
From: Planning Public Comment

Sent: Monday, April 6, 2026 2:37 PM

To: 'Daniel Huang' <huangd@gmail.com>; Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>

Cc: hyongk@gmail.com; ssa9711@gmail.com; Afshan Hamid <AHamid@Santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Alex Tellez <atellez@Santaclaraca.gov>; Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>

Subject: RE: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

PMM
CC Meeting 4/7/26
RTC 26-244
Item 7

Good Afternoon Daniel Huang,

This is to confirm your email has been received in the Planning Division and by way of my reply I have included the appropriate staff for their review of your comments.

This item is scheduled to be heard at the April 7, 2026, City Council Meeting and the meeting will be held in person with options for virtual attendance via Zoom. The meeting details are located on [the meeting agenda](#)

Thank you for taking the time to provide your input on this item.

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: Daniel Huang <huangd@gmail.com>

Sent: Sunday, April 5, 2026 4:28 PM

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

Cc: hyongk@gmail.com; ssa9711@gmail.com

Subject: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

To: City of Santa Clara Council

Project: 2892 Mesquite Dr, File No. PLN26-00094

Subject: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

Dear Council Members,

I am writing to formally express my strong opposition to the proposed second-story addition at the property located at 2892 Mesquite Drive, which directly borders my home.

My primary concern is the significant invasion of privacy that this proposed construction would create. The planned second-story design would introduce direct line-of-sight views into my master bedroom, bathroom—spaces that are inherently private. This represents a substantial and unacceptable intrusion into my daily living environment and quality of life.

1. Inconsistency with Required Findings – SCCC 18.120.020

Under Santa Clara City Code (SCCC) Section 18.120.020, approval of an Architectural Review Permit requires a finding that the project “will not unreasonably interfere with the use and enjoyment of neighboring developments.”

In this case, that finding cannot be reasonably made.

The proposed second-story addition will introduce a direct and elevated line of sight into my master bedroom and bathroom. These are inherently private interior spaces. The addition fundamentally alters the existing privacy conditions by enabling clear overlooking into areas that were previously shielded. This constitutes a substantial and unreasonable interference with my ability to use and enjoy my home.

Privacy intrusion of this nature is widely recognized as a significant adverse impact in residential design review, especially in neighborhoods with close lot spacing such as ours.

2. Non-Compliance with Residential Design Guidelines (2014)

The City of Santa Clara Single-Family & Duplex Residential Design Guidelines (2014) emphasize compatibility with surrounding development and the protection of neighbor privacy. Specifically, the guidelines encourage:

- Minimizing direct views into neighboring homes
- Careful placement and orientation of second-story windows
- Design solutions that reduce overlooking and preserve privacy

The current proposal does not meet these principles. The placement and elevation of second-story windows create direct visual access into private living areas of my home, without adequate mitigation measures such as window relocation, offsetting, screening, or obscured glazing.

3. Incompatibility with Neighborhood Character

The subject neighborhood is an older, established residential area characterized by modest-scale homes and relatively low building profiles. The proposed second-story expansion increases building mass and height in a manner that disrupts the established spatial relationships between homes.

More importantly, the introduction of second-story viewing angles into adjacent yards and interiors is inconsistent with the historic pattern of privacy and separation that defines the neighborhood's character. This undermines the City's finding that the project is "in keeping with the character of the neighborhood" and "not detrimental to harmonious development."

4. Adverse Impact on Residential Livability

The loss of privacy into bedrooms and bathrooms is not a minor inconvenience—it is a fundamental degradation of residential livability. The ability to occupy one's home without exposure to direct observation from neighboring structures is a basic and reasonable expectation.

The project, as currently designed, imposes a disproportionate burden on adjacent property owners while providing benefit only to the applicant.

5. Requested Action / Remedies

For the reasons stated above, I respectfully request that the City:

Primary Request:

- Deny the proposed second-story addition as currently designed.

Alternatively, if approval is considered:

Require substantial design modifications to fully mitigate privacy impacts, including but not limited to:

- Elimination or relocation of second-story windows facing adjacent properties
- Use of obscured/frosted glass for all windows with direct line-of-sight into neighboring homes
- Increased setbacks or step-backs for the second-story portion
- Installation of permanent architectural screening elements to block direct views

Without such modifications, the required findings under SCCC cannot be legitimately supported by the evidence.

Conclusion

Approval of this project in its current form would set a concerning precedent that diminishes residential privacy protections in established neighborhoods. I respectfully urge the City to prioritize the rights and livability of existing residents and deny or significantly modify this proposal.

Thank you for your time and careful consideration.

Sincerely,

Daniel Huang
2911 Mauricia Ave
Santa Clara, CA 95051

4/5/2026

To: City of Santa Clara Council

Project: 2892 Mesquite Dr, File No. PLN26-00094

Subject: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

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Without such modifications, the required findings under SCCC cannot be legitimately supported by the evidence.

Conclusion

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Thank you for your time and careful consideration.

