
From: Planning Public Comment

Sent: Monday, December 8, 2025 7:52 AM

To: 'Daniel Huang' <huangd@gmail.com>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>; Alex Tellez <atellez@Santaclaraca.gov>

Subject: RE: Subject: Strong Opposition — This Project Must Be Rejected (PLN25-00295, 2892 Mesquite Dr)

PMM

DRH Meeting 12/10/25

RTC 25-1682

Item 2

Good Morning Daniel,

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

The public may provide feedback during the meeting, in person or via Zoom. Meeting details are located on meeting agenda located on the [City's website](#).

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 Direct : 408.615.2474



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

From: Daniel Huang <huangd@gmail.com>

Sent: Saturday, December 6, 2025 9:14 PM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Subject: Subject: Strong Opposition — This Project Must Be Rejected (PLN25-00295, 2892 Mesquite Dr)

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

To: PlanningPublicComment@santaclaraca.gov

Date: 12/6/2025

Dear Development Review Hearing Members,

I am submitting this comment to **strongly oppose** the proposed expansion at **2892 Mesquite Drive**. After reviewing the plans, it is clear that this project is **overbuilt, invasive, poorly documented, and incompatible** with our neighborhood.

Approving it as submitted would set an extremely negative precedent for the area.

Below are the major issues that require the City to **deny or halt** this proposal immediately:

1. Severe Privacy Violations for Adjacent Homes

The new second-floor expansion introduces numerous windows pointed directly into neighboring backyards and interior living areas. This is not a minor issue — it is a **major invasion of privacy** that fundamentally impacts livability for nearby residents.

The applicant has made **zero effort** to mitigate this problem. No high sills, no obscure glazing, no repositioning. Nothing.

This design is inconsiderate and unacceptable.

A project with this level of privacy intrusion should not move forward.

2. Excessive Bulk and Visual Massing – Out of Scale and Out of Character

Increasing the building to **3,599 sq ft** on a modest 7,351 sq ft lot produces an **oversized, boxy, and dominating structure** that overwhelms neighboring homes — many of which are smaller or single-story.

The enormous second-floor addition creates a looming presence over adjacent properties. This is **not compatible** with the established character of the street.

Santa Clara’s design guidelines explicitly discourage bulky expansions like this, yet the applicant disregarded these principles entirely.

3. Unverified or Questionable Setback Compliance

The plans include a **front-yard bedroom** and **rear-yard office**, yet they fail to clearly document required setbacks. The drawings are vague at best and incomplete at worst.

If the applicant cannot provide basic zoning compliance information, the City should not even consider approval.

4. Inappropriate Front-Yard Bedroom Placement

Placing a bedroom in the front yard fundamentally alters the look and character of the home — and the entire block. This choice is **architecturally disruptive**, unfriendly to the streetscape, and almost certainly out of alignment with neighborhood design expectations.

This should not be allowed.

5. Incomplete, Confusing, and Low-Quality Plans

Several sheets are marked as **“RESUBMITTAL”**, and the plan set includes conflicting or unclear information regarding roof lines, drainage, elevations, and structural details.

If this were a commercial project, these drawings would not pass even a preliminary review.

The City should not approve a project based on documentation that is this sloppy and inconsistent.

6. Drainage and Runoff Risks to Neighbors

The plan proposes significant new roof area, yet provides no real analysis of how drainage will be controlled or prevented from crossing property lines.

Given the increased massing and lot coverage, this is a real and **unaddressed risk** to adjacent homes.

7. Construction Impacts Will Be Substantial

This is a tight suburban lot with **no realistic construction staging area**. Without strict controls:

- Building materials will spill into the public right-of-way
- Construction noise and dust will disrupt the neighborhood
- Safety hazards will increase for pedestrians and children

The City should **not** approve this project without requiring a detailed construction and traffic management plan — which is not provided.

8. CEQA Class 32 Exemption Is Misapplied

Given the clear neighborhood impacts — privacy, visual massing, drainage, and character disruption — the CEQA Class 32 exemption appears questionable. This project is far beyond a simple “infill” addition. It creates **significant adverse effects** that cannot be ignored.

Conclusion: Project Must Be Denied or Significantly Reduced

This proposal is:

- **Too large**

- **Too intrusive**
- **Too careless**
- **Too disruptive to adjacent homes**

I urge the Planning Department to **deny this project outright** or, at minimum, require a complete redesign addressing:

- Privacy
- Massing
- Setbacks
- Drainage
- Accurate documentation
- Construction impacts

Approving this project as-is would be a disservice to the neighborhood and a failure to uphold the City's design standards.

Respectfully,
Daniel Huang

Subject: STRONG OPPOSITION to Agenda Item 2 – Architectural Review (PLN25-00295) at 2892 Mesquite Dr

To: PlanningPublicComment@santaclaraca.gov

Date: 12/6/2025

Dear Development Review Hearing Members,

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- Massing
- Setbacks
- Drainage
- Accurate documentation
- Construction impacts

Approving this project as-is would be a disservice to the neighborhood and a failure to uphold the City’s design standards.

Respectfully,
Daniel Huang

From: Michael Hyde <m.hyde@icloud.com>

Sent: Monday, December 8, 2025 9:48 AM

To: Alex Tellez <ATellez@Santaclaraca.gov>

Cc: Annie Zhou <annielingzhou@gmail.com>

Subject: Re: Response to our conversation 12/4/2025, 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

Thanks for your response to my letter. I have a response attached. please understand that the owner's position is clear and willing to take this issue to a escalated position.

Thanks, Michael J. Hyde Principal Designer MJH Design Works 415-350-5152 www.mjh.design

On Dec 8, 2025, at 10:22 AM, Alex Tellez <ATellez@Santaclaraca.gov> wrote:

Good morning Michael,

Thank you for the letter.

The condition of approval requiring an additional side setback of 2 feet on the front guest bedroom is discretionary based on the Santa Clara's Single Family & Duplex Design Guidelines.

The sections that are being quoted to justify this condition of approval are the following:

- "Proposed designs should minimize, to the extent possible, shading of adjacent homes and private yards. Impacts of scale, shadow, views, air, and light and other consequences of development upon nearby properties may require use of greater setbacks to provide less shading."
- "Where appropriate, proposed setbacks should be adjusted to complement

adjacent development or to accommodate special needs of the development as determined through the architectural review process.” The Development Review Officer (“Review Officer”) has to make the following finding when assessing a scope of work that requires a public hearing:

- “The design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this Zoning Code and the General Plan;”

This is the finding the Review Officer will cite if he determines that the project is not approved. Attached is the Architectural Review Section of the Santa Clara Zoning Code.

Again you have the right to state your case during the hearing but staff is keen in keeping the current conditions of approval at this time. I will send the agenda in the next few hours with the zoom link to Wednesday’s hearing.

My phone software should be fixed by tomorrow and I will call you to discuss this more then.

Alex Tellez
Assistant Planner
City of Santa Clara

From: Michael Hyde <m.hyde@icloud.com>
Sent: Friday, December 5, 2025 7:28:48 AM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Response to our conversation 12/4/2025, 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

Dear Mr. Tellez,
nice speaking to you yesterday. Let's talk again after you have a chance to improve the phone connection on your end. Please find attached our response letter.
Thanks, Michael J. Hyde Principal Designer MJH Design Works 415-350-5152
www.mjh.design

From: Michael Hyde <m.hyde@icloud.com>
Sent: Friday, December 5, 2025 7:28:48 AM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Response to our conversation 12/4/2025, 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

Dear Mr. Tellez,
nice speaking to you yesterday. Let's talk again after you have a chance to improve the phone connection on your end. Please find attached our response letter.
Thanks, Michael J. Hyde Principal Designer MJH Design Works 415-350-5152 www.mjh.design

On Dec 3, 2025, at 9:13 AM, Annie Zhou <annielingzhou@gmail.com> wrote:

Hi Alex,

Let us do it at 2:30pm tomorrow. Thank you so much!

Annie Zhou

On Wed, Dec 3, 2025 at 8:06 AM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Good morning Michael and Annie,

Let's meet tomorrow after 2:30 pm.

I will send the meeting link shortly.

Thank you

Alex Tellez
Assistant Planner
City of Santa Clara

From: Annie Zhou <annielingzhou@gmail.com>

Sent: Wednesday, December 3, 2025 7:41 AM

To: Michael Hyde <m.hyde@icloud.com>

Cc: Alex Tellez <ATellez@Santaclaraca.gov>

Subject: Virtual Meeting Schedule for 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

Hi Alex,

Are we still having the virtual meeting at 9:00am today? If not, Could we schedule it for after 3:00pm today or anytime tomorrow? Please let us know. I am looking forward to hearing from you soon.

Annie Zhou

On Tue, Dec 2, 2025 at 3:28 PM Michael Hyde <m.hyde@icloud.com> wrote:

I can try around 9:00am. Not sure if I have more than 20 minutes in me though.

Michael Hyde
415-350-5152

<https://www.mjh.design/>

On Dec 2, 2025, at 4:01 PM, Alex Tellez <ATellez@santaclaraca.gov> wrote:

The meeting would be on Microsoft Teams.

Alex Tellez
Assistant Planner
City of Santa Clara

From: Michael Hyde <m.hyde@icloud.com>
Sent: Tuesday, December 2, 2025 2:35:55 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

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

Hi Alex,
Thanks for your response. I have been suffering from the flu so not sure I can attend a virtual meeting at this time. What is the preferred platform?

Michael Hyde
415-350-5152

<https://www.mjh.design/>

On Dec 2, 2025, at 3:28 PM, Alex Tellez <ATellez@santaclaraca.gov> wrote:

Good evening Michael and Annie,

Let's meet tomorrow virtually to discuss your project.

What time would work for you both?

Michael's response will be included in the posted material for next week's hearing.

