

PMM
DRH 4/09/25
RTC 25-289
Item 1

From: [REDACTED]
To: [Sheldon Ah Sing](#)
Cc: [REDACTED] [John Davidson](#)
Subject: 2333 Calle Del Mundo - Placemakr Minor Use Permit - Request for Hearing Continuance
Date: Tuesday, April 8, 2025 11:37:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Hi Sheldon, Placemakr would like to request that the development review hearing scheduled for tomorrow afternoon on our Minor Use Permit be delayed until the next available development review hearing date, which we understand is scheduled for May 14th.

Please let us know if there is anything additional you need from us to effectuate this continuance.

Thank you.

Mike



Michael Goodwin

General Counsel

✉ [REDACTED]
📠 [REDACTED]
📍 Located in Washington, DC
placemakr.com

From: Manager <Manager@santaclaraca.gov>

Sent: Monday, April 7, 2025 11:15 AM

To: Afshan Hamid <AHamid@SantaClaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>

Cc: Elizabeth Elliott <EElliott@santaclaraca.gov>; Jovan Grogan <JGrogan@Santaclaraca.gov>

Subject: FW: Formal Opposition to Minor Use Permit for Placemakr at 2333 Calle Del Mundo (File 25-289)

Hello,

Forwarding the email below received in manager@. I will acknowledge receipt and inform the sender their message was forwarded to the appropriate parties.

Best regards,

Julie Minot, SPHR | Acting Executive Assistant to the City Manager

City of Santa Clara

1500 Warburton Avenue, Santa Clara, CA 95050

Tel: 408-615-2125 | www.santaclaraca.gov



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

From: Omar A. [REDACTED]

Sent: Monday, April 7, 2025 8:47 AM

To: Manager <Manager@santaclaraca.gov>

Subject: Fwd: Formal Opposition to Minor Use Permit for Placemakr at 2333 Calle Del Mundo (File 25-289)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Jovan,

I am writing as a current resident of **2333 Calle Del Mundo, Santa Clara, CA** to formally **oppose Minor Use Permit for Placemakr's short-term rental operations** at this property. This is File # 25-289 on the City's Agenda for Development Review Hearing scheduled for April 09, 2025.

This opposition is based on serious **public safety concerns, misrepresentation, and a clear failure by the property management and Placemakr to operate responsibly** within a residential community. I urge the city to deny this permit based on the following documented issues:

On **March 7, 2025**, a violent **attempted murder** occurred inside the building. According to **Santa Clara Police Report #2503070154**:

- A man named [REDACTED] assaulted and strangled a female victim, leaving her unconscious with visible injuries to her **face, neck, arms, legs, and back**.
- The suspect stole her phone and wallet, fled the scene, and was later **arrested at the same address on March 9**.
- The exact unit or details have not been publicly confirmed or communicated by building management. Unsure if it happened in one of Placemakr's rented units.

Placemakr's units are listed on **Expedia, Booking.com, and other public platforms**, allowing **general public access** to a residential building under the label of "corporate housing."

- Reviews confirm many stays are **less than 30 days**.
- It's unclear the exact procedure by which Guests are **vett ed or background checked**.
- The leasing office made **no mention or disclosure** regarding the short-term rentals at the time of lease signing or even during building touring.

This building has become a **de facto hotel**, with transient foot traffic and limited oversight. Meanwhile, residents were **intentionally kept in the dark**.

- Management has not provided any communication following the arrest.
- Residents have had to rely on police reports and speculation for information.
- In my personal opinion, the extent of Placemakr's operations appears to exceed reasonable or safe residential use.

I respectfully request that the **City of Santa Clara deny Minor Use Permit (File # 25-289)** for Placemakr and initiate a review of:

- The safety and legality of their operating model within residential buildings;
- The lack of resident notification about zoning changes and short-term rental activity;
- The broader implications of mixing commercial lodging with long-term tenancy in multi-family housing zones.

This is not simply a land-use question — it is a question of safety, transparency, and accountability. I urge you to consider the very real impact this operation is having on the people who live here.

Sincerely,
Omar M. Afifi

[REDACTED]

From: Zhifei Xie [REDACTED]
Sent: Sunday, April 6, 2025 11:38 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Public Comment Opposing PLN24-00645 – 2333 Calle del Mundo

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am writing to express my **strongest possible opposition** to the proposed Minor Use Permit (**PLN24-00645**) for the short-term rental of up to 121 units at **2333 Calle del Mundo, Santa Clara, CA by Placemakr** (which is the agency that runs this program) for a period of two years, which the public hearing will be hold on **Wednesday, April 09, 2025**.

As a tenant that signed a long term lease with the apartment, I believe this proposal could significantly and negatively impact our neighborhood and the community for the following reasons:

1. **Lack of Disclosure to Tenants:** At the time of signing my lease, I was never informed that this property would be used for short-term rentals. Tenants have a right to know about major uses of the property that could directly impact our living experience.

2. **No Separation Between Units:** There is no physical or operational separation between short-term rental units and those occupied by long-term tenants. In fact, **all community doors can be unlocked using a single Latch passcode**. Once this code is shared with guests of short-term units, they have **unrestricted access** to all common areas in the building—both during their stay and potentially even after they’ve checked out. This creates serious security vulnerabilities for full-time residents.
3. **Shared Garage Access Raises Security Issues:** Short-term guests would have access to the gated, secure garage used by residents. This could lead to unauthorized occupation of assigned parking spots and increases the risk of property crime or trespassing.

Additionally, we have already experienced a **serious security incident** during the time Placemakr has been operating under a temporary permit. As documented in *police_report.pdf* and *police_record.png*, **a man committed an assault on March 7 and was later arrested on March 9 inside unit #400 of the building. This unit is operated by Placemakr**, as confirmed by the unique Wi-Fi network name—“PlacemakrCA_...”—visible in *IMG_0674.png*, which matches the naming pattern used for Placemakr-managed units. Furthermore, we located the individual’s review on Expedia.com (*Screenshot_2025-04-06_at_4.00.10_PM.png*), strongly suggesting that he accessed the property through a short-term booking. This incident underscores the **very real safety risks** posed by allowing transient, unscreened guests into a residential community with shared access and no separation from long-term residents.

