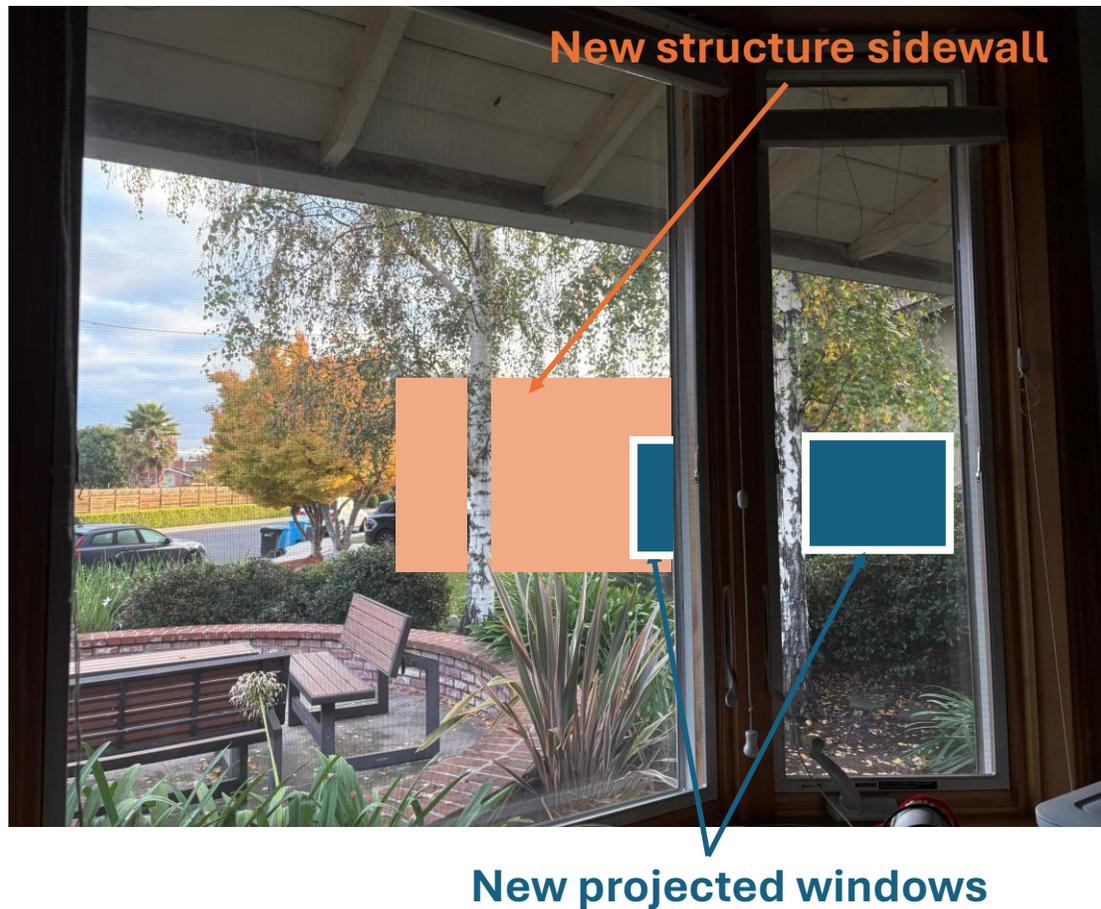
**Substantially
obstructed view
angle from main
front window
due to proposed
front extension**

Boxed-in appearance. Photos with current structure.



Boxed-in appearance.

