

From: Savita Nataraj [REDACTED]
Sent: Sunday, October 20, 2024 6:53 PM
To: Lesley Xavier <LXavier@santaclaraca.gov>
Subject: Support Family-Friendly homes being built

PMM
PC Meeting 10/23/24
RTC 24-122
Item 2

Planning Staff Lesley Xavier,

I hear of more and more young people who are choosing to go child free or wait even longer to have children. But this type of family-friendly community & housing space project would definitely help build an environment more encouraging for children and all families.

And so, I support Kylli's Mission Point project in Santa Clara.

It is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications,

reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Sincerely,
Savita N.

Savita Nataraj



5055 Dent Avenue, 18
San Jose, California 95118

RE: 24-122 Mission Point

To the Santa Clara City Planning Commission:

South Bay YIMBY is a group of neighbors committed to plentiful, inclusive, and affordable housing in Santa Clara County. We advocate for a South Bay that leads the country in building new homes and lives up to California values, one where residents are able to walk, bike, and take transit to work and enjoy the dignity of stable housing.

We are proud to support the Mission Point development proposed at 3005 Democracy Way. The development would bring 1,800 much-needed sustainable new homes to Santa Clara that are well connected to existing transit, bike, and pedestrian networks, redeveloping the underutilized lot to better serve our community.

Mission Point seeks to replace aging parking lots with a vibrant community that places homes near jobs and jobs near homes. Its walkable, sustainable urban design, which incorporates 100,000 sf of community retail and 10,000 sf of childcare facilities, will also provide valuable amenities. Connections to the Patrick Henry Drive Specific Plan and existing bike and trail networks will allow for safe access to outdoor activities and promote physical wellness.

The project is near the San Tomas Aquino Creek Trail, which connects to many of the city's major employers. In addition to placing more homes near existing transit connections and its walkable design, the development will promote biking and walkability, reducing car dependency and increasing access to local services.

This proposal also includes 7 acres of neighborhood parks and open space, turning the existing paved lot into a vibrant green space for not just the new homes, but the whole of Santa Clara. With drought resistant plants and landscaping, the project will further promote environmental sustainability. Connections with Patrick Henry Drive Specific Plan open spaces will mean these new homes will be well served by a healthy and green community.

South Bay YIMBY supports the Mission Point proposal to add new homes to combat our housing crisis and to renew underutilized areas of our community with sustainable, affordable, and well connected new development.

Sincerely,

Jason Morrow
On behalf of South Bay YIMBY





Ahmad Thomas, CEO
Silicon Valley Leadership Group

James Gutierrez, Vice Chair
Luva

Paul A. King
Stanford Children's Health

Kim Polese
CrowdSmart

Jed York, Chair
San Francisco 49ers

Aart de Geus
Synopsis

Alan Lowe
Lumentum

Sharon Ryan
Bay Area News Group

Eric S. Yuan, Vice Chair
Zoom Video Communications

Vintage Foster
AMF Media Group

Dr. Rao Mulpuri
View

Tom Werner
Mainspring Energy

City of Santa Clara
Planning Commission
1500 Warburton Avenue
Santa Clara, CA 95050

October 22nd, 2024

Dear Chair Saleme, Vice Chair Bouza, Secretary Crutchlow, and Commissioners Biagini, Cherukuru, Huang, and Bhatnagar,

On behalf of the Silicon Valley Leadership Group, I am pleased to recommend the Planning Commission's approval of Mission Point by Kylli.

As you may know, the Silicon Valley Leadership Group was founded in 1977 by one of Silicon Valley's pioneers, David Packard. Today, SVLG serves as the nation's most effective and dynamic business association representing the innovation economy and its ecosystem. SVLG represents hundreds of companies across the broader Silicon Valley region, many of which call Santa Clara home.

The Silicon Valley Leadership Group has endorsed Mission Point by Kylli through our rigorous project review process. It is a vast improvement compared to both current site conditions as well as the previously approved entitlement under a former owner. The site is currently 100% impervious surfaces with a sea of surface parking and four outdated commercial buildings. The previously approved plan included 3 million square feet of office space, but nothing for the citizens of Santa Clara. We endorsed Mission Point because it focuses on community first by adding housing, community-facing retail and publicly accessible open space.

Because Kylli took on the added expense of building underground parking, Mission Point will be able to deliver more than seven acres of contiguous, public open green space. The public multi-use trail that runs through Mission point will complete the planned trail system in the neighborhood, linking the Tasman Drive corridor to the future trail network. The park space also connects to the park space planned in the Patrick Henry Drive specific plan. This park space will be a celebrated amenity for Santa Clara residents in this part of the city.

The Silicon Valley Leadership Group respectfully requests your support of Mission Point.