Given the serious safety, security, and community concerns and the real case outlined above, I urge the City of Santa Clara to deny this Minor Use Permit and take further action to stop Placemakr from operating short-term rentals at 2333 Calle del Mundo. Additionally, for tenants who no longer feel safe living under these conditions, I respectfully request that the City explore solutions that would allow residents to terminate their leases and relocate without penalty fee (many of us tenants received promotional credits at move-in, these credits shall not be returned as well). Thank you for your attention to this matter and for your continued commitment to protecting the safety and well-being of Santa Clara residents.

Best,

Zhifei

[Settings](#)

Wi-Fi

[Edit](#)

House of Taco



Le Network



Le Personnel



PlacemakrCA_400



PlacemakrCA_401



PlacemakrCA_402



PlacemakrCA_403



PlacemakrCA_404



PlacemakrCA_700



PlacemakrCA_701



STEPAN



Svfudousan



TMOBILE-E3C1



woaiGoogle



woaiGoogle_Guest



XFSETUP-07F7



XFSETUP-19C8



XFSETUP-1F72



NAME	DOB	AGE	SEX	RACE	CITY	STATE
		41	Male	Black	FRESNO	CA

ARREST DATE	LOCATION
3/9/2025 2:42:00PM	2333 CALLE DEL MUNDO

CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	664/187(A)	PC 664/187(A) ATTEMPTED MURDER F - 13A Aggravated Assault Turned Over
2503070154	Warrant	273.5(A)	PC 273.5(A) INFLICT CORPORAL INJURY ON SPOUSE/COHABITANT/DATNG RELATNSHP F - 13A Turned Over
2503070154	Warrant	245(A)(4)	PC 245(A)(4) ADW WITH FORCE:POSSIBLE GBI F - 13A Aggravated Assault Turned Over

This report is a summary arrest log only. To obtain additional information please contact the Santa Clara Police Department Records Unit at 408-615-4700 or complete the request form on the report release portal: www.scpd.nextrequest.com.



SANTA CLARA POLICE DEPARTMENT ARREST LOG



Start Date: 3/1/2025

End Date: 3/31/2025

CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	422(A)	PC 422(A) THREATEN CRIME WITH INTENT TO TERRORIZE F - 13C Intimidation Turned Over
2503070154	Warrant	207(A)	PC 207(A) KIDNAPPING F - 100 Kidnapping/Abduction Turned Over
2503070154	Warrant	236	PC 236 FALSE IMPRISONMENT F - 100 Kidnapping/Abduction Turned Over
2503070154	Warrant	166(A)(4)	PC 166(A)(4) CONTEMPT OF COURT:DISOBEY COURT ORDER/ETC M - 90Z All Other Offenses Turned Over

10/10 Excellent


Business traveler, Traveled with partner

Mar 5, 2025

😊 Liked: Cleanliness, amenities, property conditions & facilities

The place was amazing. Super friendly staff, breathe taking structure and scenery, I can't say enough about it

Stayed 2 nights in Mar 2025



0



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

Police Department

April 6, 2025

[REDACTED]

Dear Requestor:

The Santa Clara Police Department is in receipt of your request for information. This letter is being provided and the information provided is accordance with Section 7923.615 of the California Government Code.

Santa Clara PD Case #: 2503070154
Date/Time of Occurrence: 03/07/2025 at 1949 hours
Date/Time of Report: 03/07/2025 at 1949 hours
Type of Call: Attempted Murder
Location: 2333 Calle Del Mundo #400, Santa Clara, CA
Involved Parties: Suspect: [REDACTED]
Victim: Confidential per PC 293

Circumstances: On 03/07/2025 at 1949 hours, officers responded to the above address regarding an assault. The suspect took the victim's phone and wallet. The suspect beat the victim severely. The suspect strangled the victim until she lost consciousness. The suspect fled the scene before police arrival. On 03/09/2025 at 1442 hours, officers located the suspect at the above address. The suspect was arrested and booked into the Santa Clara County Jail.

Injuries: Victim: visible injuries to face, neck, back, arms, and legs.
Redness/petechiae to the eyes.
Property: None.
Weapons: None.

If you have any questions about the information in this letter, please contact the Santa Clara Police Department Records Unit.

CORY MORGAN
CHIEF OF POLICE



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

Police Department

Sincerely,

Jennifer Cullen

Jennifer Cullen
Police Records Supervisor



From: George W [REDACTED]

Sent: Monday, April 7, 2025 8:00 AM

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

Subject: Public Comment - Development Review Hearing PLN24-00645 (The Lafayette Apartments / Placemakr Short-Term Rentals)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division Staff and Hearing Body Members,

I wish to bring to your attention several critical facts and concerns regarding the large-scale STR operation conducted by Placemakr, reportedly encompassing **121 units** (approximately one-third of the building). Crucially, the existence and scale of this commercial STR operation were **not disclosed** to me or other long-term residents in our lease agreements or during the leasing process. We entered into leases believing The Lafayette was a standard residential apartment community.

The presence of this large, undisclosed STR operation has negatively impacted the living environment for permanent residents. We have experienced noise disturbances consistent with transient occupancy. Far more alarming, however, is a specific, severe safety incident directly linked to this operation.

On **March 9, 2025**, Santa Clara Police Department responded to an incident **inside The Lafayette building**, resulting in the arrest of an individual occupying one of the Placemakr

short-term rental units. Public records confirm this individual faces multiple serious felony charges, including **Attempted Murder, Kidnapping, and False Imprisonment**. The arrest log can be found at <https://www.santaclaraca.gov/home/showpublisheddocument/79345/638791007962100000>. Furthermore, we have obtained the police report regarding this incident. The report confirms that these alleged violent crimes were committed *at a specific unit within our building*. This demonstrates unequivocally that the safety and security of long-term residents have been severely compromised by this operation.

This deeply disturbing incident raises grave concerns about the adequacy, or potential absence, of background checks and vetting procedures for STR occupants who are given access to our building and live alongside permanent residents, including families. Despite this arrest, the STR operations continue, posing what we perceive as an ongoing and unacceptable safety risk.