Alex Tellez
Assistant Planner
City of Santa Clara

From: Michael Hyde <m.hyde@icloud.com>
Sent: Tuesday, December 2, 2025 2:24:54 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: 2892 Mesquite Dr., Santa Clara, CA. PLN25-00295

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

Alex,
I hope you had a great Thanksgiving. As it is Tuesday i have not yet received anything from you regarding Annie's project. Maybe there is another planner I am supposed to communicate with?

Thanks, Michael J. Hyde Principal Designer MJH Design Works 415-350-5152 www.mjh.design

On Dec 2, 2025, at 1:26 PM, Annie Zhou <annielingzhou@gmail.com> wrote:

Dear Alex,

I hope this email can find you. I want to make sure you know I hired Michael Hyde to represent me in response to my neighbor's comments about the project. Could you please include him in the email loop regarding this issue move forward? I will no longer have Fiona Wang and her colleague Emma Zhang handle this issue. Please direct all responses to Mr. Hyde only. Thank you so much for your help.

He also wrote an email to you about the comments of the neighbor's concerns. Could you please respond to him? Since the public hearing deadline is approaching, please respond to us as soon as possible.

Thank you so much! I am looking forward to hearing from you soon.

Annie (Ling) Zhou - The owner of 2892 Mesquite Dr, Santa Clara

On Thu, Nov 20, 2025 at 4:36 PM Fiona Wang <fiona123w@gmail.com> wrote:

----- Forwarded message -----

From: **Alex Tellez** <ATellez@santaclaraca.gov>

Date: Thu, Nov 20, 2025 at 3:03 PM

Subject: Re: Revised Plans for PLN25-00295

To: Fiona Wang <fiona123w@gmail.com>, lin1263625737@gmail.com <lin1263625737@gmail.com>

Thank you Fiona for including your colleague.

Attached are the comments.

Let me know if you would like to discuss them tomorrow.

Alex Tellez

Assistant Planner
City of Santa Clara

From: Fiona Wang <fiona123w@gmail.com>
Sent: Wednesday, November 19, 2025 5:37:38 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>;
lin1263625737@gmail.com <lin1263625737@gmail.com>
Subject: Re: Revised Plans for PLN25-00295

Hi Alex,

Since I will be back in China on December 10th, I would like to loop in my coworker Emma Zhang to attend the online hearing. I will try my best to attend the meeting online from China as well. Her email is lin1263625737@gmail.com. I have added her in this email. Please share the meeting information for next time with her.

Thank you,
Fiona

On Wed, Nov 19, 2025 at 5:20 PM Fiona Wang <fiona123w@gmail.com> wrote:
Hi,

My phone number is 650-603-1227

On Wed, Nov 19, 2025 at 5:19 PM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Would I be able to call you?

What is your work phone number?

Thank you.

Alex Tellez
Assistant Planner
City of Santa Clara

From: Fiona Wang <fiona123w@gmail.com>
Sent: Wednesday, November 19, 2025 5:17:56 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Subject: Re: Revised Plans for PLN25-00295

Hi Alex,

The Microsoft Teams meeting is not opening on my computer since I dont have a Teams account.

Please find some other ways to schedule a meeting.

Fiona

On Wed, Nov 19, 2025 at 5:13 PM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Hi Fiona,

I apologize for today.

Are you available for a quick chat on Microsoft Team's

[Meeting with Alex Tellez | Meeting-Join | Microsoft Teams](#)

Alex Tellez

Assistant Planner

City of Santa Clara

From: Fiona Wang <fiona123w@gmail.com>
Sent: Wednesday, November 19, 2025 5:05:19 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Revised Plans for PLN25-00295

We can't hear anything from there, what can we do next step?

On Wed, Nov 19, 2025 at 5:03 PM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Sorry this item will be continue due to the technical difficulties.

I will meet with you right now.

From: Fiona Wang <fiona123w@gmail.com>
Sent: Wednesday, November 19, 2025 2:06 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Revised Plans for PLN25-00295

I will be attending the meeting.

On Wed, Nov 19, 2025 at 1:29 PM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Good afternoon,

Today your item will be on the Development Review Hearing agenda.

Virtual attendance is mandatory for at least one member of the applicant team.

The meeting starts at 4:00 PM.

May you confirm attendance.

The zoom link is found in the attachment on my last email.

Thank you.

P.S There were three neighbors that submitted comments for your item.

From: Alex Tellez
Sent: Friday, November 14, 2025 9:15 AM
To: 'Fiona Wang' <fiona123w@gmail.com>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: RE: Revised Plans for PLN25-00295

Good morning Fiona,

Attached is the agenda for the November 19th public hearing.

The zoom link is found on the first page of the agenda.

Have a nice weekend.

From: Fiona Wang <fiona123w@gmail.com>
Sent: Wednesday, November 12, 2025 10:31 AM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Revised Plans for PLN25-00295

Thank you for the clarification.

On Wed, Nov 12, 2025 at 8:29 AM Alex Tellez <ATellez@santaclaraca.gov> wrote:

Good morning Fiona,

The item is schedule for the 19th.

The agenda will be posted by Friday. I will send the agenda then which will include the zoom link to the hearing.

One member of the applicant team shall be in attendance but that can be online.

Let me know if you have any other questions.

Alex Tellez | Assistant Planner

Community Development Department | Planning Division

[1500 Warburton Avenue | Santa Clara, CA 95050](#)

D: 408.615.2459 | Email: atellez@santaclaraca.gov

www.SantaClaraCA.gov

<image001.png>

Out of Office: November 27th to December 1st.

From: Fiona Wang <fiona123w@gmail.com>
Sent: Friday, November 7, 2025 2:15 PM
To: Alex Tellez <ATellez@Santacalaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>
Subject: Re: Revised Plans for PLN25-00295

Hi Alex,

I'd like to ask about the November 19 pubic hearing for PLN25-00295 ([2892 Mesquite Dr, Santa Clara, CA 95051](#)).

Could you please confirm the hearing schedule and let me know what materials I need to provide before the meeting?

Also, do the owner and I need to attend the hearing in person?

Thank you so much for your help!

Best regards,
Fiona

On Tue, Oct 14, 2025 at 12:14 PM Alex Tellez <ATellez@santacalaraca.gov> wrote:

Good morning Fiona,

Thank you for following up.

I was out of the office.

See attached approved concurrent review form.

Please submit this form when you submit your building permit application while we wait for the public hearing.

This item will be on the November 19th hearing agenda.

Let me know if you have any questions.

From: Fiona Wang <fiona123w@gmail.com>
Sent: Tuesday, October 14, 2025 11:17 AM
To: Alex Tellez <ATellez@Santaclaraca.gov>
Subject: Fwd: Revised Plans for PLN25-00295

----- Forwarded message -----
From: **Fiona Wang** <fiona123w@gmail.com>
Date: Tue, Oct 7, 2025 at 9:45 AM
Subject: Revised Plans for PLN25-00295
To: Alex Tellez <atellez@santaclaraca.gov>
Cc: Annie Zhou <annielingzhou@gmail.com>

Good morning Alex,

I hope you're doing well. I uploaded the revised plans to the city portal on September 26th for PLN25-00295. Per the owner's request, we would like to start the building permit application as soon as possible.

Could you please review the plans at your earliest convenience?

Thank you for your time and assistance.

Best regards,

Fiona

Michael Hyde

415-350-5152

m.hyde@icloud.com

December 8, 2025

Alex Tellez

Planning Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: Response to City Request for Additional Setback Revisions – 2892 Mesquite Dr.

Dear Alex Tellez,

Thank you for your continued review of our application and for discussing the recent request regarding increased setback on the front and north sides of the property. We appreciate the City's role in evaluating compatibility with the surrounding neighborhood and ensuring orderly development.

We understand from previous discussions that the request for additional setback was initially presented as necessary due to concerns related to the neighboring property's view. We appreciate the City's consideration of the relationship between adjacent residences; however, it is our understanding that the City of Santa Clara does not maintain an adopted, objective standard establishing view protection or view preservation rights for private residential properties. As such, we respectfully request clarification whether view impact remains the basis for this request.

We further understand the City has since indicated that the requested setback increase may fall under discretionary authority. While we acknowledge the City's discretion under design review, we also recognize that AB 3194, California Government Code § 65589.5 (Housing Accountability Act), and relevant case law confirm that discretionary evaluation must be tied to adopted, objective design standards. Where a project conforms with those standards—including the required 20-foot front setback and the applicable north side-yard setback—requested modifications must be supported by a specific reference to the measurable standards believed to be unmet.

In the interest of clarity, consistency, and timely resolution, we respectfully request written identification of the adopted objective guideline or design standard under which the request for additional setback is being made. We believe this documentation will allow us to address any legitimate concern directly and ensure that the project is evaluated in the same manner as other approved developments along Mesquite Drive. In particular, the residence at **2876 Mesquite Drive**, located three doors to the east, presents front-yard massing and setback relationships consistent with our proposed design, supporting compatibility with the established neighborhood pattern.

While we are not able to modify the floor plan or adjust the building footprint, we remain committed to working collaboratively to address potential privacy or visual interface concerns. To that end, we are open to discussing non-structural mitigation measures, including:

- Adjustment of window placement or size;
- Frosted, opaque, or privacy-treated glazing;
- Landscape screening or vegetative buffering along the north property line.

These measures represent meaningful mitigation while maintaining compliance with objective standards and preserving functional program requirements.

Thank you again for your continued coordination and attention to this matter. We value our working relationship with Planning and look forward to your response identifying the applicable objective design standard that the City believes supports the requested setback modification.

Sincerely,

Michael Hyde

Michael Hyde
Representing: Annie Zhou
2892 Mesquite Dr.
Santa Clara, CA.
415-350-5152

December 5, 2025

Alex Tellez
Planning Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Response to City Request for Additional Setback Revisions – 2892 Mesquite Dr.,
Santa Clara, Ca.