Photos with new extension simple rendering

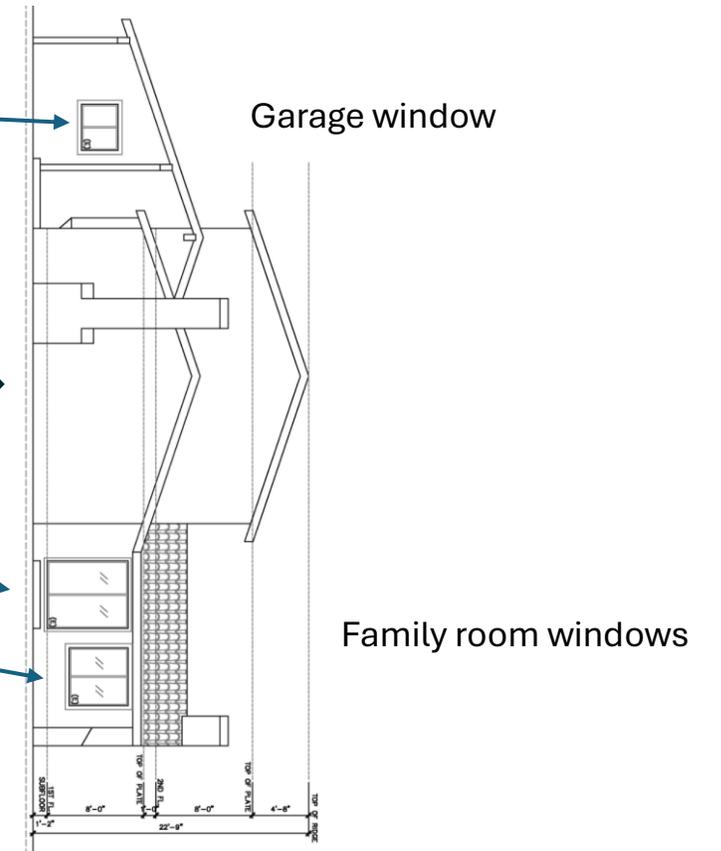
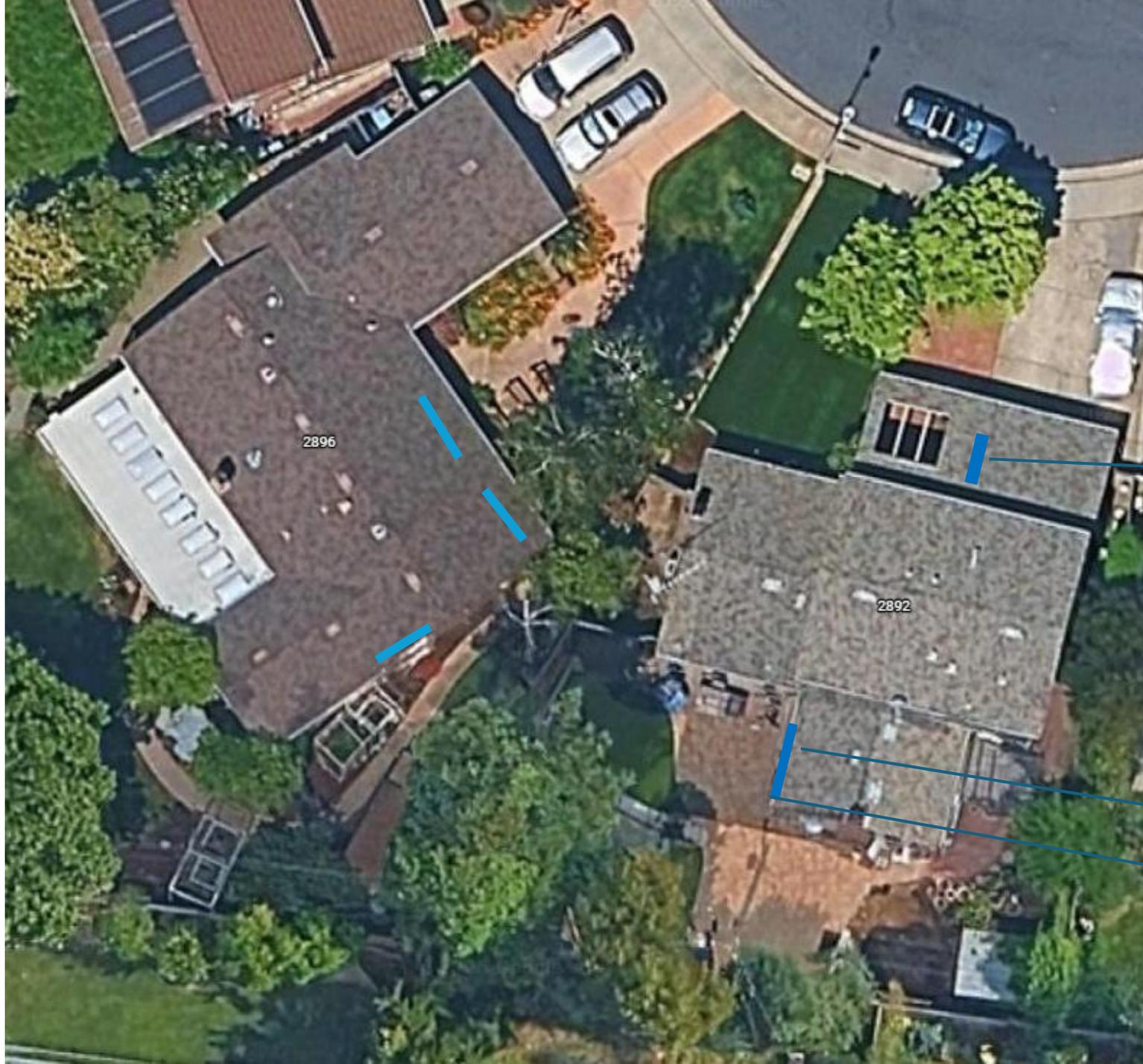