Beyond the direct impacts, the actions surrounding this STR operation raise potential legal and regulatory compliance issues that should be considered during this review. The failure to disclose such a large-scale commercial operation within a residential building may constitute a breach of lease agreements or misrepresentation under California tenant law. Furthermore, the documented noise disturbances and the severe safety incident raise significant concerns regarding potential breaches of the implied covenant of quiet enjoyment owed to long-term residents. The incident on March 9th also brings into question potential negligence and premises liability concerning the safety duties owed to residents when allowing unvetted transient occupants extensive access. The very nature of this hearing suggests potential non-compliance with local ordinances governing short-term rentals, which we urge you to scrutinize closely.

The lack of transparency from building management, combined with the documented safety failure and severe incident involving alleged violent felonies committed by a short-term rental guest, demonstrates that this operation poses an unacceptable and ongoing risk to residents. Therefore, based on the critical safety concerns, the apparent lack of adequate guest vetting, the negative impacts on residents' quiet enjoyment, the potential legal and regulatory compliance issues, and the failure to disclose this operation initially, **we strongly urge the Planning Division and Hearing Body to deny the Minor Use Permit associated with File Number PLN24-00645 entirely and prohibit the continuation of the Placemakr short-term rental operation at The Lafayette Apartments**. Prioritizing the safety and well-being of the established long-term residents necessitates this action.

Thank you for your time and consideration of these critical resident concerns.

Sincerely,



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

Police Department

April 6, 2025

[REDACTED]

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Victim: Confidential per PC 293

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Injuries: Victim: visible injuries to face, neck, back, arms, and legs.
Redness/petechiae to the eyes.
Property: None.
Weapons: None.

If you have any questions about the information in this letter, please contact the Santa Clara Police Department Records Unit.

CORY MORGAN
CHIEF OF POLICE



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

Police Department

Sincerely,

Jennifer Cullen

Jennifer Cullen
Police Records Supervisor



NAME	DOB	AGE	SEX	RACE	CITY	STATE
		41	Male	Black	FRESNO	CA
ARREST DATE	LOCATION					
3/9/2025 2:42:00PM	2333 CALLE DEL MUNDO					
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CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL			
2503070154	Warrant	273.5(A)	PC 273.5(A) INFLICT CORPORAL INJURY ON SPOUSE/COHABITANT/DATNG RELATNSHP F - 13A Turned Over			
CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL			
2503070154	Warrant	245(A)(4)	PC 245(A)(4) ADW WITH FORCE:POSSIBLE GBI F - 13A Aggravated Assault Turned Over			

This report is a summary arrest log only. To obtain additional information please contact the Santa Clara Police Department Records Unit at 408-615-4700 or complete the request form on the report release portal: www.scpd.nextrequest.com.

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SANTA CLARA POLICE DEPARTMENT

ARREST LOG



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CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	207(A)	PC 207(A) KIDNAPPING F - 100 Kidnapping/Abduction Turned Over
CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	236	PC 236 FALSE IMPRISONMENT F - 100 Kidnapping/Abduction Turned Over
CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	166(A)(4)	PC 166(A)(4) CONTEMPT OF COURT:DISOBEY COURT ORDER/ETC M - 90Z All Other Offenses Turned Over



Dear Residents,

We wanted to provide an update regarding the **police** presence at our community. Our team actively cooperated with law enforcement to minimize any disruption to residents. We understand that their presence may have caused concern and appreciate your patience during this time.

An incident occurred on March 9, 2025, around 3:20 PM, and the **police** were onsite. As this was an ongoing investigation, we were unable to share further details at the time. There is no ongoing activity that requires resident concern, and daily operations at the community continue as usual.

We truly appreciate your understanding as we worked with the Santa Clara **Police** Department. If you have any questions regarding this investigation, please contact the **police** at (408) 615-5580.

Of course, our team remains available to assist with any other concerns. Please feel free to reach out to us at (408) 715-1657.

Sincerely,

Kristie Lober

General Manager

See all properties



Overview About Prices

Entire apartment

Placemakr Sa

★★★★

✓ Fully refundable ✓ Rese

9.6 Exceptional

See all 17 reviews >

About this property

Apartment with 2 outdoor swimm

Washer

Pool

Air conditioning

See all about this property >

Guest reviews

We really love this place. Peaceful Very nice attitude at guest service Very very very nice view I'll give 10
☆☆☆☆☆☆☆☆
Stayed 1 night in Apr 2025
0

10/10 Excellent

Eder
Traveled with family
Mar 28, 2025
Liked: Cleanliness, amenities, property conditions & facilities
Really nice place close to the Santa Clara convention center and the Levi's Stadium
Stayed 3 nights in Mar 2025
0

10/10 Excellent

Business traveler, Traveled with partner
Mar 5, 2025
Liked: Cleanliness, amenities, property conditions & facilities
The place was amazing. Super friendly staff, breathe taking structure and scenery, I can't say enough about it
Stayed 2 nights in Mar 2025
0

10/10 Excellent

Zeus
Traveled with family
Mar 10, 2025
Liked: Cleanliness, amenities, property conditions & facilities
Excellent property conditions
Stayed 2 nights in Mar 2025
0

From: Yannik [REDACTED]
Sent: Monday, April 7, 2025 1:24 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: John Davidson <JDavidson@SantaClaraCA.gov>
Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am writing to strongly oppose the proposed **Placemakr Minor Use Permit (PLN24-00645)** for 2333 Calle del Mundo. As a long-term lease resident in the building, I was never informed by the leasing office that short-term rentals would be allowed, nor was this project disclosed when I signed my lease. This lack of transparency is deeply concerning, and I believe it is unfair to residents who committed to a long-term stay under the assumption that this was a **residential community, not a hotel.**

In addition to this issue, I have the following concerns about the project:

1. **Operation as a Hotel & Safety Concerns**

Placemakr operates as a hotel, with listings on multiple hotel booking websites. Unlike long-term tenants, short-term guests undergo **no background checks or screening**,

posing a safety risk to residents.

2. **Parking Shortages**

The building already has **insufficient parking**, and adding short-term guests will further exacerbate the problem, making it even harder for residents to find parking.

3. **Noise and Overcrowding During Levi's Stadium Events**

Due to our proximity to Levi's Stadium, visitors attending events will likely book stays at Placemakr, leading to **overcrowding, excessive noise, and disturbances** for long-term residents.