Dear Mr. Tellez,

We appreciate the City's continued review of our application. We acknowledge the feedback requesting an increased front yard setback and north-side setback beyond the adopted zoning requirements. However, as currently designed, our project fully complies with all applicable and objective development standards, including the required 20-foot front yard setback and a 7'-8" side yard setback which exceeds the required 5' for this zoning district.

The Housing Accountability Act (California Government Code § 65589.5), AB 3194, and associated case law require that jurisdictions evaluate housing proposals based on adopted, objective standards. Where a project meets those standards, discretionary denial or modification must be supported by specific, quantified, and documented health and safety findings. To ensure clarity and consistency in application, we respectfully request written confirmation whether the City's request for additional setback beyond the zoning standard constitutes (1) a mandatory objective requirement or (2) a discretionary design guideline interpretation.

Furthermore, the built pattern of the neighborhood supports our current design approach. Several homes along Mesquite Drive—including the residence at 2876 Mesquite Dr, located three doors to the east—present front-yard setbacks and massing conditions comparable to our proposal. We believe our project is consistent with the established development pattern and should be evaluated under the same objective standard.

While we are not willing to modify the floor plan or building footprint, we remain open to reasonable discussions regarding alternative, non-structural measures to address privacy or perceived massing. In particular, we are open to considering:

- Window placement adjustments;
- Frosted, opaque, or privacy-treated glazing;
- Landscape screening or vegetation buffers along the north property line.

These measures offer meaningful mitigation while maintaining compliance and program functionality. We believe this approach aligns with both the City's design goals and the statutory requirements pertaining to objective standards.

We remain committed to working collaboratively and efficiently. If the City believes specific objective guideline sections are not being met, we ask that those citations be provided in writing so that we may address them directly and submit any necessary clarifying details.

Thank you for your time and continued coordination. We look forward to your response and to advancing this compliant and context-appropriate project.

Sincerely,

Michael J. Hyde

From: Elizabeth Elliott

Sent: Tuesday, December 9, 2025 8:44 AM

To: 김형균 - Hyong Kim <hyongk@gmail.com>; Alex Tellez <atellez@santaclaraca.gov>; Sheldon Ah Sing <sahsing@santaclaraca.gov>

Cc: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; 윤지숙 <jisooky@gmail.com>

Subject: RE: Concern regarding PLN25-00295

Good Morning Hyong Kim & Jisook Yoon,

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

Members of the public may provide feedback during the December 10, 2025 DRH meeting, in person or via Zoom. Meeting details are located on meeting agenda located on the [City's website](#).

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 Direct : 408.615.2474

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

Sent: Monday, December 8, 2025 5:18 PM

To: Elizabeth Elliott <EElliott@santaclaraca.gov>

Cc: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>; Sheldon Ah Sing <sahsing@santaclaraca.gov>; 윤지숙

<jisooky@gmail.com>

Subject: Re: Concern regarding PLN25-00295

Ms. Elliott,

This email is again in regards to

Project address: 2892 Mesquite Drive

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

Meeting date: Wednesday, December 10th, 2025

I looked at the recently posted update, and the newly added approval conditions don't appear to address any of our original concerns. Not knowing exactly how the process works, I would like to repeat the previous concerns here again.

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.

Also, as part of the first concern about the second floor, I attached a picture that I took from inside our master bedroom patio door, and how it would have a direct line of sight into it.



Thank you again for taking the time to review our concerns.

Regards,

Hyong Kim & Jisook Yoon

On Tue, Nov 18, 2025 at 11:48 AM Elizabeth Elliott <EElliott@santaclaraca.gov> wrote:

Resending to include Development Review Officer Sheldon Ah Sing.

Thank you.

From: Planning Public Comment

Sent: Tuesday, November 18, 2025 11:48 AM

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, December 10, 2025 11:26 AM

To: Sorin Spanoche <ssa9711@gmail.com>; Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>; Alex Tellez <atellez@Santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>

Subject: RE: Public Comments / Objections to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295) Dec 10 2025 meeting

Good Morning Sorin Spanoche and Andrea Cosmin ,

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

Members of the public may provide feedback during the December 10, 2025 DRH meeting, in person or via Zoom. Meeting details are located on meeting agenda located on the [City's website](#).

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 Direct : 408.615.2474

From: Sorin Spanoche <ssa9711@gmail.com>

Sent: Wednesday, December 10, 2025 11:12 AM

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

<ATellez@Santaclaraca.gov>; Sheldon Ah Sing <sahsing@santaclaraca.gov>

Subject: Public Comments / Objections to Proposed Addition at 2892 Mesquite Dr., Santa Clara, CA 95051 (PLN25-00295) Dec 10 2025 meeting

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

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Public Comments / Objections 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 December 10, 2025

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

Dear Planning Commissioners and Planning Staff,

Thank you for the consideration already given to the concerns raised in writing prior to the November 19, 2025, meeting and for publishing the updated comments regarding the proposed development at 2892 Mesquite Dr.

We appreciate the work done to incorporate additional conditions - particularly the reduced footprint and increased setbacks and the protection of the sight line for our property. We hope that the proposed measures will meaningfully address the massing and view impacts of the original proposal.

We would also like to acknowledge the applicant's willingness to include privacy solutions for the new kitchen window.

The following comments focus on ensuring that these visibility- and privacy-related adjustments will function effectively. Specifically:

- Define concrete front and side setback requirements for reducing the new guest bedroom footprint (P3).
- We would like to understand the proposed screening and would like to make sure that the implemented solution will fully prevent direct visibility. We understand that the applicant is unwilling to consider moving the window a bit towards the back, that would allow privacy for all of us.
- It is important that the hedges and suggested front fence do not unintentionally reduce the sight line that the new setback conditions are intended to preserve. Maintaining openness between the two homes was a central concern identified for the November 19 meeting.

Additionally, we have noticed and were planning to discuss in the meeting that the Project Data/Compliance summary document shows the right side proposed second floor setback as 8'-3" compared to the 10' requirement and marked as compliant. While we noted previously in writing that the second-floor extension is not our primary concern, we would like to highlight that this extension also affects the light and boxing-in of our home.

We would also like to lobby for the preservation of both trees in the front yard, given that the property has only two diminished redwoods in the back in addition to the front yard trees. This

would be in line, in our opinion, with Santa Clara being a designated Tree City USA, recognized by the Arbor Day Foundation. Trees are essential for the health and wellbeing of all of us.

Our intent is to ensure that the final project enables updates to the property at 2892 Mesquite Drive, while maintaining privacy, the character of the streetscape, and supporting a harmonious balance between our adjacent homes, without boxing-in and encroaching on our one-story home.

We hope that we will be able to continue enjoying our home of more than 23 years and preserving its value and that of the neighborhood that we love.

Thank you for your time, attention, and service to the community. We look forward to a positive outcome for all of us.

Sincerely,
Sorin Spanoche and Andrea Cosmin,

2896 Mesquite Dr., Santa Clara, CA 95051

Email: ssa9711@gmail.com

Attachments:

1. Original public comment we provided for the November meeting, PDF.
2. Slides in support of both public comments (November and December meetings), PDF.

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

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.

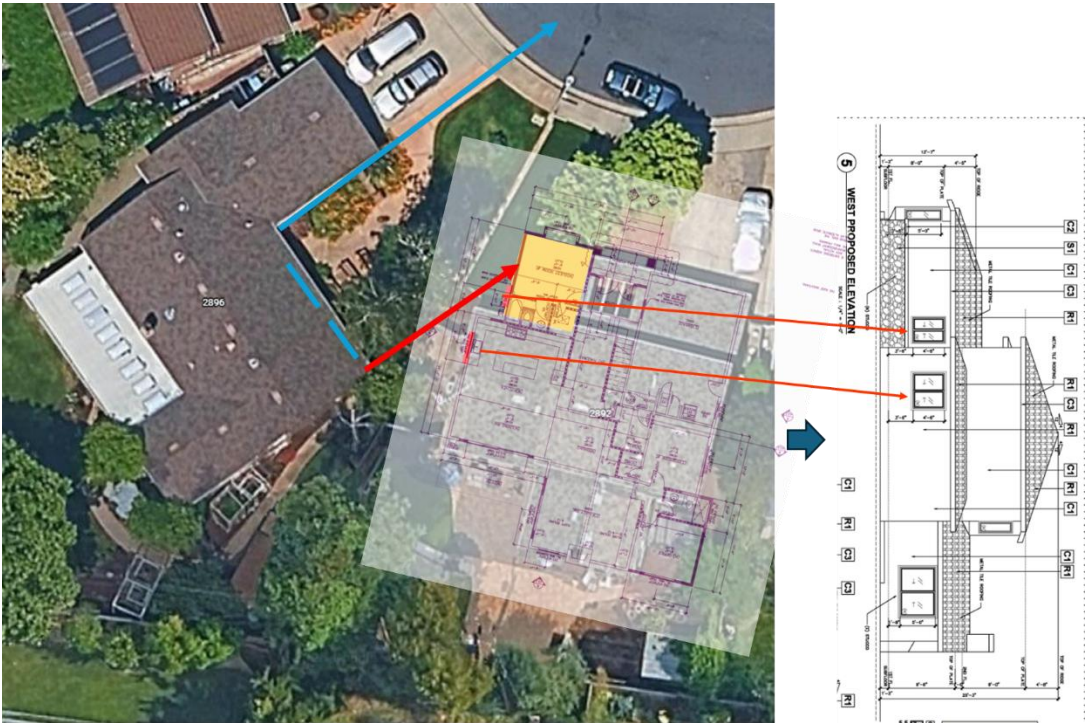
2. The extension creates a boxed-in appearance

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:

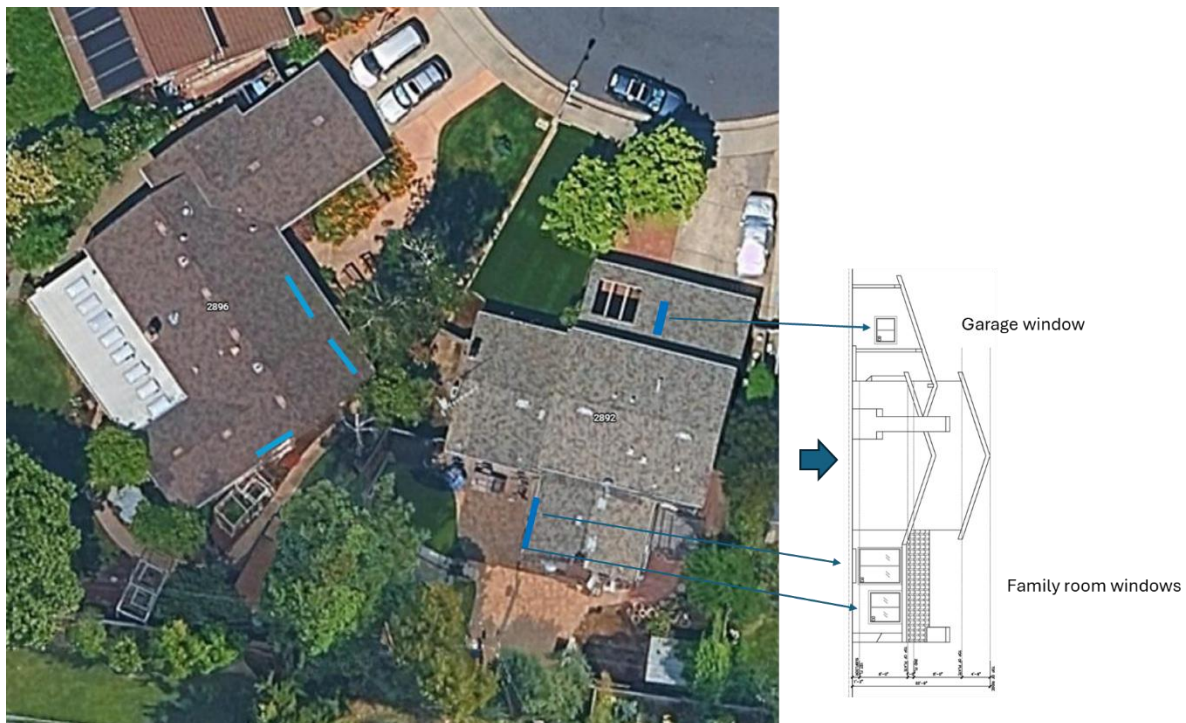


3. Privacy concerns from new angled windows

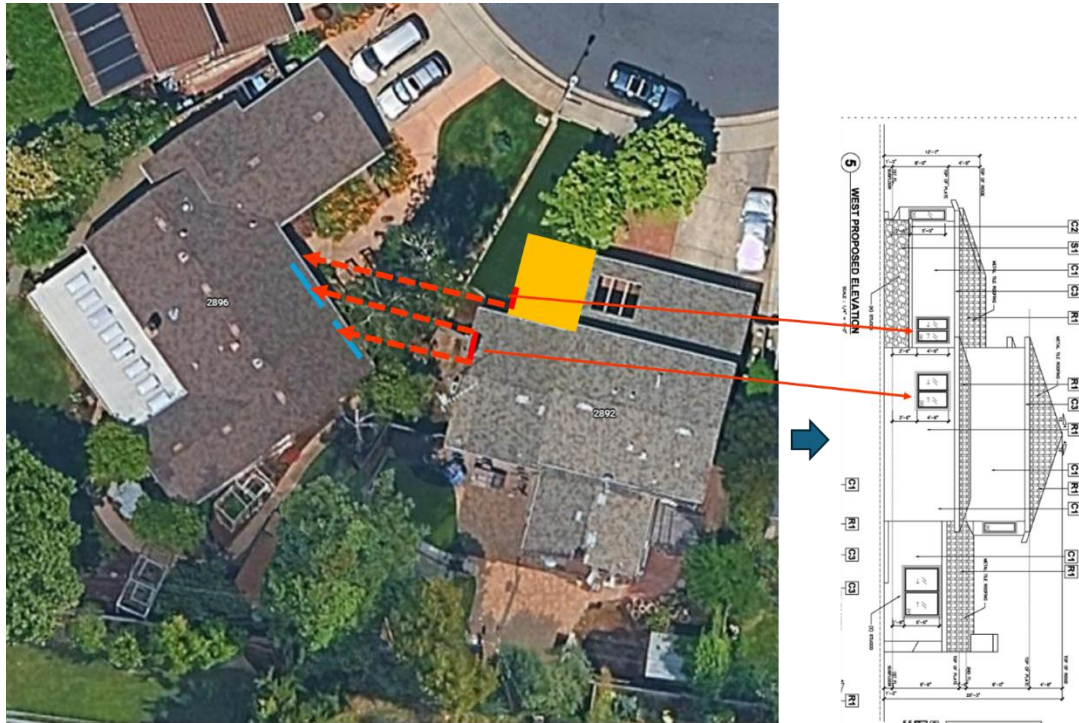
The plans include a new kitchen window and a new toilet window that are angled toward the front windows of our home.