Privacy Impact

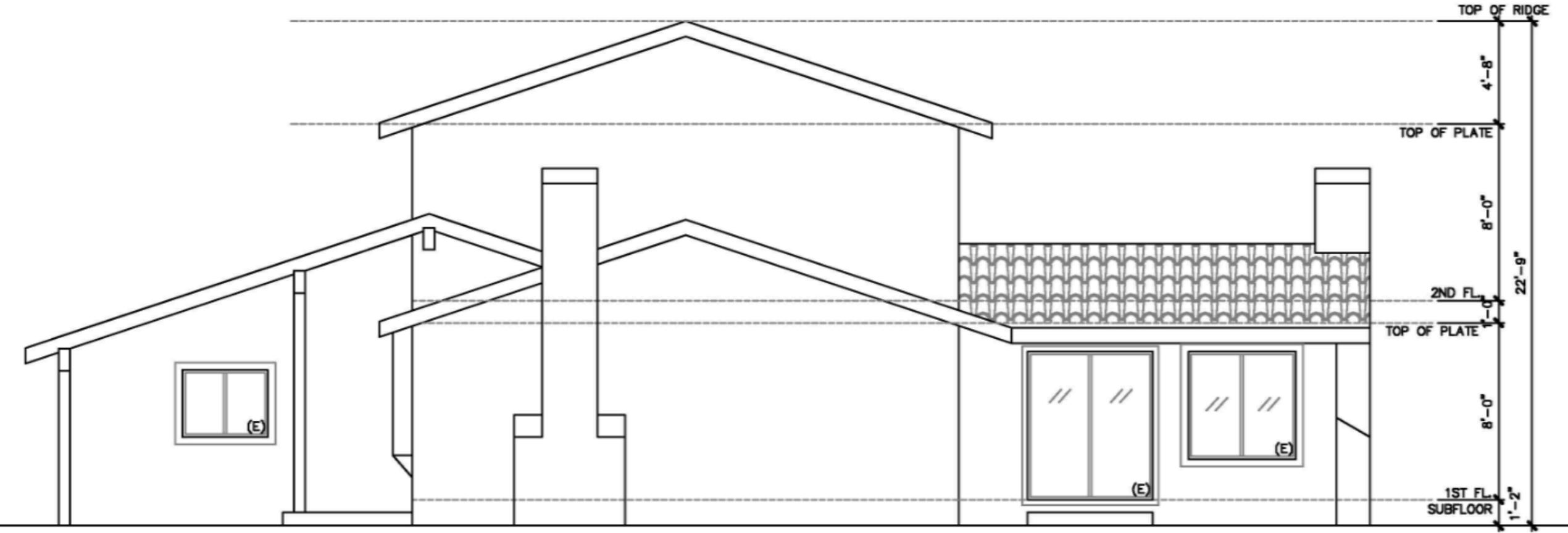
- New angled kitchen window:
 - Direct line of sight into primary rooms
 - Previously windowless wall
 - Requires mitigation