4. **Package Theft Risk**

There are **no security measures in place** to prevent short-term guests from stealing resident packages, increasing the risk of lost or stolen deliveries.

5. **Disruptive Cleaning Services**

The frequent **noise from room cleaning services** is highly disruptive and can be heard in neighboring units, significantly affecting residents' quality of life.

For these reasons, I strongly urge the City to **deny the Minor Use Permit** and protect the rights of long-term residents who signed leases under the expectation of a stable, residential living environment.

Thank you for your time and consideration. And I will attach some evidences for your reference.

Sincerely,

Yuning Huang

2333 Calle Del Mundo, Apt 607, Santa Clara, CA 95054







From: Oliver : [REDACTED]
Sent: Sunday, April 6, 2025, 10:59 PM
To: Planning Public Comment <PlanningPublicComment@santacruz.ca.gov>; Sheldon Ah Sing <sahsing@santacruz.ca.gov>; Elizabeth Elliott <EElliott@santacruz.ca.gov>
Cc: John Davidson <JDavidson@SantaCruzCA.gov>
Subject: RE: Opposition to Minor Use Permit at 2333 Calle del Mundo (PLN24-00645)

Dear Council Members,

I'm writing to follow up on my previous message regarding the Minor Use Permit (PLN24-00645).

Since then, I gathered more evidence and resident feedback that reinforces just how damaging this proposal would be for our community's safety and well-being.

1. Serious Safety Incidents Already Linked to Placemakr:

- A murder suspect was recently arrested in our apartment after allegedly staying in a Placemakr-operated unit. Also see the attached police report.

10/10 Excellent



Business traveler, Traveled with partner
Mar 5, 2025

😊 Liked: Cleanliness, amenities, property conditions & facilities

The place was amazing. Super friendly staff, breathe taking structure and scenery, I can't say enough about it

Stayed 2 nights in Mar 2025



0

NAME	DOR	AGE	SEX	RACE	CITY	STATE
		41	Male	Black	FRESNO	CA
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SANTA CLARA POLICE DEPARTMENT ARREST LOG



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CASE NUMBER	ARREST TYPE	CHARGE	DESCRIPTION / LEVEL
2503070154	Warrant	166(A)(4)	PC 166(A)(4) CONTEMPT OF COURT:DISOBEY COURT ORDER/VETC M - 902 All Other Offenses Turned Over

- Just last month, a shooting occurred at another Placemakr location in Ballston, VA. The suspect, also a guest in a Placemakr unit, had an illegally modified handgun ([source](#)).
2. Survey Results From Our Residents (n = 17):

These are not hypothetical worries — they reflect real, ongoing disruptions that harm our daily lives.

- 100% have **safety concerns** related to hotel-like short-term rentals, especially unauthorized access to the **garage** and common areas
- 88% fear **increased package theft, excessive noise, and a loss of community feel**
- 82% have **already experienced loud Placemakr cleaning operations and witnessed police presence** inside the building

3. Parking Impacts Are Spilling into the Surrounding Neighborhood:

Due to limited garage access, the apartment encourages short-term guests to use street parking, creating congestion and frustration for nearby residents and local businesses. This is already creating

Please remember that **guest parking is not permitted in the garage**. While we understand how convenient it would be, **any guest vehicles found parked inside the garage will be towed at the owner's expense**. Guests are welcome to use available street parking on Calle Del Mundo, following posted signage and local city regulations.

conflict and resentment beyond our complex.

We urge the City to consider the real, repeated, and deeply felt consequences of allowing large-scale short-term rentals in a residential setting. Placemakr's track record — both locally and nationally — shows that the risks are simply too high.

Please reject this permit to protect the safety, stability, and integrity of our community.

Thank you for your attention and leadership.

Best,
Oliver

On Mar 31, 2025 at 12:00 PM -0700, Elizabeth Elliott <EElliott@santacruzca.gov>, wrote:

Good Afternoon,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate staff for their information.
Your comments will be a part of the public record on this item, which is scheduled to be heard at the April 9, 2025 Development Review Hearing.

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
<[image003.png](#)>

From: Oliver <[\[REDACTED\]](#)>
Sent: Saturday, March 29, 2025 11:04 PM
To: Planning Public Comment <PlanningPublicComment@santacruzca.gov>
Cc: John Davidson <JDavison@SantaClaraCA.gov>
Subject: Opposition to Minor Use Permit at 2333 Calle del Mundo (PLN24-00645)

Some people who received this message don't often get email from [\[REDACTED\]](#). [Learn why this is important.](#)

Dear Planning Division,

I am writing to express my opposition to the proposed Minor Use Permit (PLN24-00645) for 2333 Calle del Mundo, which would allow short-term rental of up to 121 units for a period of two years.

As a local resident, I have serious concerns about the potential negative impacts this proposal could have on our neighborhood. Our apartment complex is a gated community with strict access control through RFID systems, and introducing unscreened short-term renters raises several safety and quality-of-life issues:

1. Security risks: Short-term tenants will have access to all floors, the garage, and potentially even the package room. With packages placed on an unsecured rack, this could lead to significant financial losses from theft.

2. Parking problems: Although residents have assigned parking, I've already experienced unauthorized vehicles taking my spot. Increased short-term occupancy would worsen this issue.
3. Noise disturbance: Placemaker's cleanup operations often generate loud noise, sometimes early in the morning. This disrupts residents' daily lives and peace.
4. Safety history: Santa Clara apartments have already experienced incidents of mailroom and garage break-ins. Allowing a large influx of short-term visitors will further compromise our community's safety.
5. Scale of impact: 121 units is a huge portion of the total units in this building. Turning such a large number of apartments into short-term rentals fundamentally changes the character and intended use of the property, making it feel more like a hotel than a residential community.

I respectfully urge the Planning Division and the Development Review Officer to deny this application and prioritize long-term housing stability and neighborhood integrity.

Thank you for considering my input.

Best,
Oliver Zhang



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

Police Department

April 6, 2025

[REDACTED]

Dear Requestor:

The Santa Clara Police Department is in receipt of your request for information. This letter is being provided and the information provided is accordance with Section 7923.615 of the California Government Code.