Sincerely,



2460 N. First Street, Suite 260
San Jose, California 95131



(408) 501-7864



svlg.org



SILICON VALLEY
LEADERSHIP GROUP

Ahmad Thomas, CEO
Silicon Valley Leadership Group

Jed York, Chair
San Francisco 49ers

Eric S. Yuan, Vice Chair
Zoom Video Communications

James Gutierrez, Vice Chair
Luva

Aart de Geus
Synopsis

Vintage Foster
AMF Media Group

Paul A. King
Stanford Children's Health

Alan Lowe
Lumentum

Dr. Rao Mulpuri
View

Kim Polese
CrowdSmart

Sharon Ryan
Bay Area News Group

Tom Werner
Mainspring Energy

Kristen Brown
Vice President, Government Relations
Silicon Valley Leadership Group



2460 N. First Street, Suite 260
San Jose, California 95131



(408) 501-7864



svlg.org

Steve Kelly
DRE #01100262



RE: Agenda Item #24-122

Dear Planning Commissioners,

I want to thank you for your dedication to serving our great City of Santa Clara. I support the Kyli mixed-use project. Their plan will provide the area with critically needed housing & affordable housing, shopping, dining, and a site for a childcare center. Furthermore, I am happy to see a beautiful city park is part of the plan.

We need to add more housing in this part of Santa Clara since there are so many major employers in this area. This will reduce the vehicle miles traveled, and number of trips residents must make by car. Additionally, Mission Point has many alternate transportation options other than by car. The light-rail, Cal-train, and a Bus connection all are close to the site.

Finally, I urge you to support the Mission Point project since it will revitalize the area with outdoor gathering spots and community events.

Thank You!



Steve Kelly
3093 Forbes Ave
Santa Clara, CA 95051



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

Sent: Wednesday, October 23, 2024 11:56 AM

To: Alisha C. Pember <apember@adamsbroadwell.com>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Rebecca Bustos <RBustos@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>

Cc: Richard M. Franco <rfranco@adamsbroadwell.com>; Alexander Abbe <AAbbe@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>

Subject: RE: Santa Clara Planning Commission October 23, 2024 Agenda Item No. 2 --Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, and CEQ2018-01054; SCH No. 2018072068)

Thank you, your email has been received in the Planning Division and will be part of the public record on this item.

Regards,

Elizabeth Elliott
Planning Division

From: Alisha C. Pember <apember@adamsbroadwell.com>

Sent: Wednesday, October 23, 2024 10:33 AM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Rebecca Bustos <RBustos@SantaClaraCA.gov>

Cc: Richard M. Franco <rfranco@adamsbroadwell.com>

Subject: Santa Clara Planning Commission October 23, 2024 Agenda Item No. 2 --Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, and CEQ2018-01054; SCH No. 2018072068)

Some people who received this message don't often get email from apember@adamsbroadwell.com. [Learn why this is important](#)

Good morning,

Please find attached Comments re **Santa Clara Planning Commission October 23, 2024 Agenda Item No. 2 --Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387,**

PLN22-00635, and CEQ2018-01054; SCH No. 2018072068).

We are also providing a Dropbox link containing supporting references:

<https://www.dropbox.com/scl/fo/sx6kwcm4jc02enpxk4am3/AC8KjOMuxHJxLtRicknMlc?rlkey=l6pmlkdh85b5sah535ua0h0s9&st=lzqpufub&dl=0>

A hard copy of our Comments will go out today via overnight delivery.

If you have any questions, please contact Richard Franco.

Thank you.

Alisha Pember

Alisha C. Pember
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
(650) 589-1660 voice, Ext. 24
apember@adamsbroadwell.com

This e-mail may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1660
FAX: (650) 589-5062

rfranco@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201
FAX: (916) 444-6209

KEVIN T. CARMICHAEL
CHRISTINA M. CARO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
RICHARD M. FRANCO
ANDREW J. GRAF
TANYA A. GULESSERIAN
DARION N. JOHNSON
RACHAEL E. KOSS
AIDAN P. MARSHALL
ALaura R. McGUIRE
TARA C. RENGIFO

Of Counsel

MARC D. JOSEPH
DANIEL L. CARDOZO

October 23, 2024

Via Email and Overnight Mail

City of Santa Clara Planning
Commission

1500 Warburton Avenue
Santa Clara, CA 95050

Email:

PlanningPublicComment@santaclaraca.gov

Andrew Crabtree

Director of Community Development

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Email: acrabtree@santaclaraca.gov

Via Email Only

Rebecca Bustos, Senior Planner

Email: rbustos@santaclaraca.gov

Re: Santa Clara Planning Commission October 23, 2024 Agenda Item No. 2 --Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, and CEQ2018-01054; SCH No. 2018072068)

Dear Planning Commission, Mr. Crabtree and Ms. Bustos:

We are writing on behalf of Silicon Valley Residents for Responsible Development ("Silicon Valley Residents") to provide comments on the City of Santa Clara ("City") Planning Commission Agenda Item No. 2 regarding the Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, CEQ2018-01054, SCH No. 2018072068) ("Project") proposed by Kylli Inc ("Applicant"). The Planning Commission ("Commission") will consider the Project's Final Environmental Impact Report ("FEIR") and entitlements including a General Plan Amendment, Planned Development Rezone, Vesting Tentative Tract Map and Development Agreement. We reserve the right to supplement these comments at later hearings and proceedings on the Project.¹

¹ Gov. Code § 65009(b); PRC § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield ("Bakersfield")* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

The Project proposes construction of up to 4.9 million gross square feet (“gsf”) of new development consisting of up to 1,800 residential units, three million gsf of office/R&D space and 100,000 gsf of neighborhood retail.² The Project also calls for 10,000 gsf of childcare facilities and 3,000 gsf of community space.³ An electrical substation of approximately 18,000 gsf would be constructed to support the Project.⁴ The Project site is located at 3005 Democracy Way in Santa Clara.