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

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
December 10, 2025**

Sorin Spanoche and Andrea Cosmin

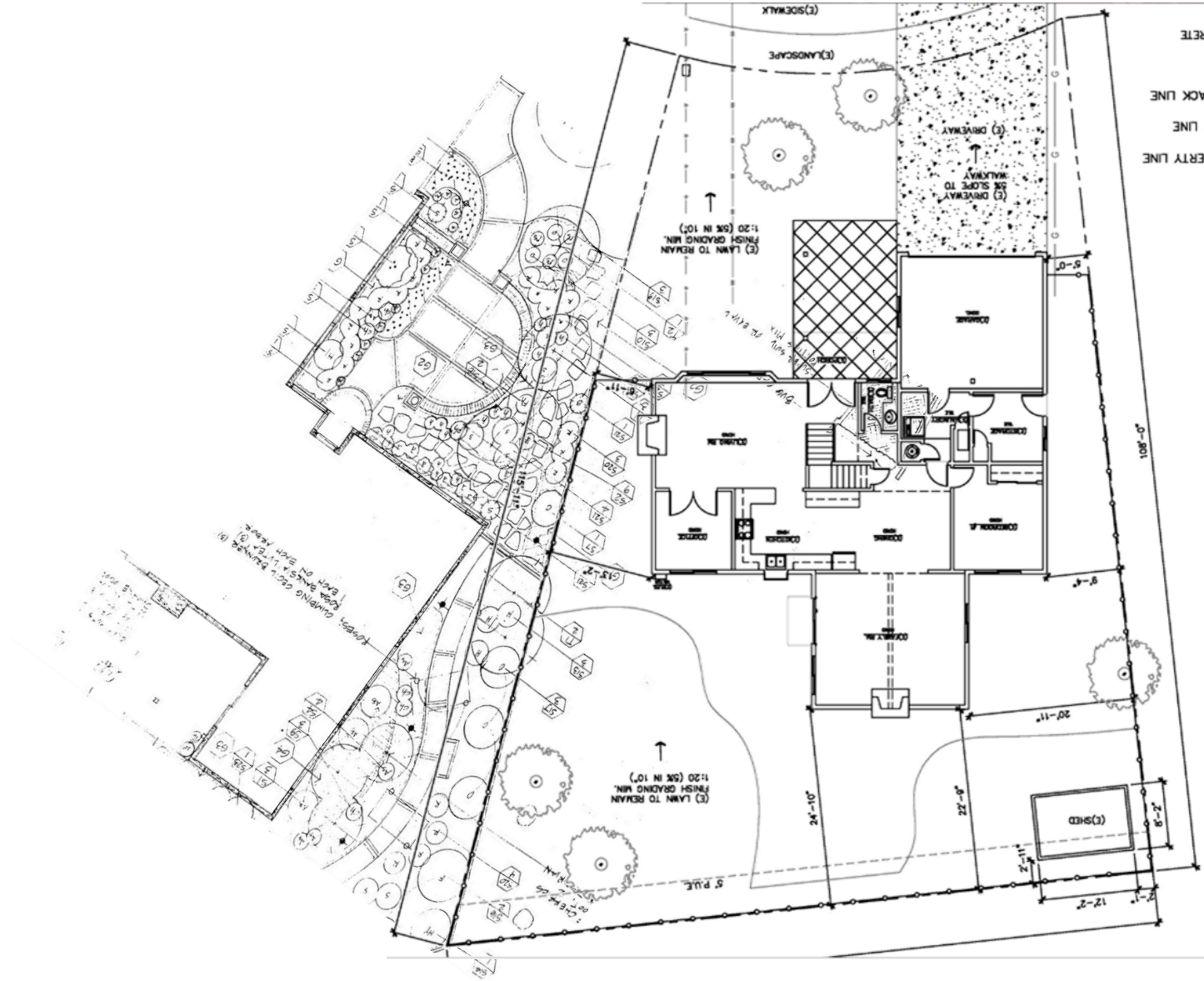


2892-2896 Mesquite Dr Aerial
View

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

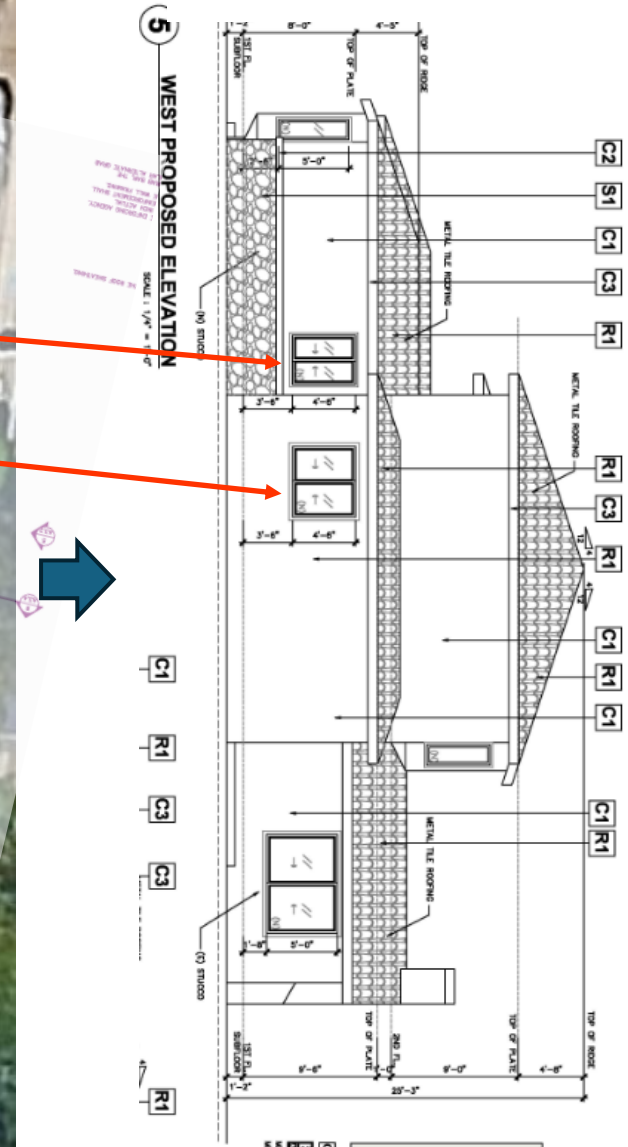
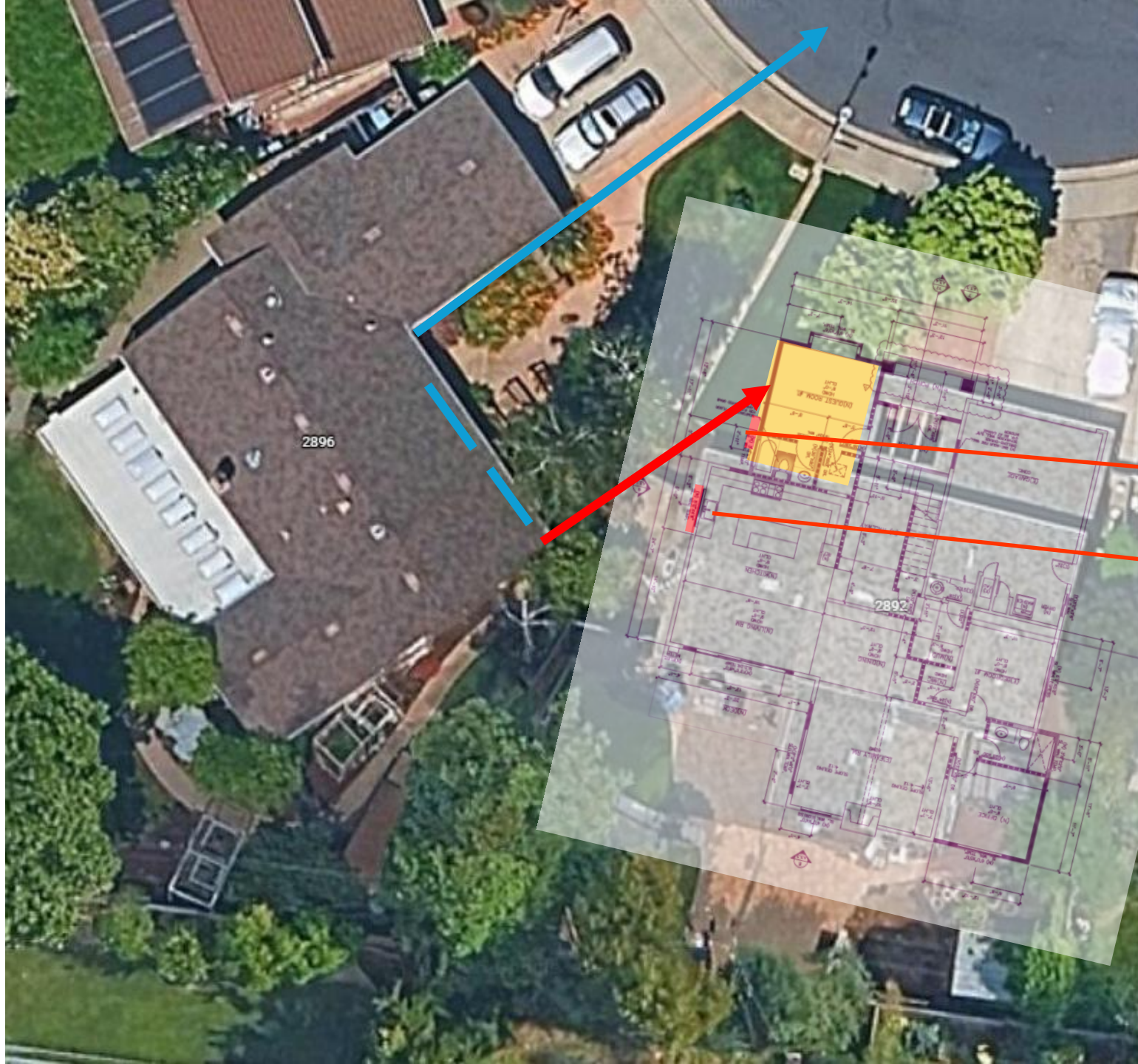
Lot Geometry

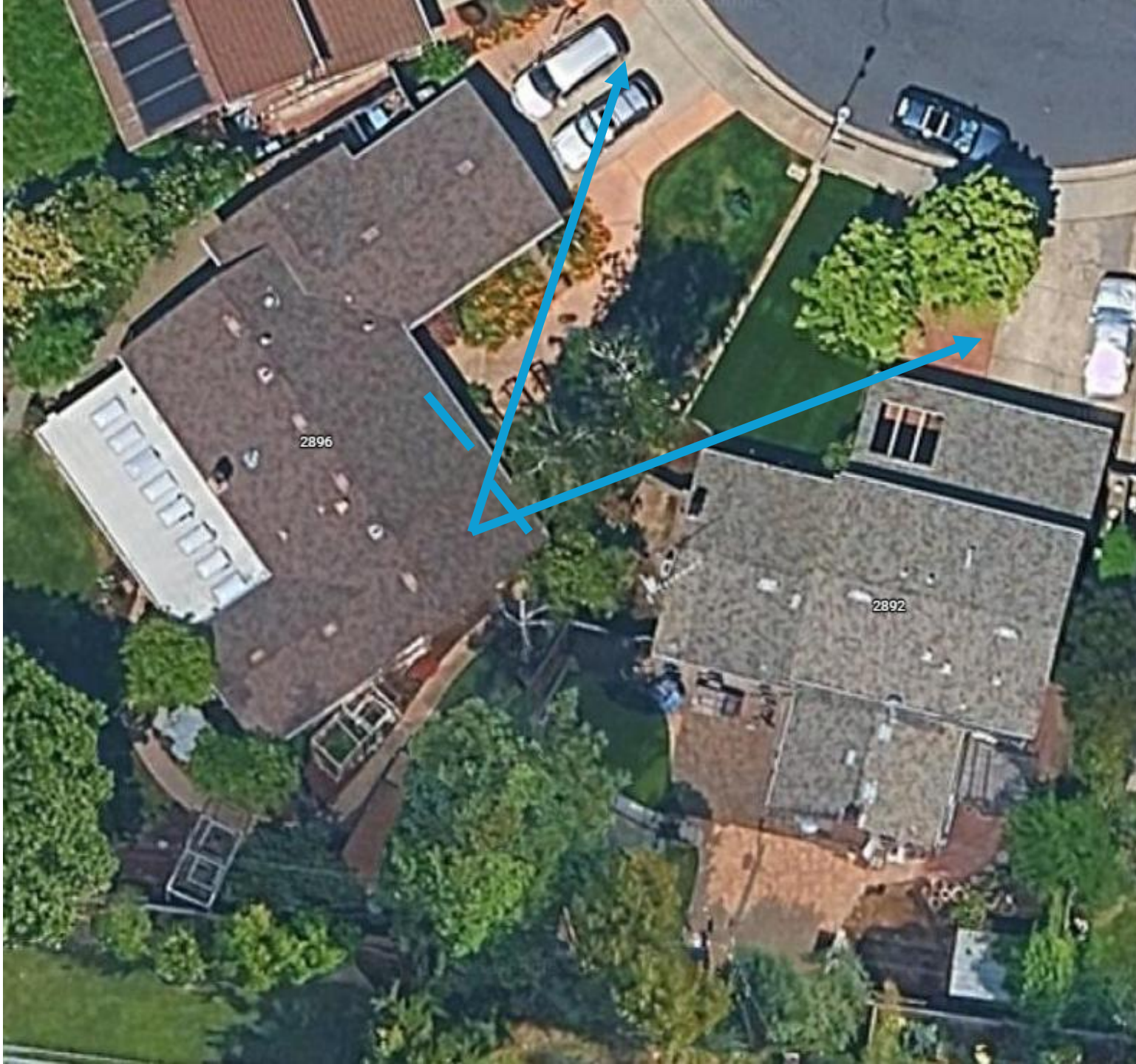
- Pie-shaped lots amplify massing effects:
 - Narrow frontage
 - Boxed-in appearance
 - Disrupted spacing



