



DEVELOPMENT REVIEW HEARING

PUBLIC CORRESPONDENCE

Meeting Date: 9/15/21

The following is public correspondence received by the Planning Division for items listed on the September 15, 2021 Development Review Hearing Agenda after the posting of the agenda, and before noon on the meeting date. Individual contact information has been redacted for privacy. This may not be a comprehensive collection of the public correspondence, but staff makes their best effort to include all correspondence received to date.

From: [Elizabeth Elliott](#)
To: [Lucy Garcia](#); [Donna Miranda](#)
Subject: FW: Public comments for File No: PLN2021-14974
Date: Monday, September 13, 2021 8:11:02 AM
Attachments: [image001.png](#)
[image002.png](#)

From: Elizabeth Elliott
Sent: Monday, September 13, 2021 8:10 AM
To: 'vidya g' [REDACTED]; Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>
Cc: ramesh [REDACTED]; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena
Brilliot <RBrilliot@SantaClaraCA.gov>; Rebecca Bustos <RBustos@SantaClaraCA.gov>
Subject: RE: Public comments for File No: PLN2021-14974

Good Morning,
Your email has been received in the Planning Division and will be part of the Public Comments for this item.
The appropriate Planning staff has been included on this email for their review of your comments.

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

Regards,

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: vidya g [REDACTED]
Sent: Sunday, September 12, 2021 10:40 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien
<TVien@SantaClaraCA.gov>
Cc: vidya g <[REDACTED]>; ramesh [REDACTED]

Subject: Public comments for File No: PLN2021-14974

Hello Committee,

Meeting body: Development Review Hearing

Date: Wednesday, September 15, 2021

File. No: PLN2021-14974

Project Address: 621 Hillsdale ave, Santa Clara, CA 95051

This development proposal is not compatible with the neighborhood. It is too large, and infringes neighborhood privacy. Here are my concerns:

More non uniform changes in future

- Our neighborhood consists of single story homes. By approving a two story home with large floor area will pave the way for more such non uniform change across the neighborhood and sets a wrong example.
- The original design elegance of the neighborhood lost.

Privacy of our home

- We want to retain our privacy.
- **Bedroom 4** front window and right side window in the proposed design looks directly into our Bedrooms and front yard. Those windows should be removed.

Loose curbside appeal for our house

- We bought our home largely impressed by the curbside appeal. The proposed changes will definitely affect the curbside appeal of our home and thereby bring down the home resale values too.

Thanks,
Vidya Gedela
3716 Hillsdale Ct
Santa Clara, CA 95051

PPM Item 1.E
9/15/21
DRH

From: [Steve Le](#)
To: [Lucy Garcia](#)
Subject: FW: Notice on 3054 Harding
Date: Wednesday, September 8, 2021 11:34:01 AM
Attachments: [image001.png](#)

Steve Le | Associate Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468
Email: Sle@santaclaraca.gov



From: jalgas@aol.com [REDACTED]
Sent: Monday, September 6, 2021 9:21 PM
To: Steve Le <SLe@SantaClaraCA.gov>; [REDACTED]
Subject: RE: Notice on 3054 Harding

Santa Clara City Planning

Dear Steve Le,

We received the Notice about the plan to expand the **3054 Harding** property, which is diagonally behind our house at 3051 McKinley Drive.
Our concern is by expanding the 3054 Harding property which is zoned for single-family residence, that the house or Accessory Dwelling Unit (ADU) will look over our fence into our yard and house, and **impact our privacy.**

What requirements will the city place on this expansion to protect the privacy of the neighbors backing this property? We request at a minimum that a higher fence be required.

Please respond.

Thank you & Regards,

Judy Algas & Greg Sasaki
3051 McKinley Drive
Santa Clara, CA 95051

From: [Elizabeth Elliott](#)
To: [jeff zhang](#); [Steve Le](#); [Planning Public Comment](#)
Cc: [Andrew Crabtree](#); [Reena Brilliot](#); [Rebecca Bustos](#)
Subject: RE: Notice of 3054 Harding Ave
Date: Wednesday, September 15, 2021 12:04:02 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

Your email has been received in the Planning Division and will be part of the Public Comments for this item.

The appropriate Planning staff has been included on this email for their review of your comments.

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

Regards,

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: jeff zhang [REDACTED]
Sent: Wednesday, September 15, 2021 11:34 AM
To: Steve Le <SLe@SantaClaraCA.gov>; [Planning Public Comment](#)
<PlanningPublicComment@santaclaraca.gov>
Subject: Notice of 3054 Harding Ave

Santa Clara City Planning

Dear Steve Le,

We received the Notice about the plan of expanding of the 3054 property, which is on the left side of my house 3060 Harding ave.

With the new several 10" height windosw on the right side of the new design, which will look over the fence into our front yard and our house. and impact our privacy.

We require the city development department to consider our concern when review this plan.