Santa Clara PD Case #: 2503070154
Date/Time of Occurrence: 03/07/2025 at 1949 hours
Date/Time of Report: 03/07/2025 at 1949 hours
Type of Call: Attempted Murder
Location: 2333 Calle Del Mundo #400, Santa Clara, CA
Involved Parties: Suspect: [REDACTED]
Victim: Confidential per PC 293

Circumstances: On 03/07/2025 at 1949 hours, officers responded to the above address regarding an assault. The suspect took the victim's phone and wallet. The suspect beat the victim severely. The suspect strangled the victim until she lost consciousness. The suspect fled the scene before police arrival. On 03/09/2025 at 1442 hours, officers located the suspect at the above address. The suspect was arrested and booked into the Santa Clara County Jail.

Injuries: Victim: visible injuries to face, neck, back, arms, and legs.
Redness/petechiae to the eyes.
Property: None.
Weapons: None.

If you have any questions about the information in this letter, please contact the Santa Clara Police Department Records Unit.

CORY MORGAN
CHIEF OF POLICE



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

Police Department

Sincerely,

Jennifer Cullen

Jennifer Cullen
Police Records Supervisor



From: dwight kornek [REDACTED]

Sent: Monday, April 7, 2025 1:13 PM

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

Subject: Concerns Regarding Proposed Placemakr Minor Use Permit PLN24-00645 at 2333 Calle del Mundo

You don't often get email from [REDACTED] [Learn why this is important](#)

Subject: Concerns Regarding Proposed Placemakr Minor Use Permit PLN24-00645 at 2333 Calle del Mundo

Dear Santa Clara Planning Division,

I am expressing my **strong concerns and opposition** regarding the proposed **Placemakr Minor Use Permit PLN24-00645 at 2333 Calle del Mundo**.

As a resident of The Lafayette Apartments at 2333 Calle del Mundo since January 2025 (on an 18-month lease), I am deeply invested in the well-being and future of our community at The Lafayette.

I have a 4-year-old toddler, and I specifically chose to live at The Lafayette due to it seemingly to be a safe and secure residential building, a luxury apartment complex, and providing quality of life for me and my child. I was **NEVER** informed at any point of the tour or leasing process that I would be living in a hotel. If I had known this, it may have suede my decision to move into The Lafayette.

My primary objections to this project are as follows:

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-

- **Safety & Security:**

- One of my primary objectives when searching for an apartment for myself and my child was safety and security. I was impressed with the property and what seemed to be a safe building. It was a quiet building with friendly staff and residents, and it had multiple
- security access measures. Unfortunately, at the time of my tour in January, I was not informed that this would become a hotel. Allowing temporary/hotel guests to be here compromises the security of the building and makes the complex less safe for residents
- due to the constant flow of non-resident guest traffic in the building, the amenities, and the parking garage.

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- **Quality of Life:**

- Another reason I chose to live at The Lafayette was it was advertised as a luxury residential apartment building with luxury amenities. I thought the building and the amenities would be great for my son and me to spend some leisure time. Unfortunately, I was
- not informed that I would be sharing the amenities with hotel guests. This, of course, makes me concerned about using the amenities, knowing that the other guests could be unsafe hotel guests. I've already witnessed an occasion where hotel guests were using
- an amenity, being loud, screaming, and using the amenity for roughhousing and goofing off, which was of course, not the intended use. Hotel guests will not treat this luxury building with the same respect as permanent residents, thus lowering my quality of
- life and, to be honest, discouraging me from wanting to use any of the amenities that I am paying for in my luxury rent.

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- **Lack of Transparency:**

- The community has not been adequately consulted regarding this project and most importantly, prior to signing my lease, there was no mention to me that this would become a hotel. The transition to allow Placemkr to operate here was done quietly, and with no
- regard to the tenants who were already living here. Once Placemkr began it's operations, the Lafayette did not notify residents until they started to receive complaints. It is also not mentioned anywhere in my lease agreement.

-

I urge the Santa Clara Planning Division to listen to the residents of The Lafayette, who were not informed of this prior to signing long leases, to not approve Placemakr Minor Use Permit.

I request that my concerns be formally considered in the decision-making process. Please let me know if you have any additional questions.

Thank you for your time and consideration.

Sincerely,

Dwight Kornek

Resident at The Lafayette

2333 Calle del Mundo

Santa Clara, CA 95054

From: Omar A. [REDACTED]

Sent: Monday, April 7, 2025 7:48 AM

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

Cc: John Davidson <JDavidson@SantaClaraCA.gov>; Mayor and Council
<MAYORANDCOUNCIL@SantaClaraCA.gov>; Omar A. [REDACTED]

Subject: Formal Opposition to Minor Use Permit for Placemakr at 2333 Calle Del Mundo (File 25-289)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To the Santa Clara Planning Division,

I am writing as a current resident of **2333 Calle Del Mundo, Santa Clara, CA** to formally **oppose Minor Use Permit** for **Placemakr's short-term rental operations** at this property. This is File # 25-289 on the City's Agenda for Development Review Hearing scheduled for April 09, 2025.

This opposition is based on serious **public safety concerns, misrepresentation**, and a clear **failure by the property management and Placemakr to operate responsibly** within a residential community. I urge the city to deny this permit based on the following documented issues:

1. Violent Crime on Premises – March 2025

On **March 7, 2025**, a violent **attempted murder** occurred inside the building. According to **Santa Clara Police Report #2503070154**:

- A man named [REDACTED] assaulted and strangled a female victim, leaving her unconscious with visible injuries to her **face, neck, arms, legs, and back**.
- The suspect stole her phone and wallet, fled the scene, and was later **arrested at the same address on March 9**.

- The exact unit or details have not been publicly confirmed or communicated by building management. Unsure if it happened in one of Placemakr's rented units.
-

2. Lack of Screening and Public Access

Placemakr's units are listed on **Expedia, Booking.com, and other public platforms**, allowing **general public access** to a residential building under the label of "corporate housing."