Sincerely,

Daniel Huang
2911 Mauricia Ave
Santa Clara, CA 95051

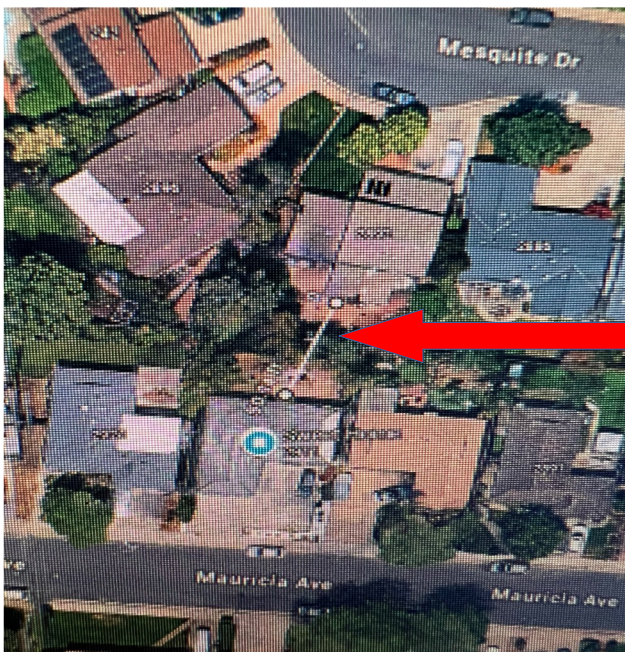
Additional Privacy Impact Statement:

As the immediately adjacent rear neighbor, my home is directly exposed to the proposed second-story addition. The rear-facing second-floor windows will have a clear and elevated line of sight into my most private living spaces, including my master bedroom, bathroom, kitchen, and backyard.

There is currently no existing vegetation or screening on the subject property to mitigate these impacts. As a result, the proposed design creates a fully unobstructed viewing corridor into my home and yard.

This situation effectively forces me to take defensive measures, such as planting additional trees or installing barriers, to restore a level of privacy that currently exists. The burden of mitigating these impacts should not be placed on neighboring property owners.

The extent of this direct rear-facing exposure constitutes a severe and unreasonable invasion of privacy and clearly interferes with the use and enjoyment of my property.



- **Measure Total distance: 50.14 ft between two properties**

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

Sent: Tuesday, April 7, 2026 8:26 AM

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

Cc: Daniel Huang <huangd@gmail.com>; ssa9711@gmail.com; Afshan Hamid <AHamid@SantaClaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>; Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>

Subject: RE: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

PMM
CC Meeting 4/7/26
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Good Morning Hyong Kim,

This is to confirm your email has been received in the Planning Division and will also be forwarded to City Council for their information. Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II

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O : 408.615.2450 Direct : 408.615.2474

From: 김형균 - Hyong Kim <hyongk@gmail.com>
Sent: Monday, April 6, 2026 10:18 PM
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Subject: Re: Formal Opposition to Second-Story Addition at 2892 Mesquite Drive (Project No. PLN26-00094)

Dear Council Members,

My name is Hyong Kim, one of the affected neighbors at 2921 Mauricia Ave.

First of all, I agree with everything Daniel stated, especially the proposed second floor. As I have stated from the very first hearing, the second floor not only affects Daniel's property but our house as well. It directly looks down to our master bedroom glass patio door as shown in the picture titled "before.jpg". This picture is taken from inside my master bedroom through the patio door. The red circled area is the proposed second floor location.



During the first hearing, I had brought up the location of the second floor extension being problematic because it looks directly down to our master bedroom. At the time, the answer from the applicant side was that they planned to build a 6-foot tall fence, which will completely resolve the issue. Now, please take a look at the next picture, "after.jpg", which I took over the

past weekend, which shows how it is now after they finished the fence.



It basically looks the same, and I think you may wonder where the new fence is. It is built behind the existing fence where I highlighted with the blue line. The direct line of sight issue is not at all taken care of by the new fence.

Speaking of the new fence, it was worked in early morning on the very first "Sunday" following the public meeting while violating the conditions of approval. I called the police, and the construction was stopped soon after, but it shows how inconsiderate the applicant is to the neighbors. In our previous comments, we all mentioned how this neighbor had been the major source of noise in our neighborhood and didn't care and ignored neighbors' attempts for resolution through the conversation. With this size of construction, I am afraid how many times they will violate the construction time window during the construction as well as the noise after the construction, which can be easily anticipated by increased occupants after such a big expansion into an already inconsiderate, noisy household.

Thank you for reading through my comments and re-considering the prior approval for 2892 Mesquite Drive.

Regards,

Hyong

2026년 4월 6일 (월) 오후 2:37, Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>님이 작성:

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

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Project: 2892 Mesquite Dr, File No. PLN26-00094

Subject: Formal Opposition to Second-Story Addition at [2892 Mesquite Drive](#) (Project No. PLN26-00094)

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