The City, as lead agency under the California Environmental Quality Act⁵ (“CEQA”), prepared the Draft Environmental Impact Report (“DEIR”) and FEIR for the Project. Silicon Valley Residents’ comments on the DEIR⁶ explained how the DEIR failed to comply with CEQA’s requirement to act as an informational document that adequately analyzes and discloses the Project’s significant impacts, and fails to include feasible and enforceable mitigation measures in several impact areas, as required by CEQA. Those comments further explained how the DEIR lacks substantial evidence supporting the City’s conclusions regarding those impacts.

The City’s FEIR includes responses to Silicon Valley Residents’ comments and purports to address the issues raised. As discussed below, however, the FEIR fails to adequately resolve these issues or to mitigate all of the Project’s potentially significant impacts. The City may not approve the Project until it revises the DEIR to adequately analyze and mitigate the Project’s significant impacts and incorporate all feasible mitigation measures to avoid or minimize these impacts to the greatest extent feasible.

I. STATEMENT OF INTEREST

Silicon Valley Residents is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential environmental impacts associated with Project development. Silicon Valley Residents includes Santa Clara residents Adrian Frometa and Todd Mellott, the International Brotherhood of Electrical Workers Local 332, Plumbers & Steamfitters Local 393,

² DEIR, pg. 2-1.

³ *Id.*

⁴ *Id.*

⁵ Pub. Resources Code §§ 21000 et seq.; 14 Cal. Code Regs (“CEQA Guidelines”) §§ 15000 et seq. (“CEQA Guidelines”).

⁶ January 2, 2024 letter from Richard M. Franco and Ariana Abedifard to City of Santa Clara re Comments on Draft Environmental Impact Report for the Mission Point Project (PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, and CEQ2018-01054; SCH No. 2018072068) (“Silicon Valley Residents DEIR Comments”).

Sheet Metal Workers Local 104, and Sprinkler Fitters Local 483, along with their members and their families, and other individuals that live and/or work in the City of Santa Clara and Santa Clara County.

Individual members of Silicon Valley Residents and its member organizations live, work, recreate, and raise their families in the City and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first in line to be exposed to any health and safety hazards that exist onsite.

In addition, Silicon Valley Residents has an interest in enforcing environmental laws that encourage sustainable development and ensure a safe working environment for its members. Environmentally detrimental projects can jeopardize future jobs by making it more difficult and more expensive for business and industry to expand in the region, and by making the area less desirable for new businesses and new residents. Continued environmental degradation can, and has, caused construction moratoriums and other restrictions on growth that, in turn, reduce future employment opportunities.

II. THE CITY MAY NOT APPROVE THE PROJECT BECAUSE THE FEIR FAILS TO ADEQUATELY ADDRESS THE PROJECT'S SIGNIFICANT IMPACTS

CEQA requires that a lead agency evaluate and provide a written response to DEIR comments raising significant environmental issues.⁷ Such comments must be addressed in detail and include good faith reasoned analysis; conclusory statements unsupported by facts do not suffice.⁸ A lead agency's failure to adequately respond to comments raising significant environmental issues before approving a project frustrates CEQA's informational purposes and renders the EIR legally inadequate.⁹ Here, as discussed below, many of the FEIR's responses to Silicon Valley Residents' DEIR comments lack any reasoned analysis and include wholly conclusory statements unsupported by any facts. The FEIR is therefore legally inadequate under CEQA and the Commission may not recommend certification of the FEIR or approval of the Project entitlements at this time.

⁷ 14 CCR § 15088(a).

⁸ 14 CCR § 15088(c).

⁹ *Flanders Found. v. City of Carmel-by-the-Sea* (2012) 202 Cal.App.4th 603, 615-17; *Rural Landowners Ass'n v. City Council* (1883) 143 Cal.App.3d 1013, 1020.

While courts review an EIR using an “abuse of discretion” standard, “the reviewing court is not to ‘uncritically rely on every study or analysis presented by a project proponent in support of its position. A clearly inadequate or unsupported study is entitled to no judicial deference.’”¹⁰ As the courts have explained, a prejudicial abuse of discretion occurs “if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.”¹¹ “The ultimate inquiry, as case law and the CEQA guidelines make clear, is whether the EIR includes enough detail ‘to enable who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.’”¹²

III. THE EIR LACKS AN ACCURATE, COMPLETE AND STABLE PROJECT DESCRIPTION

As explained in Silicon Valley Residents’ DEIR Comments, the DEIR does not comply with CEQA because it fails to include an accurate, complete and stable description of the Project, rendering the DEIR’s impact analysis inadequate.¹³ The FEIR’s response to comments fails to resolve these issues.

