

From: Elizabeth Elliott
Sent: Wednesday, December 1, 2021 12:12 PM
To: [REDACTED]; Planning Public Comment
Cc: Gloria Sciara; Reena Brilliot; Jeff Schwilk
Subject: DRH FW: 12/1/2021 - 1922 Main Street
Attachments: PXL_20211201_173155510.jpg; PXL_20211201_173126465.jpg; PXL_20211201_173142317.jpg; PXL_20211201_173122636.jpg

Good Afternoon,
Your email has been received in the Planning Division and the appropriate staff has been included on this email for their review of your comments. Should you wish to participate in today's meeting please view the [meeting agenda](#) for participation details.

Thank you,

ELIZABETH ELLIOTT

Planning Division | Community Development Department
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: Jason Chan [REDACTED]
Sent: Wednesday, December 1, 2021 11:38 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: 12/1/2021 - 1922 Main Street

Hi Planning Review board,

I'm Jason, I own and live on Main St in the neighborhood and received a notice of this public meeting.

I have a few objections about the proposed changes for 1922 Main Street. Primarily because the current owner has demonstrated little to no interest in improving the neighborhood.

Initially, hearing that someone is looking to demolish the home to build a new home may be trying to improve the neighborhood. It is my opinion that Mr Daljit Kuar doesn't care about the look of the neighborhood, and his request to build a large home is primarily for financial gain. This is clear by the fact that in the year and a half that the home has been owned, it has been left unkept. The lawn was mowed a single time in the last 18 months. Attached are pictures of the current state plus a timestamp.

I believe that it would be appropriate for Mr. Daljit to follow the look and feel of the neighborhood and be limited to a single story construction that is similar to the building being demolished as well as the surrounding neighborhood. It is

my personal belief that the strategy to build a two story home will negatively impact the value of the neighborhood and surrounding properties from the immediate loss of privacy, natural sunlight and disruptive look of the new construction.

I have also briefly reviewed the plan, and the dimensions given do not appear to be correct, the width of the ADU is 30', the proposed pitch of the roof is 4/12, which means that the height of the roof is nearly 5'. By the estimation of a 8' ceiling and a 18" foundation, the ADU's height would be near 15'. However, because the legal limitations of 14 feet-0inches allowed, they have produced numbers that seem plausible but still not allowed at 14'2". This is possibly one of the easiest dimensional mistakes that were caught.

Another easily spotted mistake was the front yard coverage for landscaping, the yard coverage that is proposed was hand drawn, and miscalculated to appear as if the allowable area for landscaping is met, but on page 1 of the building plan, you can add up the width of the yard to be 48', while the site plan states a 50' width.

There are others that I also disagree with, but I hope that the city does not approve the conversion of this building to a 2 story unit.

--

-Jason Chan