Current situation

Placement of west-looking windows

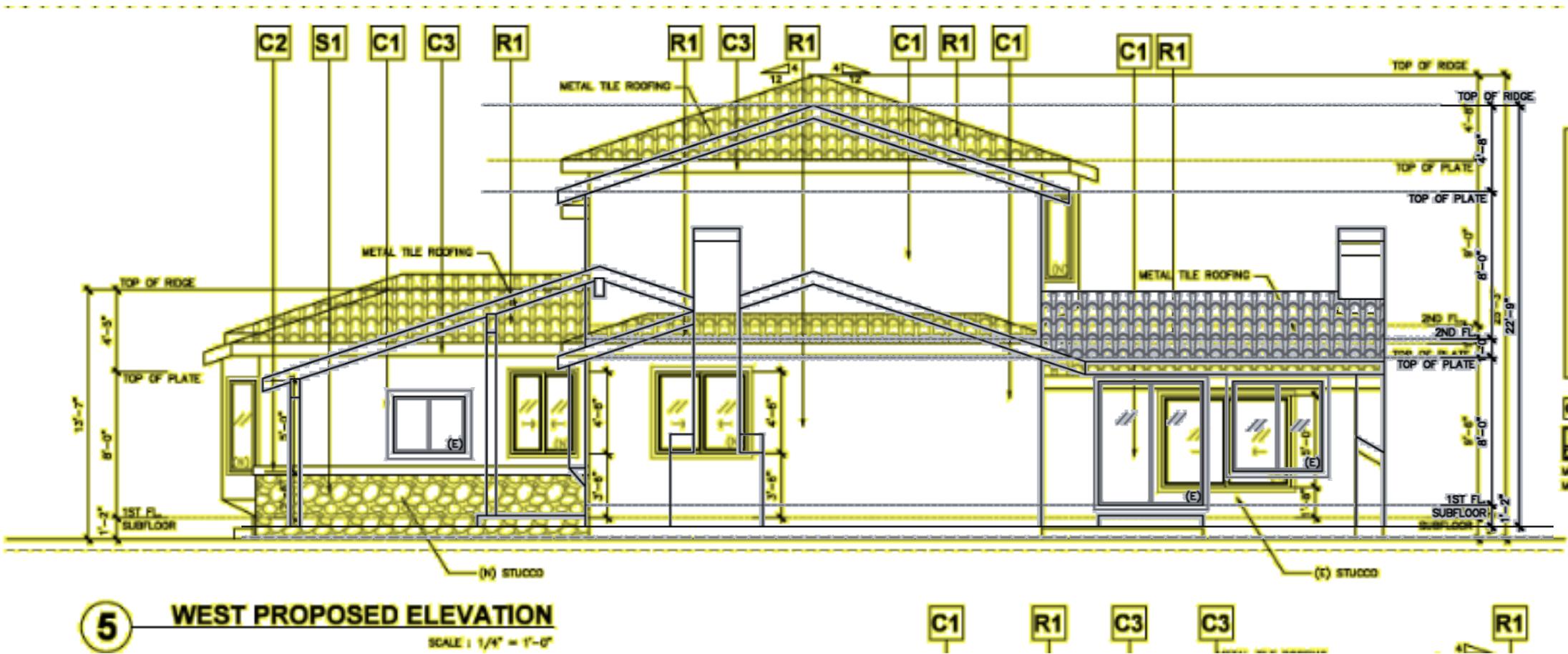


Current West Elevation

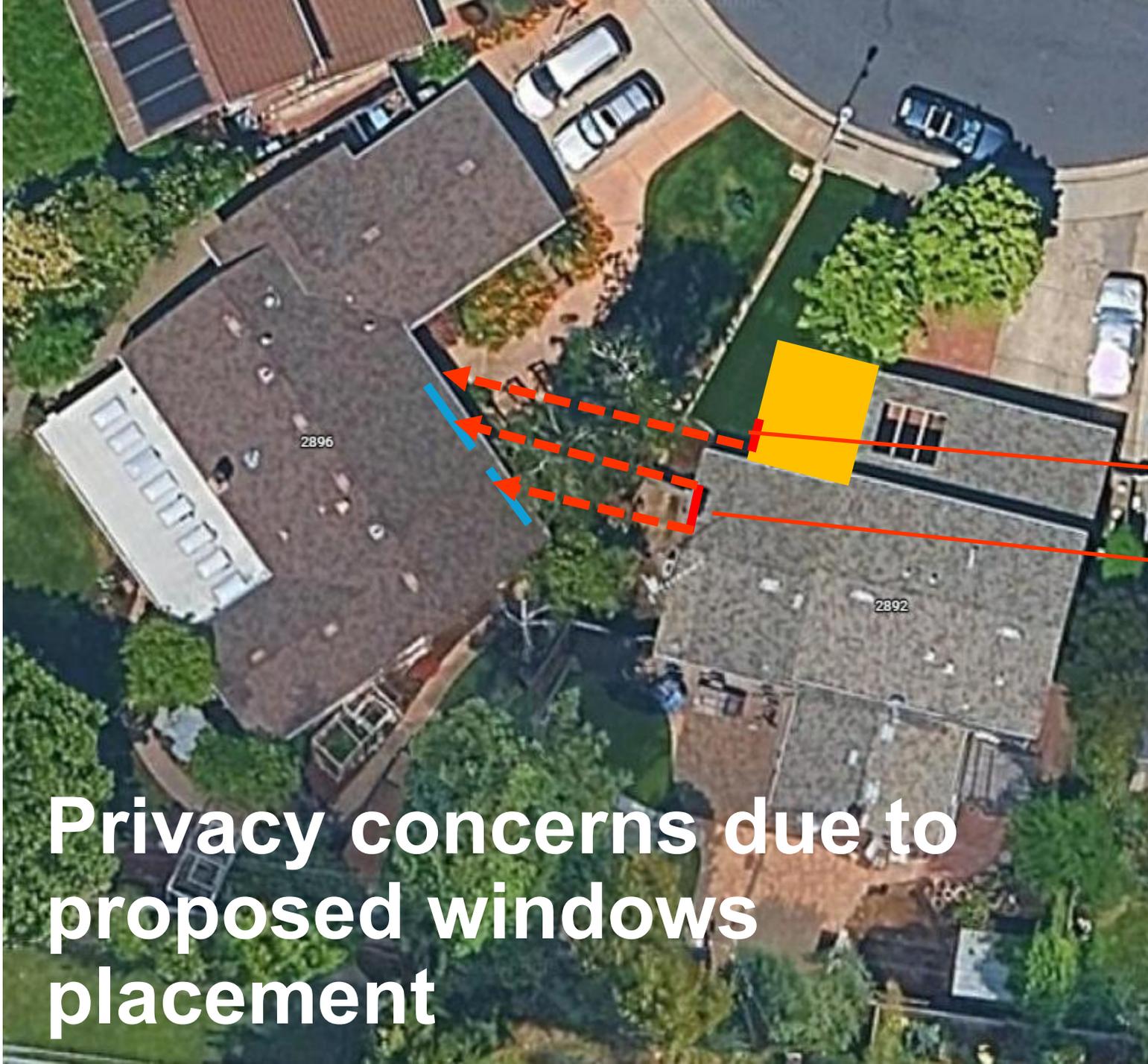


West Proposed Elevation

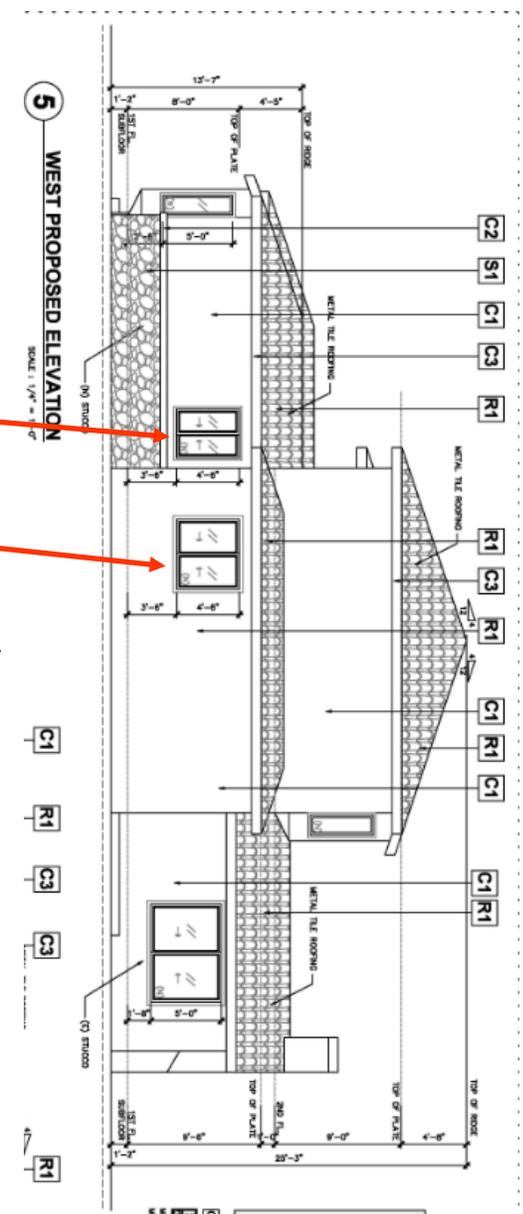




**New development proposal
overlap on existing structure**



Privacy concerns due to proposed windows placement



Reasonable Requests

1. Reduce or step back extension
2. Adjust or mitigate window
3. Perform a more comprehensive Architectural Review based on these objections to ensure compatibility with the neighborhood and compliance with design guidelines

Conclusions

- We support modernization, just need:
 - compatibility with guidelines
 - protection of spacing, openness, and privacy