Thank you and best regards

Tong Zheng & Yigang (Jeff) Zhang

3060 Harding Ave
Santa Clara

From: [Planning Public Comment](#)
To: a [REDACTED] [Planning Public Comment](#); [Steve Le](#)
Cc: [ctabsc@comcast.net](#); [Andrew Crabtree](#); [Reena Brilliot](#); [Rebecca Bustos](#)
Subject: RE: File No. PLN21-15115 641 Wilson Ct 2nd Story Addition
Date: Monday, September 13, 2021 8:21:08 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

Your email has been received in the Planning Division and will be part of the Public Comments for this item.

The appropriate Planning staff has been included on this email for their review of your comments.

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

Regards,

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: abakfm@comcast.net [REDACTED]
Sent: Sunday, September 12, 2021 3:39 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: [REDACTED]
Subject: File No. PLN21-15115 641 Wilson Ct 2nd Story Addition

RE: File No. PLN21-15115
641 Wilson Court second story 1,102 square foot addition

Steve Le, Associate Planner:

I am a life long resident of this neighborhood and this location. The appeal of this neighborhood results from the fact that it consists mostly of single story homes and the quiet and privacy that provides. Remodels, such as a second story addition, directly reduces the value of surrounding homes.

We object to the addition of a second story to 641 Wilson Court as it directly impacts the privacy of my yard and my home. A second story addition at this location provides an unobstructed view into my yard and into several rooms in my home, including the master bedroom, and bathroom. While there is an arbor that leafs out for a few weeks a year, providing temporary privacy, the remainder of the year it does not provide adequate screening. Nor is there any guarantee the plant will survive especially with the current drought restrictions.

While I understand the desire for additional rooms, similar space additions could be done with single story remodel additions.

Any loss of privacy from a direct view into my yard or my house devalues my house, by effectively providing a one-way mirror not only into my yard but also directly into the inner

sanctum of the most private rooms in my house.

Sincerely,

Thelma Bernhardt-Kennedy
636 Salberg Ave
Santa Clara, CA 95051

September 4, 2021



Community Development
Planning Division
1500 Warburton Ave
Santa Clara, CA 95050

RE: File No. PLN21-15115
641 Wilson Court second story 1,102 square foot addition

Steve Le, Associate Planner:

I am a long time resident of this neighborhood which consists mostly of quiet, single story homes and the privacy that affords. This is the appeal of this neighborhood and part of the value of the residences.

I object to the addition of a second story to 641 Wilson Court as it directly impacts the privacy of my yard and my home. A second story addition at this location provides an unobstructed view into my yard and into several rooms in my home, including the kitchen, and master bedroom.

While I understand the desire for additional rooms, this can be achieved with single story remodels for an addition.

Any loss of privacy from a direct view into my yard or my house devalues my house.

Sincerely,



Patricia Canziani
646 Salberg Ave
Santa Clara, CA 95051

From: [Elizabeth Elliott](#)
To: [Lucy Garcia](#); [Donna Miranda](#)
Subject: PMM FW: Development Review hearing
Date: Wednesday, September 15, 2021 8:57:08 AM
Attachments: [image001.png](#)
[image003.png](#)

From: Elizabeth Elliott
Sent: Wednesday, September 15, 2021 8:56 AM
To: 'William Croxton' [REDACTED]; Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>
Cc: Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>;
Rebecca Bustos <RBustos@SantaClaraCA.gov>; Gloria Sciara <GSciara@santaclaraca.gov>
Subject: RE: Development Review hearing

Good Morning,
Your email has been received in the Planning Division and will be part of the Public Comments for this item.
The appropriate Planning staff has been included on this email for their review of your comments.

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

Regards,

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: William Croxton [REDACTED]
Sent: Tuesday, September 14, 2021 7:48 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Development Review hearing

PLN2021-14974
621 Hillsdale Ave
Architectural Review
Development Review hearing

Wednesday, September 15, 2021, 3 PM

This proposed 2nd story addition of 1474 sq. feet on top of an already 2000 sq. home, for a total of 3,459 is too large for this neighborhood. 6 bedrooms, 6 baths on a 6,223 sq. foot lot? Too big for the lot.

621 Hillsdale Ave is already the largest house in the neighborhood. Out of eye-sight from 621 Hillsdale, in the North area of Westwood Oaks, there are several large 2 story homes, and in my opinion, they don't fit this neighborhood.

Thank You

William Croxton

3733 Hillsdale Ct

From: [Elizabeth Elliott](#)
To: [krupa shridhar](#); [Planning Public Comment](#); [Tiffany Vien](#)
Cc: [shri](#); [Reena Brilliot](#); [Gloria Sciara](#); [Rebecca Bustos](#)
Subject: RE: Concerns regarding File No: PLN2021-14974
Date: Friday, September 10, 2021 1:36:54 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon,

Your email has been received in the Planning Public Comment email box and by way of this response the appropriate Planning staff has been included for their information. Please note, your email will be included as public correspondence on this item.

Thank you,

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

From: krupa shridhar [REDACTED]
Sent: Thursday, September 9, 2021 11:06 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>
Cc: shri [REDACTED]
Subject: Concerns regarding File No: PLN2021-14974

Hi,
My name is Krupa Shridhar. I have reached out to you previously regarding the development proposal of my neighbor at 621 Hillsdale Ave (APN:316-10-009) and (File No: PLN2021-14974). My husband and I have listed our concerns below in case we can't attend the hearing since it is on a weekday afternoon.