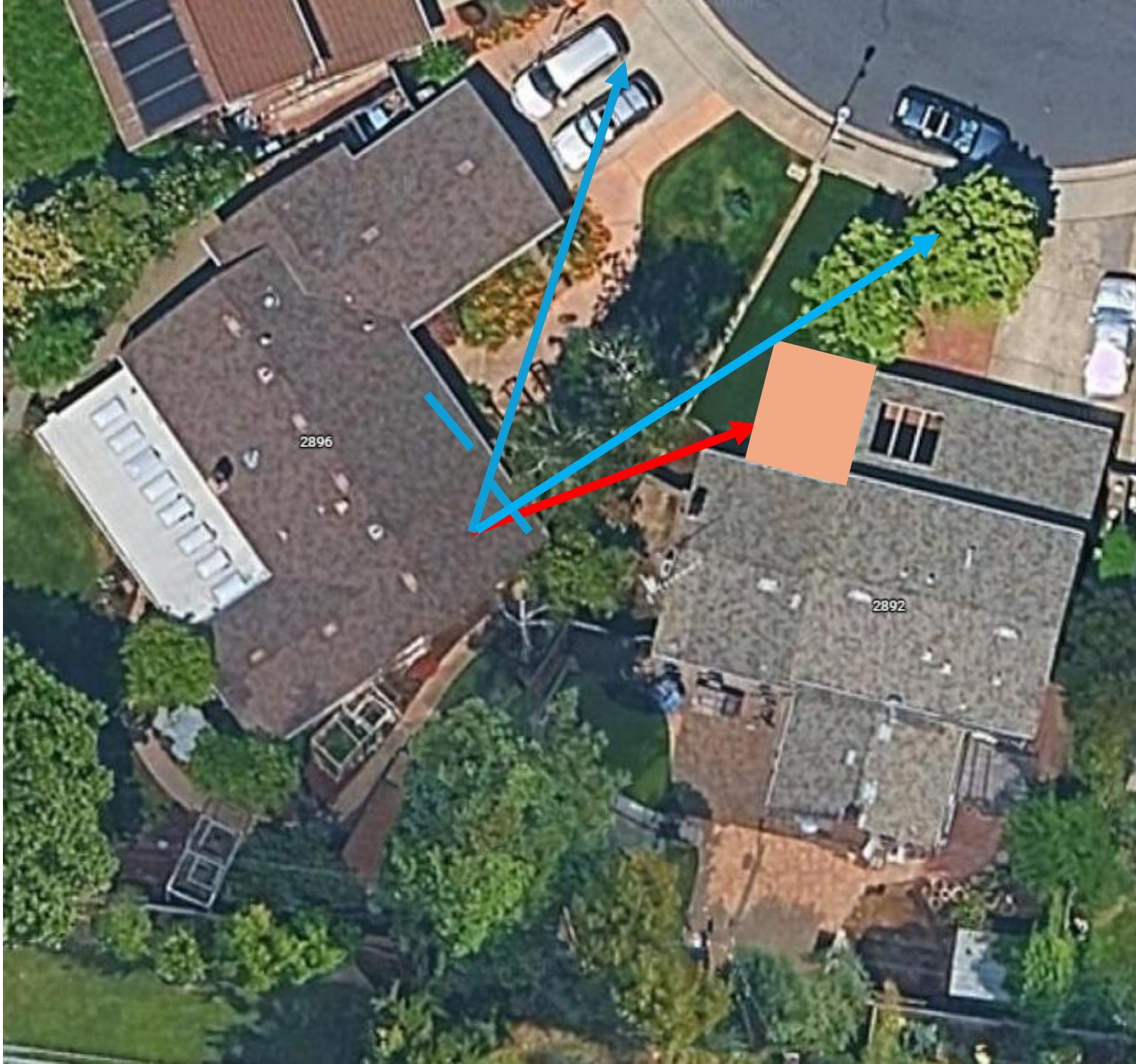
Current situation

Boxed-in appearance





**Current view angle
from main front
window**



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

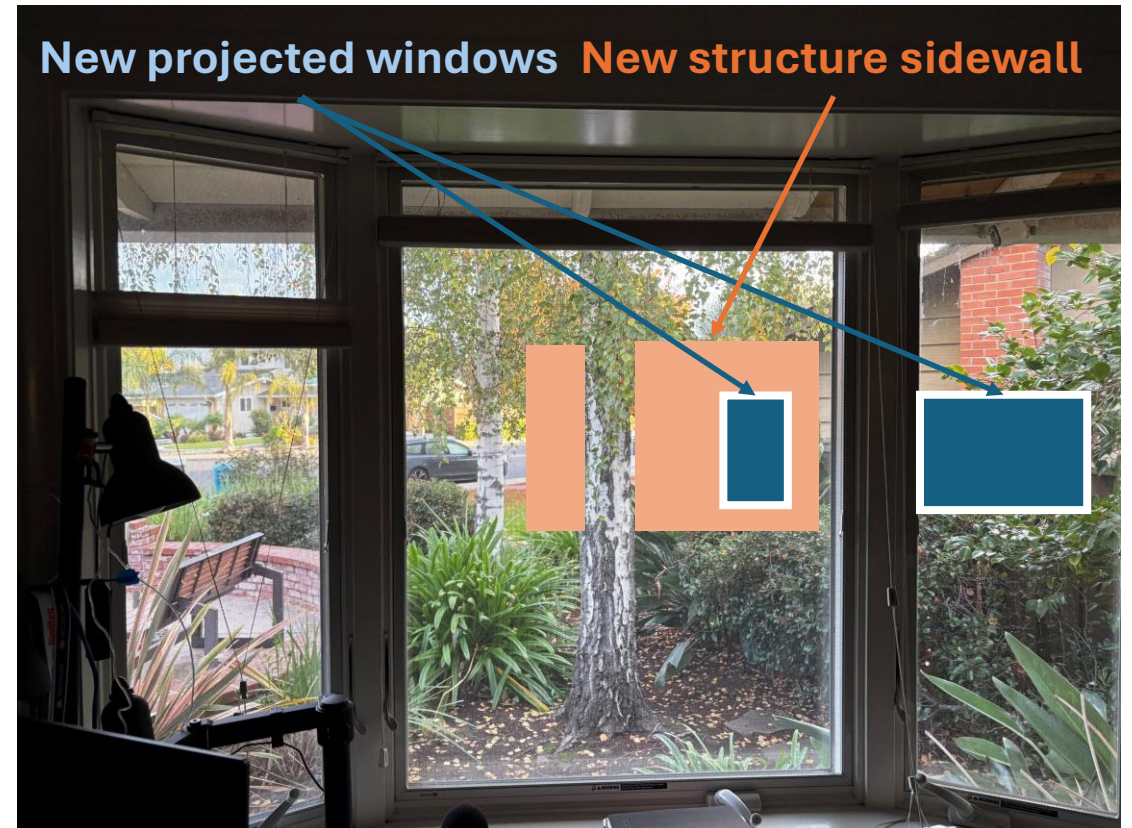
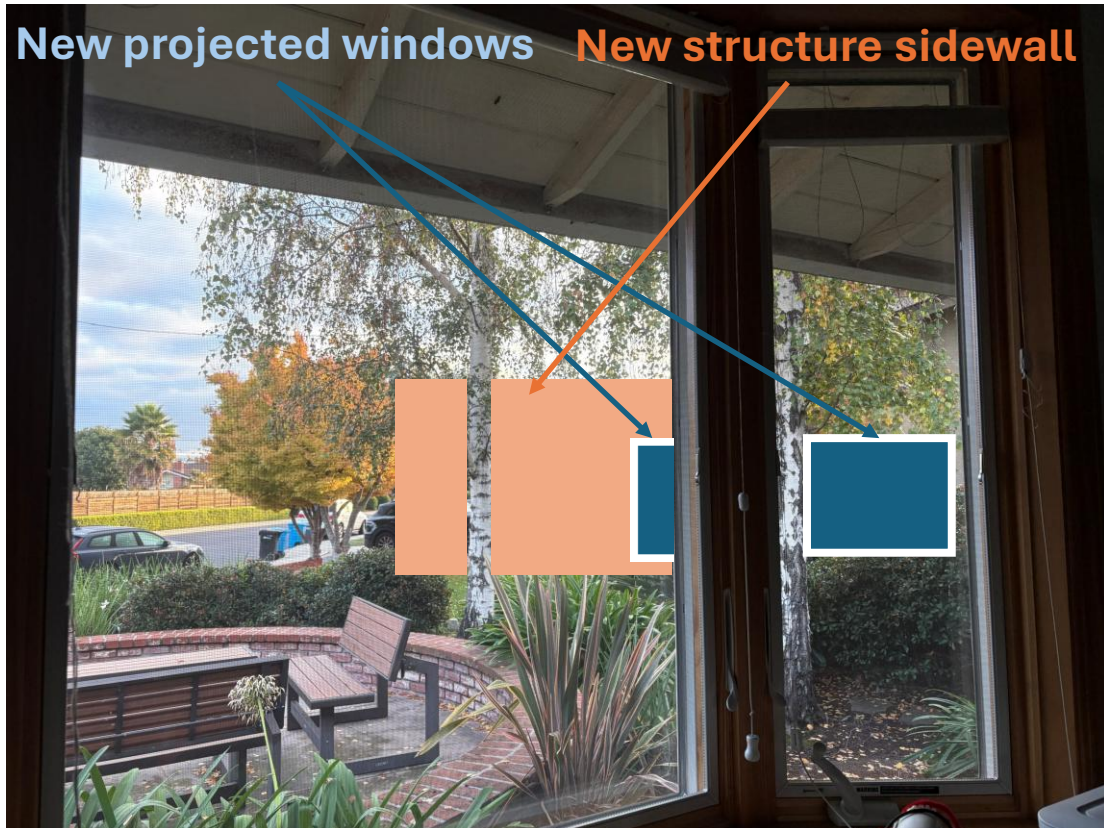
Sight line

Photos with current structure.