- Reviews confirm many stays are **less than 30 days**.
 - It's unclear the exact procedure by which Guests are **vetted or background checked**.
 - The leasing office made **no mention or disclosure** regarding the short-term rentals at the time of lease signing or even during building touring.
-

3. Breach of Trust, Zoning, and Resident Safety

This building has become a **de facto hotel**, with transient foot traffic and limited oversight. Meanwhile, residents were **intentionally kept in the dark**.

- Management has not provided any communication following the arrest.
 - Residents have had to rely on police reports and speculation for information.
 - In my personal opinion, the extent of Placemakr's operations appears to exceed reasonable or safe residential use.
-

Request for Action

I respectfully request that the **City of Santa Clara deny Minor Use Permit (File # 25-289)** for Placemakr and initiate a review of:

- The safety and legality of their operating model within residential buildings;
- The lack of resident notification about zoning changes and short-term rental activity;
- The broader implications of mixing commercial lodging with long-term tenancy in multi-family housing zones.

This is not simply a land-use question — it is a question of safety, transparency, and accountability. I urge you to consider the very real impact this operation is having on the people who live here.

Sincerely,
Omar M. Afifi



From: 賈松昊 [REDACTED]

Sent: Monday, April 7, 2025 12:17 PM

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

Cc: John Davidson <JDavidson@SantaClaraCA.gov>

Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Honorable Members of the Santa Clara County Board,

I am writing to express my concerns and opposition to the recent actions taken by the management of The Lafayette Apartments, where I reside. Specifically, I am referring to the conversion of over 100 apartment units into short-term rentals through third-party platforms, Placemakr, without prior notification to residents.

As a resident of The Lafayette Apartments, living in unit 529, I strongly believe that this decision has compromised the safety and security of our community. The influx of short-term renters has led to an increase in suspicious activity, including the presence of individuals with questionable backgrounds. Unfortunately, this has resulted in law enforcement entering our premises to apprehend suspects, which is not only unsettling but also poses a risk to the well-being of long-term residents like myself.

I urge you to consider the potential consequences of allowing such practices to continue unchecked. The lack of transparency and accountability from the management has created an environment of uncertainty and fear among residents. It is essential that measures are taken to ensure that our community remains a safe and secure place to live.

I request that you take my concerns into consideration during the upcoming public hearing (25-289) and work towards implementing policies that protect the interests of long-term residents like myself. I believe it is crucial to establish clear guidelines and regulations governing short-term rentals in our county to prevent similar situations from arising in the future.

Thank you for your time and attention to this matter. I look forward to hearing about the steps you will take to address these concerns.

Sincerely,
Songhao Jia

From: ShuHao Ge [REDACTED]
Sent: Monday, April 7, 2025 12:11 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: John Davidson <JDavidson@SantaClaraCA.gov>
Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I strongly oppose the proposed Placemakr Minor Use Permit (PLN24-00645) at 2333 Calle del Mundo. As a long-term lease resident, I was never informed about plans for short-term rentals when signing my lease, and I chose this building specifically for its residential nature, not hotel-like operations.

My primary concerns include:

1. **Hotel Operations & Safety:** Placemakr functions as a hotel with no background checks or screening for short-term guests, creating significant safety risks for residents.
2. **Parking Shortages:** Current parking is already inadequate; short-term visitors will worsen parking availability for residents.
3. **Noise & Overcrowding:** Our proximity to Levi's Stadium means short-term guests attending events will increase noise, overcrowding, and disturbances.
4. **Package Theft:** Lack of security measures exposes resident deliveries to higher risks of theft by short-term visitors.
5. **Disruptive Cleaning Services:** Frequent cleaning noise disrupts daily life,

significantly affecting residents' quality of life.

For these reasons, I urge the City to deny this permit and preserve our building as a stable, residential community.

Thank you for your consideration.

Sincerely,

Daniel Ge - living at 2333 calle del mundo santa clara ca 95054 apt 205

[REDACTED]

From: CP Yeh [REDACTED]

Sent: Sunday, April 6, 2025 5:22 PM

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

Subject: Opposition to Placemakr Minor Use Permit at 2333 Calle del Mundo (PLN24-00645)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City of Santa Clara Planning Division,

I am writing as a resident of the apartment community located at 2333 Calle del Mundo to express my strong opposition to the proposed Placemakr Minor Use Permit (PLN24-00645), which seeks to allow short-term rentals for up to 121 units within our community.

As a long-term resident, I am deeply concerned about the significant safety and security risks that would arise from effectively converting our residential community into a short-term hotel. Allowing transient guests and unknown individuals to frequently move in and out of our living space could compromise the safety and well-being of current residents. Increased foot traffic from short-term visitors creates opportunities for vehicle break-ins, theft, and other criminal activity, which we've already seen happening in the area even without such a policy in place.

Our community was built and zoned for long-term residential use—not for commercial hotel operations. Introducing a revolving door of short-term guests will not only disrupt the sense of community but also diminish the quality of life for those of us who have chosen this location as our home.

For these reasons, I urge the City to reject the proposed Minor Use Permit for short-term rentals at 2333 Calle del Mundo.

Thank you for your attention to this matter.

Sincerely,

Chi-Pin Yeh (APT 550 resident)

From: chenge li [REDACTED]
Sent: Monday, April 7, 2025 8:26 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am writing to strongly oppose the proposed Placemakr Minor Use Permit (PLN24-00645) for 2333 Calle del Mundo. As a long-term lease resident in the building, I was never informed by the leasing office that short-term rentals would be allowed, nor was this project disclosed when I signed my lease. This lack of transparency is deeply concerning, and I believe it is unfair to residents who committed to a long-term stay under the assumption that this was a residential community, not a hotel.

In addition to this issue, I have the following concerns about the project:

1. Operation as a Hotel & Safety Concerns

Placemakr operates as a hotel, with listings on multiple hotel booking websites. Unlike long-term tenants, short-term guests undergo no background checks or screening, posing a safety risk to residents.

2. Parking Shortages

The building already has insufficient parking, and adding short-term guests will further exacerbate the problem, making it even harder for residents to find parking.

3. Noise and Overcrowding During Levi's Stadium Events

Due to our proximity to Levi's Stadium, visitors attending events will likely book stays at Placemakr, leading to overcrowding, excessive noise, and disturbances for long-term residents.