It is axiomatic that an EIR must “identify and focus on the significant effects of the proposed project on the environment.”¹⁴ An accurate, stable and finite project description is essential to an informative and legally sufficient EIR.¹⁵ CEQA requires that a project be described with enough particularity that its impacts can be

¹⁰ *Berkeley Jets*, 91 Cal.App.4th at p. 1355 (emphasis added) (quoting *Laurel Heights I*, 47 Cal.3d at 391, 409, fn. 12).

¹¹ *Berkeley Jets*, 91 Cal.App.4th at p. 1355; see also *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App.4th 713, 722 (error is prejudicial if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process); *Galante Vineyards*, 60 Cal.App.4th at p. 1117 (decision to approve a project is a nullity if based upon an EIR that does not provide decision-makers and the public with information about the project as required by CEQA); *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 946 (prejudicial abuse of discretion results where agency fails to comply with information disclosure provisions of CEQA).

¹² *Sierra Club*, 6 Cal.5th at p. 516 (quoting *Laurel Heights I*, 47 Cal.3d at 405).

¹³ See Silicon Valley Residents’ DEIR Comments, pgs. 7-9.

¹⁴ 14 CCR § 15126.2(a).

¹⁵ *Stoipthemillenniumhollywood.com v. City of Los Angeles* (2019) 39 Cal.App.5th 1, 17; *Communities for a Better Environment v. City of Richmond* (“*CBE v. City of Richmond*”) (2010) 184 Cal.App.4th 70, 85–89; *County of Inyo v. City of Los Angeles* (3d Dist. 1977) 71 Cal.App.3d 185, 193.

assessed.¹⁶ The project description is therefore the foundation for the evaluation of a project's environmental impacts.

Here, though, the City fails to comply with these basic CEQA principles by failing to base its analysis on the Project's characteristics set forth in the DEIR's project description. As discussed at length in Silicon Valley Residents' DEIR Comments, certain of the City's CEQA analyses use an artificially low estimate of the number of jobs the Project is expected to generate.¹⁷ While the DEIR's project description estimates that at full buildout the Project will employ 12,564 people, for purposes of assessing the Project's impacts on the City's jobs/housing balance and impacts arising from Project-induced population, housing and employment changes, the DEIR assumes that the Project will only employ 6,667 people. The latter figure is derived from the employee generation rate used in the City's General Plan, which was adopted in 2010. In other words, the City states in the DEIR for this Project that it expects the proposed Project will generate nearly double the number of employees than previously estimated for the Project site using the employee generation rate set forth in the General Plan. Rather than using the actual number of employees the Project is expected to add, the City uses the much lower number to analyze Project impacts, which leads to an unrealistic assessment of the Project's reasonably foreseeable significant impacts.

Rather than correct the errors pointed out in Silicon Valley Residents' DEIR Comments, the FEIR's responses to comments attempt to justify the City's approach. As discussed below, these responses lack merit and the EIR continues to violate CEQA.

In the FEIR, the City disagrees that the Draft EIR did not clearly or consistently describe the number of employees on the Project site at full build-out or that the approach the City selected and described in the Draft EIR rendered the Project description unstable.¹⁸ The City claims that using a different employment generation rate than is set forth in the DEIR is permitted by CEQA because (1) CEQA does not direct any specific methodology for employment assumptions, and (2) the DEIR clearly identifies and explains the use and employment generation

¹⁶ CEQA Guidelines § 15124; see *Laurel Heights Improvement Assn. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d 376, 192–193; see also *El Dorado County Taxpayers for Quality Growth v. County of El Dorado* (2004) 122 Cal.App.4th 1591, 1597 (“An accurate and complete project description is necessary to fully evaluate the project's potential environmental effects.”)

¹⁷ Silicon Valley Residents' DEIR Comments, pgs. 7-14.

¹⁸ FEIR, pg. 3-195.

assumptions in the EIR as well as the purpose of such assumptions.¹⁹ According to the FEIR, “the basic components of the Project remained accurate, stable, and finite, and the methodology used to assess the impacts of the Project in the Draft EIR was clearly explained throughout for the public.”²⁰

The City’s response is not only factually incorrect, but its reasoning completely subverts the EIR’s purpose, which is to serve as a vehicle for intelligent public participation in the decision-making process.²¹ The City’s responses simply ignore the underlying defect: the EIR fails to evaluate the Project’s impacts using the number of employees the Project is actually expected to generate. If the City’s view was correct then a project description would be virtually meaningless as long as it explains why it disregarded the project description. Explaining why the City used a clearly misleading methodology does not cure the defect and appears to be an attempt to categorize the issue as a dispute about methodology in order to seek favorable case law with the courts. And while it is true that CEQA does not provide any specific methodology for employment assumptions, it does require the EIR to “examine the changes to existing environmental conditions that would occur in the affected area if the proposed project were implemented.”²² Using an employee generation rate that does not reflect the actual change in employment expected to result from the Project impermissibly skews the analysis in violation of CEQA.