Boxed-in appearance.

Photos with new extension simple rendering



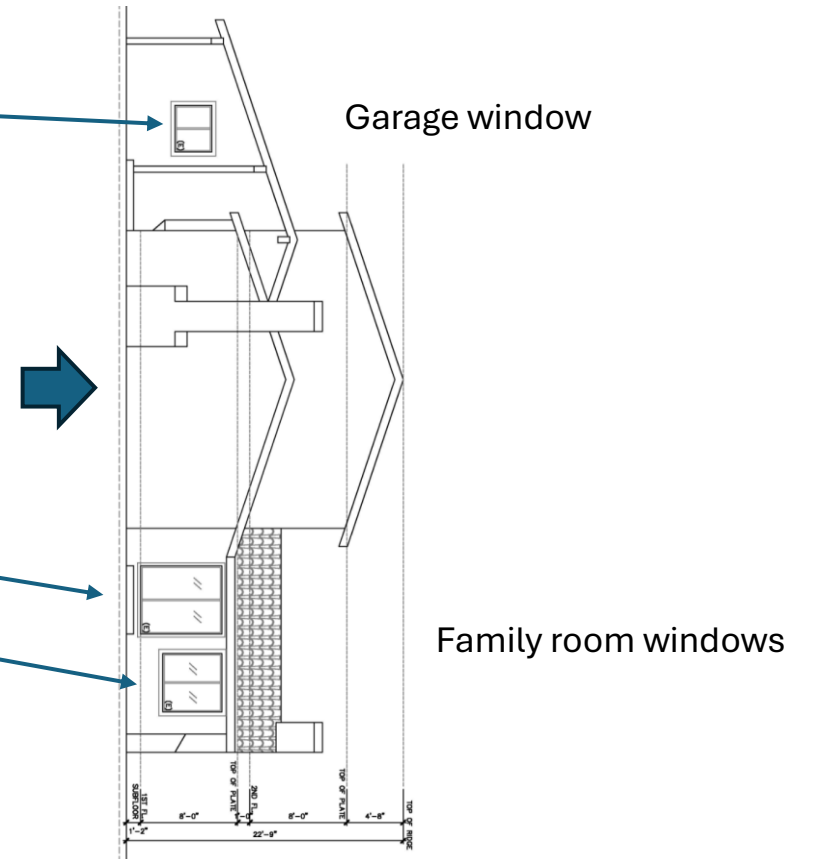
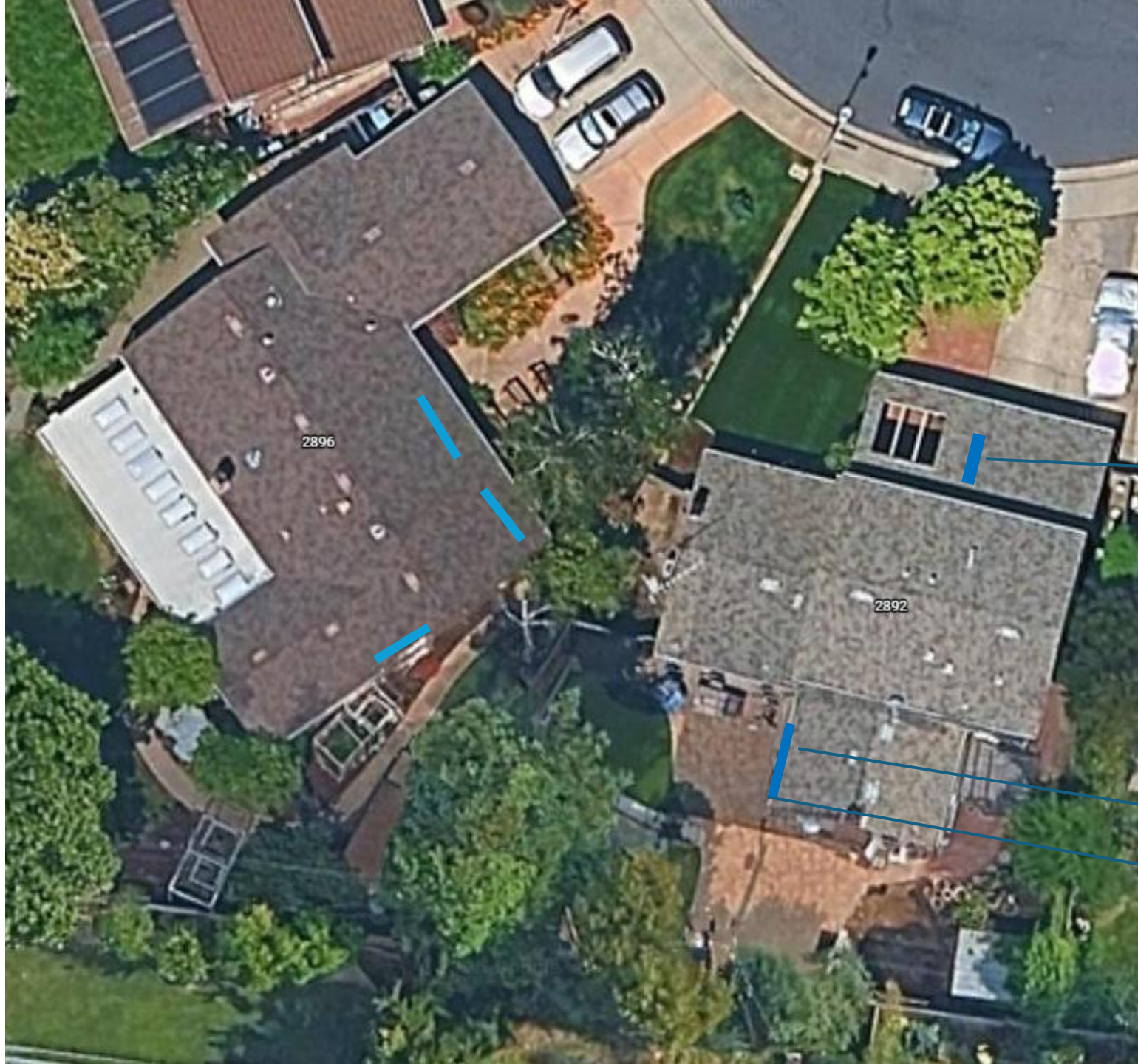
This new appearance will diminish the value and desirability of our home