4. Package Theft Risk

There are no security measures in place to prevent short-term guests from stealing resident packages, increasing the risk of lost or stolen deliveries.

5. Resident safety concerns

My door had been knocked by Placemakr's cleaning team asking if I needed cleaning services. This gives rise to serious safety concerns if the cleaning teams were given full access of all apartments in the building thus they can access to residents' apartments without any notice.

For these reasons, I strongly urge the City to deny the Minor Use Permit and protect the rights of long-term residents who signed leases under the expectation of a stable, residential living environment.

Thank you for your time and consideration.

Sincerely,
Chenge Li

From: Li Yuhan [REDACTED]
Sent: Monday, April 7, 2025 10:30 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: John Davidson <JDavidson@SantaClaraCA.gov>
Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am writing to strongly oppose the proposed ****Placemakr Minor Use Permit (PLN24-00645)**** for 2333 Calle del Mundo. As a long-term lease resident in the building, I was never informed by the leasing office that short-term rentals would be allowed, nor was this project disclosed when tour I the apartment, signed my lease and even during move-in day which just happen couple weeks ago. This lack of transparency is deeply concerning, and I believe it is unfair to residents who committed to a long-term stay under the assumption that this was a ****residential community, not a hotel.****

In addition to this issue, I have the following concerns about the project:

1. ****Operation as a Hotel & Safety Concerns****

Placemakr operates as a hotel, with listings on multiple hotel booking websites. Unlike long-term tenants, short-term guests undergo ****no background checks or screening****,

posing a safety risk to residents.

2. **Parking Shortages**

The building already has insufficient parking situation, and adding short-term guests will further exacerbate the problem, making it even harder for residents to find parking. And short-term guests are parking in the guest parking and future resident parking for avoiding paying additional parking fee, which affecting long-term resident's guests visiting and future resident tour the apartment.

3. **Noise and Overcrowding During Levi's Stadium Events**

Due to our proximity to Levi's Stadium, visitors attending events will likely book stays at Placemakr, leading to **overcrowding, excessive noise, and disturbances** for long-term residents.

4. **Package Theft Risk**

There are **no security measures in place** to prevent short-term guests from stealing resident packages, increasing the risk of lost or stolen deliveries.

5. **Disruptive Cleaning Services**

The frequent **noise from room cleaning services** is highly disruptive and can be heard in neighboring units, significantly affecting residents' quality of life.

6. **Lack of security**

The building is lack of security, there are random people get into the building and parking garage without permission and security has no action to response to those situations. Allowing short-term guests stay without property background check and adding more security will put everyone in this building into a unsafe situation.

For these reasons, I strongly urge the City to **deny the Minor Use Permit** and protect the rights of long-term residents who signed leases under the expectation of a stable, residential living environment.

Thank you for your time and consideration.

Sincerely,
Yuhan Li

From: Shen Junhao [REDACTED]
Sent: Tuesday, April 8, 2025 8:00 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: John Davidson <JDavidson@SantaClaraCA.gov>
Subject: Opposition to Placemakr Minor Use Permit (PLN24-00645)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am writing to strongly oppose the proposed **Placemakr Minor Use Permit (PLN24-00645)** for 2333 Calle del Mundo. As a long-term lease resident in the building, I was never informed by the leasing office that any hotel-like business will be operated in the building, nor was this project disclosed when I signed my lease. This lack of

transparency is deeply concerning, and **may constitute a material omission or misrepresentation**. I believe it is unfair to residents who committed to a long-term stay under the assumption that this was a residential community, not a hotel.

In addition to this issue, I have the following concerns about the project:

1. Operation as a Hotel & Safety Concerns

Placemkr operates as a hotel, with listings on multiple hotel booking websites. Unlike long-term tenants, placemkr's guests undergo no background checks or screening, posing a significant safety risk to residents. Indeed, just in last month, police just arrested a criminal in the unit ran by placemkr who have several felony records in the past and was committing crime in the building.

2. Noise and Overcrowding During Levi's Stadium Events

Due to our proximity to Levi's Stadium, visitors attending events will likely book stays at Placemkr, leading to overcrowding, excessive noise, and disturbances for long-term residents.

3. Disruptive Cleaning Services

The frequent noise from room cleaning services is highly disruptive and can be heard in neighboring units, significantly affecting residents' quality of life.

For these reasons, I strongly urge the City to deny **the Minor Use Permit** and protect the rights of long-term residents who signed leases under the expectation of a stable, residential living environment.

Thank you for your time and consideration.

Sincerely,

Junhao Shen, a resident of 2333 Calle Del Mundo

From: Elizabeth Elliott

Sent: Wednesday, April 9, 2025 2:43 PM

To: Stephanie Karen Lo [REDACTED] Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>; Sheldon Ah Sing <sahsing@Santaclaraca.gov>; John Davidson <JDavidson@SantaClaraCA.gov>

Cc: Ash [REDACTED]

Subject: RE: PLN24-00645 – The Lafayette / Placemakr

Good Afternoon,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate staff for their information.

Your comments will be a part of the public record on this item.

Thank you,

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: Stephanie Karen Lo [REDACTED]
Sent: Friday, April 4, 2025 10:11 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Stephanie Karen Lo [REDACTED] Ash [REDACTED]
Subject: PLN24-00645 – The Lafayette / Placemakr

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern,

We are tenants who recently moved into an apartment at The Lafayette, located at 2333 Calle Del Mundo in Santa Clara. We are speaking today as both concerned residents and someone who believe the public deserves transparency and accountability regarding how this property is being used.

We signed my lease in good faith, believing I was moving into a stable, long-term residential community. At no point during the leasing process — including multiple tours, phone calls, the lease signing and moving in — were we informed that over 121 units in the building are being operated as a hotel by a third-party company, Placemakr.

Placemakr lists these units on Booking.com, Expedia, and other public hotel platforms. These are available to anyone, not just employees from Google, Nvidia, or other corporate partners, despite what the management has claimed in public statements. In fact, we were able to view and book these units ourself online, like a regular hotel room.

This was a major omission of material fact. Had I known this was a hybrid hotel model, we absolutely would not have signed the lease or move into the apartment — and we know many other residents feel the same way.