In addition, the City attempts to justify its use of the significantly lower employee generation rate by stating that “the Project requires a General Plan amendment to the existing High-Intensity Office/R&D land use designation...to consolidate the already-allowed office/commercial on a smaller portion of the Project site.”²³ Because of this, “an analysis of consistency with General Plan policies, an overstatement of impacts and/or confusion about consistency (or inconsistency) with the General Plan policies could occur if the City were to use a different employee generation rate than that used by the General Plan itself in the development and analysis of those policies.”²⁴ This entirely misses the point. The City is required to assess whether *actual expected Project impacts* are consistent with General Plan policies, not whether the General Plan’s prior assumptions about the Project site are consistent with the General Plan policies. The City’s responses are nonsensical.

¹⁹ FEIR, pg. 3-195.

²⁰ FEIR, pg. 3-197.

²¹ *County of Inyo v. City of Los Angeles* (1977) 71 Cal.3d 185, 197.

²² CEQA Guidelines § 15126.2(a); *San Joaquin Raptor Rescue Ctr. V. County of Merced* (2007) 149 CA4th 645.

²³ FEIR, pg. p. 3-198.

²⁴ FEIR, pg. p. 3-198.

Indeed, the City’s approach artificially manufactures Project consistency with the City’s General Plan; rather than comparing employment projections for the Project with the General Plan’s estimates, the EIR compares the General Plan’s employment estimates with itself, and of course finds consistency. This directly conflicts with the requirements of CEQA, which requires “[t]he defined project and not some different project [to] be the EIR’s bona fide subject.”²⁵

The City cites to *Citizens for a Sustainable Treasure Island v. City & County of San Francisco*, *San Joaquin Raptor Rescue Center v. County of Merced*, and *City of Santee v. County of San Diego* to support its claim that an explanation of its methodology will cure an otherwise defective Project description.²⁶ However, none of these cases stand for the proposition that explaining an inconsistency will cure an otherwise defective Project description. In *Citizens for a Sustainable Treasure Island*, the Court upheld the Project description because even though it lacked certain design elements, those elements existed in other documents that would guide future development of the Project.²⁷ Here, the claim is not that the EIR lacks relevant information regarding employment generation, it is that the EIR provided such information and then the City ignored it in its CEQA analyses.

In *San Joaquin Raptor Rescue Center*, the Court held that the Project description was inconsistent when it portrayed the Project as having “no increase” in mine production while at the same time allowing for substantial increases above recent historical averages if the Project were approved.²⁸ The Court held that this violated CEQA because it failed to adequately apprise all interested parties of the true scope and magnitude of the Project.²⁹ Similarly, in *City of Santee*, the Court held that the EIR did not contain an accurate, stable and finite Project description when it evaluated a prison Project using variable figures to determine the duration of the temporary facility (i.e., from three years to seven years to an indefinite length).³⁰ The Court reasoned that this could not “adequately apprise all interested parties of the true scope of the Project for intelligent weighing of the environmental consequences.”³¹

²⁵ *Western Placer Citizens for an Agriculture & Rural Environment v County of Placer* (2006) 144 Cal.App.4th 890, 898.

²⁶ FEIR, pg. 3-197.

²⁷ *Citizens for a Sustainable Treasure Island v. City & County of San Francisco* (2014), 227 Cal.App.4th 1036, 1053.

²⁸ *San Joaquin Raptor Rescue Center v. County of Merced* (2007), 149 Cal.App.4th 645, 657.

²⁹ *San Joaquin Raptor Rescue Center v. County of Merced* (2007), 149 Cal.App.4th 645, 657.

³⁰ *City of Santee* (1989), 214 Cal.App.3d 1438, 1451.

³¹ *City of Santee* (1989), 214 Cal.App.3d 1438, 1455.

Like the holdings in *San Joaquin Raptor Rescue Center* and *City of Santee*, the EIR here violates CEQA by using a higher employee generation rate in the Project description and in its analysis of some environmental impacts but uses a lower employee generation rate in its analysis of the Project's consistency with Santa Clara's General Plan and impacts on population and housing. This fails to properly apprise the public of the true scope of the Project by ignoring *actual expected employment growth* which minimizes the Project's true effects.

The City also attempts to distinguish several cases relied upon in Silicon Valley Residents' DEIR comments.³² However, those attempts fail because this EIR suffers from similar deficiencies as in the cited decisions. Specifically, this EIR's use of an employee generation rate different from the one in the Project description fails to clearly articulate the future housing needs and employment growth at the site,³³ fails to consistently describe the projected employment growth upon project build out,³⁴ and fails to discuss the future cumulative effects of the Project's actual projected employment generation rate.³⁵

Accordingly, the City must revise and recirculate the DEIR with analysis properly based on the DEIR's project description.

