

**From:** [Steve Xu](#)  
**To:** [Tiffany Vien](#)  
**Subject:** Re: 3885 Baldwin Drive Proposal Feedback  
**Date:** Sunday, October 17, 2021 8:33:05 PM  
**Attachments:** [image001.png](#)

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Thanks Tiffany!

We live at 3875 Baldwin Drive, which is next to the 3885 residence. After carefully reviewing the proposed 3885 development plan, we have several concerns.

First and the foremost is the blocking of the sunlight. We have a bedroom window facing west, the direction of 3885. This bedroom window receives sunlight throughout the afternoon. Most of the sunlight comes in through the late afternoon, when the sun is lower. The proposed second floor will clearly block the sunlight for at least a couple of hours a day, if not completely, particularly in the late afternoon when the room receives most of the sunlight. We prefer the second floor addition to be reduced to not affecting our sunlight exposure. If not possible, we request additional setbacks from both the front and right side of the plan to minimize impact to our bedroom. In addition, the proposed second floor will increase the shade in our backyard in the afternoon, which affects our plants. Increasing the setback will also help reduce the unwanted shade.

Second is privacy. The four second floor windows on the back directly look into our backyard. I believe a minimum of 5 feet above the floor is necessary to protect our privacy. At 5 feet, a person has to be relatively close to the window to see our backyard. Lower than 5 feet will make it easy to look into our backyard from the middle of the room, which is not acceptable. On the right side, two second floor windows can look into one of our bedroom windows. These two windows need to be removed. At the minimum we request that they are converted to fixed windows with frosted glass that cannot be opened.

Third is integration into the community. Under the proposal, 3885 Baldwin Drive will turn into a mansion with 4,147 square feet, 8 rooms, and 4.5 bathrooms. The enormous size of the house dwarfs the 1,508 median house size on Baldwin Drive. It is an outlandish mismatch with the surrounding community.

Fourth is the future traffic and street parking. The proposed 7+1 rooms development plan goes way beyond what a single family typically needs. If the 8 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

Last but not the least, the excessive number of rooms caused grave concerns among our neighbors for future potential conversion into Airbnb short term rentals. The gunshots heard during a March 29th, 2021 arrest of an Airbnb renter at 371 Lowell Dr., a rental that had 9 rooms, still resonate in the minds of our community. Another Airbnb rental at 431 Lowell Dr. hosted loud overnight parties, and a neighbor's expensive bike was stolen during the same night. The high turnover and number of renters wreak havoc on the safe and quiet Westwood Oaks community. A 4,147 square feet, 8 room, 4.5 bathroom Airbnb rental down the road should not be permitted at the planning stage.

This is the list of our current concerns. We would like to see a reduction in the size of the second floor and the number of rooms. We also request adjustment to the windows on the back and the right side.

Thank you for your consideration!

BTW, could you please give us information about the public hearing and how to provide feedback in the public comment period?

Best,  
Steve

On Wednesday, October 13, 2021, 01:18:43 PM PDT, Tiffany Vien <tvien@santaclaraca.gov> wrote:

Hi Steve,

Thank you for your comments. I will bring up your concerns at the Development Review Hearing. Please note that this project will be up for public hearing. You may also address your concerns during the public comment period.

Thanks,

**Tiffany Vien** | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450



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**From:** [REDACTED]  
**Sent:** Saturday, October 09, 2021 9:32 PM  
**To:** Tiffany Vien <TVien@SantaClaraCA.gov>  
**Subject:** Re: 3885 Baldwin Drive Proposal Feedback

Hi Tiffany,

Thanks for sending me the plan! I have looked at the rear and right-side elevation. The rear side second floor has 4 windows and two are pretty large. They directly look into our backyard. Is it possible to adjust the windows to be 5 feet above the floor? I remember when we proposed development plan 9 years ago, that was the requirement. The right-side second floor has two windows, they directly look into one of our bedroom window. Is it possible to have them removed? At the very minimum, I hope they could be fixed (cannot be opened) and use frosted glass?

Please let me know if this is possible.

Thanks,

Steve

On Friday, October 8, 2021, 10:20:50 AM PDT, Tiffany Vien <[tvien@santaclaraca.gov](mailto:tvien@santaclaraca.gov)> wrote:

Hello Steve,

I have attached their proposed development plans. Please let me know if you have any questions or comments!

Thank you,

**Tiffany Vien** | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450



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**From:** Steve Xu [REDACTED]  
**Sent:** Wednesday, October 06, 2021 9:08 PM  
**To:** Tiffany Vien <[TVien@SantaClaraCA.gov](mailto:TVien@SantaClaraCA.gov)>  
**Subject:** 3885 Baldwin Drive Proposal Feedback

Dear Tiffany,

I am a neighbor of David and Penny Hall. I saw a new development proposal at 3885 Baldwin drive. The proposal only shows the front and left-side of the elevation graph. Is it possible to send me the back and left-side of the elevation graph as well? I would like to make sure that there is no second floor window directly facing our backyard. This is to protect our privacy.

Thanks,

Steve