Privacy Impact

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

Current situation

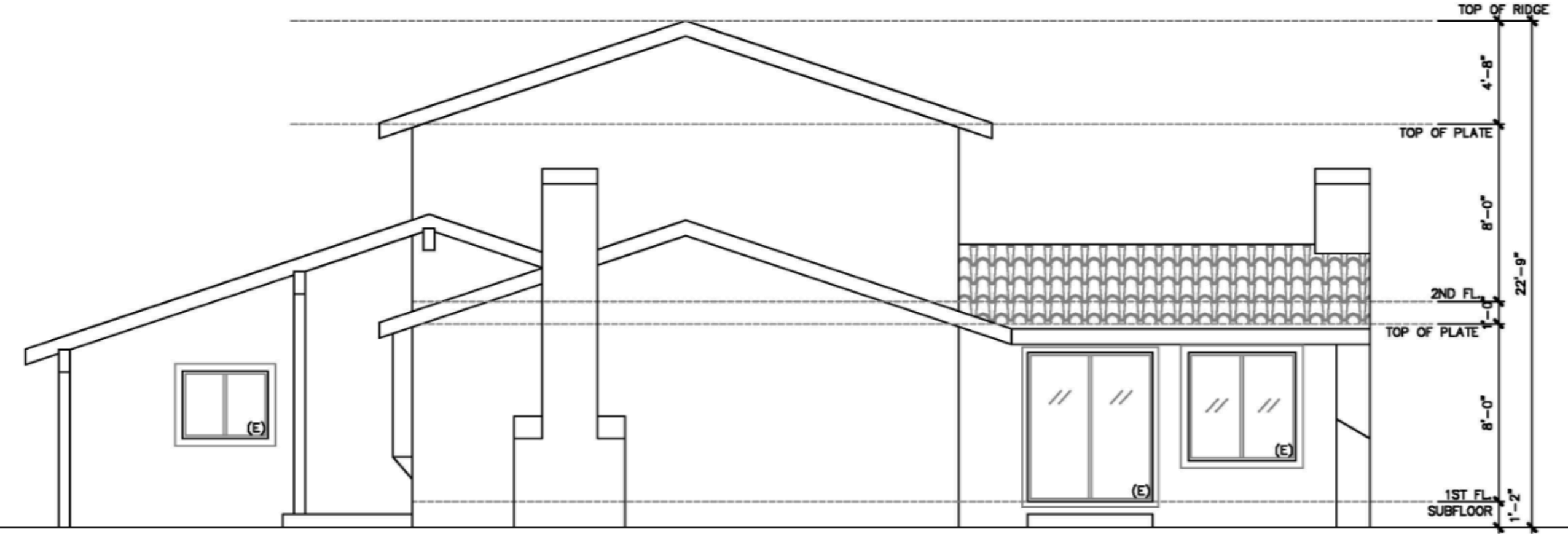
Placement of west-looking windows



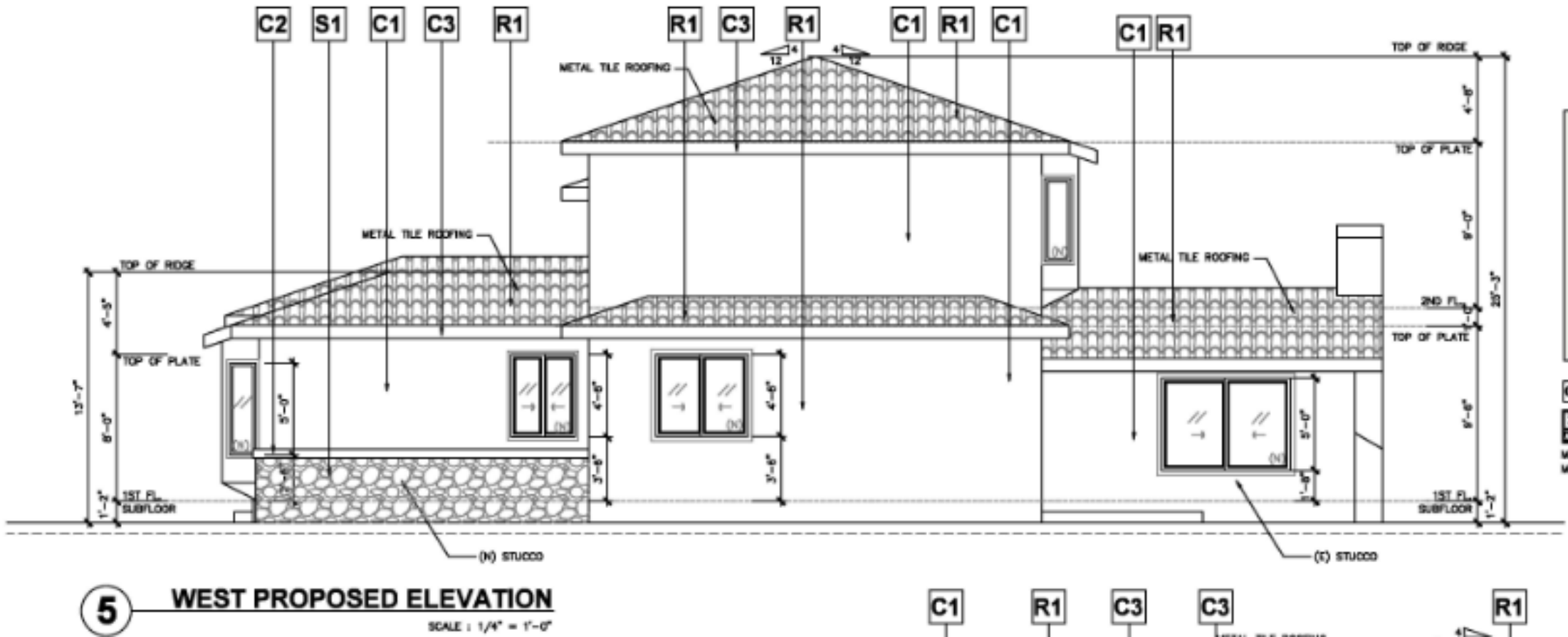
Garage window

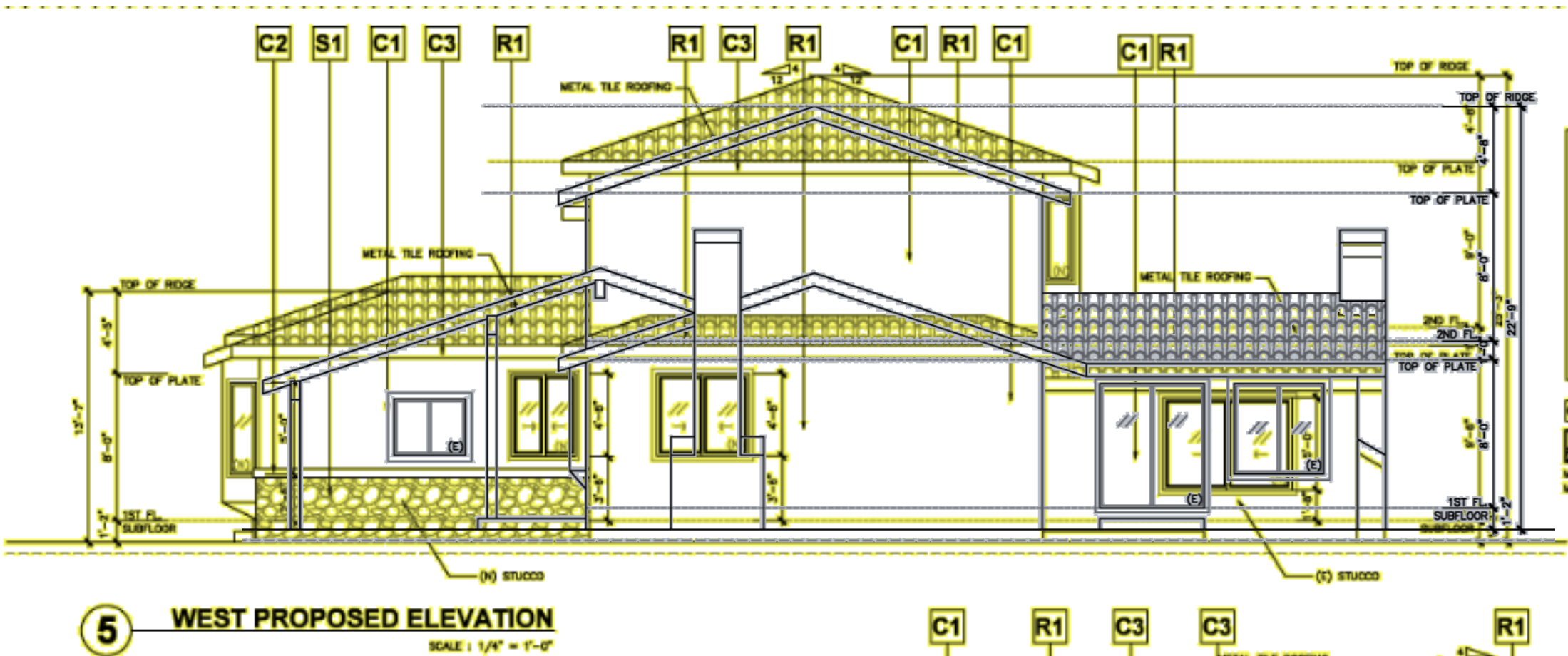
Family room windows

Current West Elevation



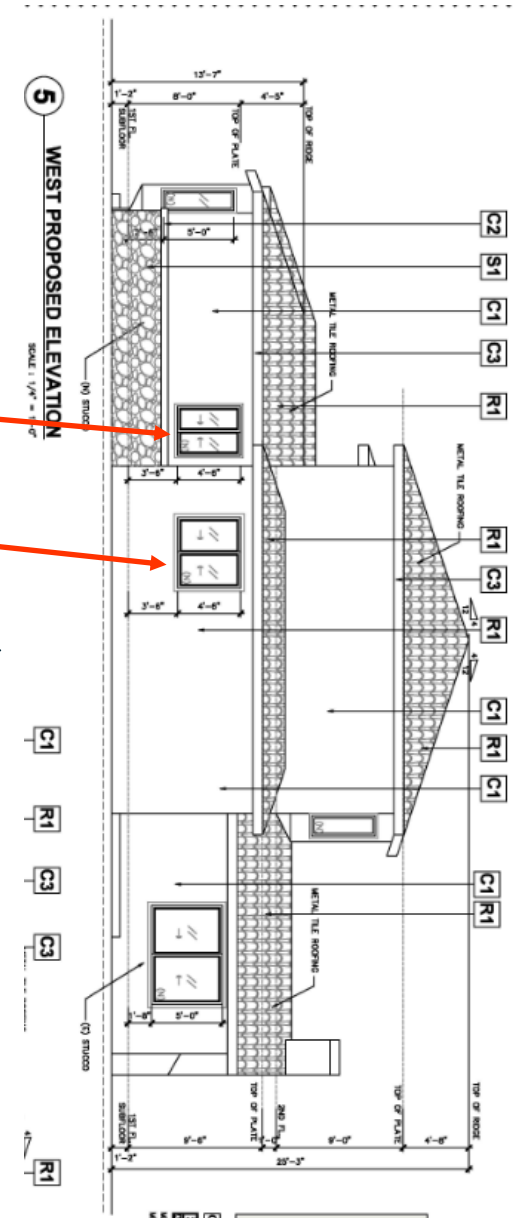
West Proposed Elevation





**New development proposal
 overlap on existing structure**

An aerial photograph of two residential properties, 2896 and 2892, with various annotations. Property 2896 is on the left, featuring a brown roof and a white garage. Property 2892 is on the right, with a grey roof. A yellow square highlights a proposed window placement on property 2892. Three red dashed arrows point from this yellow square towards property 2896, indicating a line of sight or privacy concern. A blue dashed line with arrows at both ends is positioned along the side of property 2896. The text 'Privacy concerns due to proposed windows placement' is overlaid in the bottom left corner.



Other Concerns

1. In Attachment 2: Project Data/Compliance lists the Main Building Setbacks (FT) for the right side of the second floor as proposed 8'-3" as compliant but the minimum requirement is 10'.
2. Currently the property has two trees in the front yard. Initially the property had more trees that were removed in the years since 2018. Based on the approval documents only one tree will be preserved in the front.
 - Recommended Considerations:
 1. Preserve both existing trees, or
 2. Replace the removed tree with a comparable-size tree, not a small sapling.

Remaining Questions (after updated P3 / P4)

1. Reduced or stepped back extension (P3):
 1. Clarify “greater setback” with specific measurement
 2. Define “preserve sight lines” using plan-view diagrams
2. Adjust or mitigate window privacy issue (apparently not addressed by P3 and P4):
 1. Need details on the actual proposed solution for “privacy screening” of the new kitchen window
 2. Define clearly what is a code compliant front fence for our irregular lot shapes to comply with P3. Our concern is that an additional fence using regular compliance will further reduce our sight line.
3. When will the updated plans be available for our review and feedback?

Conclusions

- We support modernization, just need:
 - Compatibility with guidelines
 - Protection of spacing, openness, privacy and value of our homes.