IV. THE EIR'S CONCLUSIONS REGARDING THE PROJECT'S IMPACTS ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

The DEIR's flaws relating to the project description have serious implications for the City's ability to adequately assess the Project's environmental impacts. Under CEQA, the City's analysis is required to include evaluations of whether the Project would cause significant environmental impacts due to conflicts with land use plans and policies adopted to avoid or mitigate environmental effects.³⁶ The City is similarly required to analyze and disclose the Project's impact on population and housing.³⁷ The DEIR expressly recognizes that the Project's impacts on the City's jobs/housing balance will affect a host of other environmental impacts,

³² FEIR at p. 3-196.

³³ *Communities for a Better Environment v. City of Richmond* (2010), 184 Cal. 4th 70, 82 (finding that the EIR failed to clearly articulate the anticipated future potential at the site).

³⁴ *County of Inyo v. City of Los Angeles* (1977), CA 3rd 185, 190 (finding that the EIR failed to consistently describe various elements of the Project).

³⁵ *Laurel Heights Improvement Assn. v. Regents of University of California* (1988), 47 Cal. 3rd 376, 396 (finding that the EIR failed to discuss all potential cumulative effects of the whole Project).

³⁶ CEQA Guidelines, Appendix G, XI.b.

³⁷ *Id.*, XIV.

including VMT, air pollution, GHG emissions, and traffic congestion.³⁸ But because the DEIR relies on an artificially low employment generation rate in its analysis of the Project's land use impacts associated with the City's jobs/housing balance, the DEIR's conclusions that the Project will not have a significant impact with respect to land use and planning and population and housing is unsupported by substantial evidence.

As discussed above, the DEIR used different employee generation rates depending on the environmental impact being analyzed. This inconsistency has profound effects on the DEIR's analysis of the Project's impacts with respect to Land Use and Planning, and Population and Housing, and in particular the City's jobs/housing balance. The Project's impact on the City's jobs housing balance is calculated from the number of the Project's new housing units and the number of employees expected to be generated from the Project's office/commercial/ R&D uses. Obviously, using an unrealistically low number of expected new jobs from the Project will directly affect this ratio. As explained at length in Silicon Valley Residents' DEIR comments, the Project will worsen the City's jobs/housing balance when the actual number of expected new employees is considered.³⁹

In the FEIR, "the City acknowledges that the Draft EIR uses the General Plan employment assumptions to compare the Project for land use and planning purposes, including the City's policies related to the jobs/housing balance..."⁴⁰ In other words, the City concedes that in evaluating whether the Project would conflict with the General Plan's policies regarding jobs/housing balance, it did not consider the actual expected impacts of the Project, but rather "uses the General Plan employment assumptions" to compare the Project to the City's policies. The City essentially admits that it failed to provide an accurate analysis of the Project's true impacts, and instead relies on misinformation that undermines the ability to meaningfully assess the Project's impacts.

Similarly, in assessing the City's housing needs associated with the Project's generation of thousands of new employees, the DEIR's population and housing analysis improperly assumes that the Project will only generate a total of 6,667 office/R&D employees (based on the General Plan employee generation rate), rather than the 12,564 employees set forth in the project description. In assessing housing needs for new Project-generated employees, the DEIR assumes only 544 net new

³⁸ DEIR, pg. 3.1-5.

³⁹ Silicon Valley Residents' DEIR Comments, pgs. 9-12.

⁴⁰ FEIR, pg. 3-198.

employees (consisting of neighborhood retail, childcare and multifamily residential employees not accounted for in the General Plan projections). Using this misleading assumption, the City projects that “the Project’s total demand for housing units to support employment would amount to approximately 349 units.”⁴¹ This is calculated based on 544 employees/1.56 workers per household.⁴²

The City’s analysis ignores the fact that the Project is actually expected to generate 12,564 employees, which is 5,897 employees over what was assumed in the General Plan. The Project’s housing demand to support the additional 5,897 employees anticipated from the Project actually amounts to 3,780 units (5,897 employees/1.56 workers per household). This is more than double the 1,800 units the Project is expected to provide at build-out.

Despite detailed comments on the DEIR explaining these errors, the FEIR fails to directly address them or correct the errors. The City simply asserts that, notwithstanding the obvious flaws, its conclusions are supported by substantial evidence.⁴³ It points to the definition of ‘substantial evidence’ in CEQA Guidelines Section 15384(a), to argue that there is substantial evidence to support the use of the General Plan employee assumption in the comparison of the Project’s consistency with the General Plan land use policies.⁴⁴ The City also relies on *Laurel Heights Improvement Assn. v. Regents of University of California*, which states that “a court may not set aside an agency’s approval of an EIR on the ground that an opposite conclusion would have been equally or more reasonable.”⁴⁵

The City misconstrues the ‘substantial evidence’ standard as a mechanism to excuse the use of incorrect facts in EIR impact analyses. The substantial evidence standard requires “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion.”⁴⁶ Providing incorrect information and expecting the public to draw inferences about the Project’s actual impacts, is directly contradictory to one of CEQA’s primary purposes of “identification of a project’s significant environmental effects.”⁴⁷

⁴¹ DEIR, pg. 3.12-10.