The side of our house (3703 Hillsdale Ct) is directly across the street (Hillsdale Ave) of this proposed addition. From our bathroom window, bedroom windows and our backyard, we can see the gutter line of their current 1-story house. So, with the addition of a 2nd story balcony and the windows on the front, they can directly see into our bedroom, bathroom, and backyard. This will significantly impact our privacy, especially the bathroom and bedrooms.

In the current design, there seems to be too many large windows in the front, which should be moved or have frosted glass. We request the city

planning committee to ask them to change the location of the windows (or make it frosted) and remove the balcony or move it to the back of the house.

The proposed plan of 6 bedroom/6 bath, 3900 square feet is too large for the neighborhood specially since it is not a corner lot!

We are longtime residents of this neighborhood and have immensely enjoyed our stay here. Since all the houses in the area are single story, we never had to worry about privacy issues all these years. Also, we fear that this two-story house (proposed 6 bedrooms is excessive) being the first of its kind in this neighborhood will set a precedent for more such houses to be built, taking away the character and most importantly the privacy of the residents.

If we need to submit our concerns at some official website, please let us know.

Thanks

Krupa and Shridhar

From: [Steve Le](#)
To: [Elizabeth Elliott](#)
Cc: [Donna Miranda](#)
Subject: FW: Feedback/Concerns for Project at 2730 Monroe
Date: Tuesday, September 14, 2021 5:30:05 PM
Attachments: [image001.png](#)

Steve Le | Associate Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468
Email: Sle@santaclaraca.gov



From: [REDACTED]
Sent: Saturday, September 11, 2021 7:00 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: Feedback/Concerns for Project at 2730 Monroe

File No: PLN2021-14975
Project Address: 2730 Monroe St, Santa Clara, CA
Meeting Body: Development Review Meeting
Meeting Date: 09/15/2021 @3:00pm

Hi Steve,

Firstly, I would like my name and address to remain anonymous for this feedback.

Enclosed is a diagram that summarizes our concerns about the privacy aspects of the proposed construction.

The unique positioning of this property means that elevated windows or a balcony positioned at the rear of the house will introduce simultaneous visual access to the private backyards of at least 6 neighboring properties - including ours, where there would otherwise be a reasonable expectation of privacy.

We hope that the plans can be modified with consideration & respect for the privacy of the neighbors,

Thanks



From: [Steve Le](#)
To: [Elizabeth Elliott](#)
Cc: [Donna Miranda](#)
Subject: FW: PLN2021-14975 Development project
Date: Tuesday, September 14, 2021 5:32:42 PM
Attachments: [image001.png](#)

Steve Le | Associate Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468
Email: Sle@santaclaraca.gov



From: Monique Malto [REDACTED]
Sent: Monday, September 13, 2021 11:12 AM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: PLN2021-14975 Development project

Hi Steve,

My name is Monique and I am emailing you regarding the development project for file #PLN2021-14975. I lived in one of the house that is adjacent to 2730 Monroe Street, on Augusta Place.

I am writing to you because I do have concern regarding my privacy and/or my surrounding neighbors. I do understand their living situation with limited bedrooms for their expanding family so am not against the expansion of their home. However, I do want to ensure that the architectural design do take into considerations our neighborhood's privacy. I spend a lot of time in my backyard and my master bedroom and family room is facing the side of their house. Since their household do often have large gatherings, I don't want to worry whether any of their guests will respect our privacy or not. Please help ensure that the design whether it's the 2nd floor window or the balcony does not impeach upon our privacy or prevent us from being able to spend time in our backyard that we normally do.

Thanks in advance for your considerations.

Best Regards,
~monique

From: [Elizabeth Elliott](#)
To: [REDACTED]; [Planning Public Comment](#)
Cc: [Reena Brilliot](#); [Gloria Sciara](#); [Rebecca Bustos](#); [Steve Le](#)
Subject: RE: Development Review Planning
Date: Tuesday, September 7, 2021 3:39:57 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon,

Your email has been received in the Planning Division and by way of this response I am including the appropriate Planning Division staff for their review of your comments. Thank you for taking the time to notify us of your concerns.

Regards,

ELIZABETH ELLIOTT

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

From: [REDACTED]
Sent: Monday, September 6, 2021 8:53 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Development Review Planning

To Planning Division Office

Project Address: 2730 Monroe Street, Santa Clara

Development Review Hearing Meeting Date: Wednesday, September 15, 2021 At 3:00PM

Dear Development Review Committee,

This letter is in regards to the proposed development plan at 2730 Monroe Street. I like to challenge the land use decision for the following reasons,

- The second floor and the balcony will have a partial view of our backyard which we do not approve
- A direct view of the neighboring properties from the second floor and balcony will have a negative impact on the neighboring properties' market value
- During this "Covid" time when most people work from home, starting a significant demolition and construction project is not appropriate

Thanks,

[REDACTED]

[REDACTED]
[REDACTED]