The lease refers to the building as a “residential community” and includes standard terms about occupancy limits, quiet enjoyment, and resident behavior. But when short-term guests are occupying neighboring units for just a night or two — often hosting loud parties and coming in and out at all hours — these provisions are nearly impossible to enforce. The integrity of the community, the safety of tenants, and the entire leasing experience is compromised.

This brings me to another serious concern: safety. When renting through traditional apartment leasing, there are income checks and background checks conducted to ensure tenants are vetted. However, when units are rented through Placemakr, these units are open to the public, and anyone can book them, regardless of their background or financial standing. This increases the safety risks for all residents in the building, as we have no way of knowing who our neighbors are or if they’ve been properly vetted.

Even more concerning is the apparent lack of city approval for this operation. The fact that a public hearing is now required to determine whether this model is even legal speaks volumes. It suggests that tenants were misled and Placemakr’s presence began prior to any formal review or authorization. This undermines the rights of renters and sets a dangerous precedent.

There is a 30-day Satisfaction Guarantee in the lease, which would be perfect, except I moved in almost three weeks ago, and that leaves me stuck in a lease. I feel that as the notice was just given, the tenants should all have an additional 60-90 days to find a new place to live, as they just notified us and didn't leave the tenants with ample time to prepare. California law protects tenants from fraudulent inducement and material misrepresentation. I believe those legal principles are relevant here, and I urge the City of Santa Clara to take these concerns seriously.

We want to be clear: this isn't about short-term rentals in general — it's about transparency, legality, tenant protection, and the safety of all residents. We deserve to know what kind of property we're committing to, especially when we're paying \$4,000–\$6,000 per month to live in what was presented as a secure, luxury apartment complex. The Lafayette has kept us in the dark throughout this entire process and has lied on so many occasions and it made us not able to trust this management company anymore.

Best,

Stephanie and Ashly

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

Sent: Wednesday, April 9, 2025 11:24 AM

To: Wentian Ji [REDACTED] Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>; John Davidson <JDavidson@SantaClaraCA.gov>;
Sheldon Ah Sing <sahsing@santaclaraca.gov>

Subject: RE: Opposition to PLN24-00645 – Placemakr Minor Use Permit at 2333 Calle del Mundo

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate staff for their information.

Your comments will be a part of the public record on this item, which is scheduled to be heard at the April 9, 2025 Development Review Hearing.

Thank you,

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: Wentian Ji [REDACTED]
Sent: Tuesday, April 8, 2025 11:13 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Opposition to PLN24-00645 – Placemakr Minor Use Permit at 2333 Calle del Mundo

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Division,

I am a resident at The Lafayette apartment complex located at 2333 Calle del Mundo, Santa Clara. I am writing to express my strong opposition to the proposed Placemakr Minor Use Permit (File No. PLN24-00645), which seeks to allow short-term rentals of up to 121 units at this property.

When I signed my lease, there was no disclosure from the leasing office or in the lease agreement regarding any collaboration with Placemakr or intention to use a significant portion of the building for short-term or hotel-style rentals. Like many residents, I only became aware of this situation upon receiving the City's recent Development Review Hearing notice.

Since then, I have confirmed that Placemakr has already begun operating units in our building as short-term rentals, listing them across various platforms including hotel booking websites and Airbnb, just search for "Placemakr Santa Clara" online, and you'll see it yourself. This activity appears to be taking place without the required approval and before the public hearing process has concluded.

We've already seen the effects of this. Short-term guests coming and going constantly, unfamiliar faces in the halls and elevators, and cleaning crews that work loudly at odd hours. We've dealt with strangers using our parking spots, cigarette smoke in the elevators, and even a Placemakr cleaner mistakenly knocking on residents' doors.

The lack of transparency and disregard for the community's input is deeply concerning. Even more alarming is the serious safety issue that recently occurred in our building. As detailed in the attached police report (Case No. 2503070154), there was a large police presence here about a month ago searching for a suspect involved in violent crimes. We have since learned that the suspect had been staying in the building through one of these short-term rental arrangements. The leasing office declined to provide any details at the time and still to this day, further eroding residents' trust.

It's worth pointing out that The Lafayette is marketed as a luxury residential apartment. The introduction of transient guests into a residential building undermines both safety and community cohesion. Residents—including families with children—expect a stable, secure, and quiet living environment, not one that resembles a hotel. Contrary to management claims, there is no indication that short-term guests undergo the same rigorous screening as long-term tenants. Since receiving the city's notice, I've talked with dozens of neighbors. **I haven't met a single resident who supports this permit.**

Given the circumstances, I urge the City of Santa Clara and the Development Review Officer to deny the Placemakr Minor Use Permit (PLN24-00645). We call for the termination of this

short-term rental activity and a return to a community focused on long-term residents.

Please consider this message part of the public comment record for the hearing scheduled on Wednesday, April 9, 2025 at 4:00 p.m.

Sincerely,
Jason



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

Police Department

April 6, 2025

[REDACTED]

Dear Requestor:

The Santa Clara Police Department is in receipt of your request for information. This letter is being provided and the information provided is accordance with Section 7923.615 of the California Government Code.

Santa Clara PD Case #: 2503070154
Date/Time of Occurrence: 03/07/2025 at 1949 hours
Date/Time of Report: 03/07/2025 at 1949 hours
Type of Call: Attempted Murder
Location: 2333 Calle Del Mundo #400, Santa Clara, CA
Involved Parties: Suspect: [REDACTED]
Victim: Confidential per PC 293

Circumstances: On 03/07/2025 at 1949 hours, officers responded to the above address regarding an assault. The suspect took the victim's phone and wallet. The suspect beat the victim severely. The suspect strangled the victim until she lost consciousness. The suspect fled the scene before police arrival. On 03/09/2025 at 1442 hours, officers located the suspect at the above address. The suspect was arrested and booked into the Santa Clara County Jail.

Injuries: Victim: visible injuries to face, neck, back, arms, and legs.
Redness/petechiae to the eyes.
Property: None.
Weapons: None.

If you have any questions about the information in this letter, please contact the Santa Clara Police Department Records Unit.

CORY MORGAN
CHIEF OF POLICE



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

Police Department

Sincerely,

Jennifer Cullen

Jennifer Cullen
Police Records Supervisor