⁴² *Id.*, fn. 32.

⁴³ FEIR, pg. 3-198 and 3-200.

⁴⁴ FEIR, pg. 3-198.

⁴⁵ *Laurel Heights Improvement Assn. v. Regents of University of California* (1988), 47 Cal.3d 376, 393.

⁴⁶ CEQA Guidelines § 15384.

⁴⁷ CEQA § 13.2.11.

The City similarly misapplies *Laurel Heights* in an attempt to justify its use of misleading information about the Project's impacts. The passage quoted by the City relates to weighing conflicting evidence regarding the significance of a project's impacts. The issue here is not whether there is conflicting evidence regarding the Project's impacts. Rather, it is whether the City may use assumptions that do not reflect the described characteristics of the Project when analyzing the Project's impacts, and CEQA is clear that it may not.

For the foregoing reasons, and the reasons set forth in Silicon Valley Residents' DEIR Comments, the EIR for the Project is wholly inadequate and the City must prepare and circulate a revised DEIR that accurately analyzes and discloses the Project's expected impacts relating to employment assumptions.

V. THE EIR FAILS TO ADEQUATELY ANALYZE THE PROJECT'S ENVIRONMENTAL IMPACTS FROM THE DISPLACEMENT OF LEVI'S STADIUM PARKING

As explained in detail in Silicon Valley Residents' DEIR Comments, the Project site currently provides 3,300 parking spaces for events at nearby Levi's Stadium, which represents approximately 16% of the 21,000 parking spaces "located within a short walking distances of Levi's Stadium."⁴⁸ The DEIR concedes that the Project may eliminate some indeterminate number of stadium parking spaces but includes no analysis of the potentially significant impacts associated with the displacement of stadium parking.⁴⁹ California courts have recognized that a project's impact on vehicle parking is a physical impact that may constitute a significant effect on the environment;⁵⁰ at a minimum, the "secondary effects of scarce parking on traffic and air quality" is an environmental impact that requires analysis under CEQA.⁵¹ Indeed, in the FEIR's response to Silicon Valley Residents' DEIR comments, the City concedes that "secondary impacts from the potential for cars to circle in a neighborhood looking for parking can be CEQA impacts and necessary to analyze."⁵² Despite this concession, the FEIR includes no analysis of

⁴⁸ DEIR, pg. 3.2-3; see also, <https://www.santaclaraca.gov/our-city/santa-clara-stadium-authority/experience-levi-s-stadium/levi-s-stadium-information>, last accessed on December 26, 2023.

⁴⁹ DEIR, pg. 3.2-3.

⁵⁰ *Taxpayers for Accountable Sch. Bond Spending v. San Diego Unified Sch. Dist.*, 215 Cal. App. 4th 1013, 1051 (2013) ["*Taxpayers*"].

⁵¹ *San Franciscans Upholding the Downtown Plan v. City & Cnty. of San Francisco*, 102 Cal. App. 4th 656, 697 (2002) ["*SFUDP*"]; *Covina Residents for Responsible Dev. v. City of Covina*, 21 Cal. App. 5th 712, 728 (2018) ["*Covina*"]; *Taxpayers*, 215 Cal. App. 4th at 1052.

⁵² FEIR, pg. 3-204.

these issues. The EIR remains defective because the City has failed to evaluate and disclose any of the impacts associated with the Project's displacement of Levi Stadium parking, in violation of CEQA.

The DEIR's treatment of parking issues as inconsequential, and the FEIR's failure to remedy this flaw, ignores the environmental harms that could arise from a reduction in parking availability for stadium patrons. As discussed in Silicon Valley Residents' DEIR Comments, courts have consistently underscored the importance of considering parking deficits' environmental impacts under CEQA.⁵³ A loss of stadium parking due to Project construction and operations is likely to exacerbate traffic congestion and public safety, increase vehicle emissions, affect air quality, and contribute to noise pollution. Indeed, stadium events already routinely cause major traffic jams and road closures affecting areas surrounding the stadium.⁵⁴ Despite the FEIR's express recognition that such secondary impacts from parking scarcity may require CEQA analysis, the City declines to even consider, analyze or disclose such impacts. The DEIR must be revised to include an analysis of the potentially significant environmental impacts resulting from the expected reduction of Levi's Stadium parking.

VI. THE PLANNING COMMISSION CANNOT MAKE THE REQUISITE FINDINGS TO RECOMMEND APPROVAL OF THE PROJECT'S ENTITLEMENTS

The Project requires the City to issue several discretionary approvals, including a general plan amendment ("GPA"), a tentative subdivision map, and a development agreement.⁵⁵ As an initial matter, each of these entitlements require that the Planning Commission (and ultimately the City Council) find that the Project is consistent with the City's General Plan.⁵⁶ As discussed above, the City's failure to properly analyze the Project's employment-related impacts precludes a finding that the Project is consistent with the City's General Plan. Additionally, for the reasons discussed below, the Commission may not make the required findings

⁵³ See *SFUDP*, 102 Cal. App. 4th at 697; *Covina*, 21 Cal. App. 5th at 728; *Taxpayers*, 215 Cal. App. 4th at 1052.

⁵⁴ See e.g., <https://www.sfgate.com/49ers/article/49ers-cowboys-game-traffic-jam-17734652.php>; <https://www.cbsnews.com/sanfrancisco/news/santa-clara-wednesday-rolling-stones-concert-traffic-advisory-levis-stadium/>.

⁵⁵ DEIR, pgs. 2-37-2-38.

⁵⁶ See City of Santa Clara Agenda Report for October 23, 2024 Planning Commission meeting, Proposed Resolution Approving General Plan Amendment ("Staff Report"), pg. 3 of 5; Santa Clara City Code §17.05.300(h) (Vesting Tentative Tract Map findings); Santa Clara City Code § 17.10.180 (Development Agreement findings).

that the Project is consistent with the General Plan and therefore may not recommend Project approval to the City Council.

A project, like this one, that includes a GPA requires that the City make the following findings in order to approve the Project:

- A. The proposed amendment is deemed to be in the public interest;
- B. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected;
- C. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act. (CEQA); and
- D. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.⁵⁷

The City cannot make these findings because, as discussed above, the DEIR fails to adequately analyze and address the Project's significant impacts, and the FEIR fails to remedy these defects. These failures create inconsistencies with General Plan policies, which also precludes the city from finding that there will be no detrimental effects to public health, safety, and welfare.

Finding B, above, requires that the City determine that the proposed amendment to the General Plan would be consistent and compatible with the rest of the General Plan. Here, the proposed GPA seeks to change the current Project site designation from High-Intensity Office/R&D to Urban Center Mixed Use.⁵⁸ As discussed above, the FEIR fails to adequately analyze and address the Project's significant impacts arising from significant employment increases, leading to inconsistencies with the General Land Use and Air Quality policies in the City's General Plan.⁵⁹

For example, General Land Use policy 5.3.1-P18 requires the City to “[m]eter net new industrial and commercial development excluding ‘Approved/Not Constructed and Pending Projects’ [...] so as not to exceed 2.75 million square feet

⁵⁷ Staff Report, Proposed Resolution Approving General Plan Amendment, pgs. 2-4.

⁵⁸ DEIR, pg. 2-37.

⁵⁹ City of Santa Clara 2010-2035 General Plan, available at:

<https://www.santaclaraca.gov/home/showpublisheddocument/56139/636619791319700000>

in Phase I, 5.5 million square feet in Phase II and 5.5 million square feet in Phase III in order to maintain the city's jobs/housing balance and ensure adequate infrastructure and public services.”⁶⁰ This policy underscores the City's commitment to maintaining a balanced jobs/housing ratio.

The EIR undermines this goal by using the General Plan's lower employee generation rate (one employee per 450 square feet of office/R&D uses) rather than the rate used in the Project Description (one employee per 250 square feet of office/R&D uses). This fails to properly disclose the actual effect the Project would have on the City's jobs/housing ratio. As previously explained, the Project's actual job creation estimates would nearly double the number of expected employees on the Project site and lead to an increase in the jobs/housing ratio. The EIR also significantly underestimates the number of housing units required to support Project-related employment growth. The EIR greatly underestimates the Project's actual expected impacts on the City's needs for housing and expected job growth as compared to what was forecast in the General Plan, and therefore undermines the General Plan policy of maintaining a balanced jobs/housing ratio.

Similarly, General Plan Air Quality Policy 5.10.2-P2 requires the City to “[e]ncourage development patterns that reduce vehicle miles traveled and air pollution.”⁶¹ This illustrates the City's goal of lowering VMT and air pollution levels.

The DEIR's inadequate disclosure and analysis of the Project's actual impacts directly conflicts with this policy goal. The DEIR recognizes that the Project's impacts on the City's jobs/housing balance will affect a host of other environmental impacts, including VMT, air pollution, GHG emissions, and traffic.⁶² Despite this recognition, the DEIR fails to consistently use the expected employment figures projected for this Project, which minimizes the Project's true impacts.

Finding C, above, requires that the City determine that the proposed amendment to the General Plan would not be detrimental to the public health, safety, or welfare of the community.

The City cannot make this finding because it has not adequately addressed the project's significant impacts. As discussed above, the FEIR fails to adequately

⁶⁰ City of Santa Clara 2010-2035 General Plan, General Land Use Policy § 5.3.1-P18.

⁶¹ City of Santa Clara 2010-2035 General Plan, Air Quality Policy § 5.10.2-P2.

⁶² DEIR, pg. 3.1-12.

resolve these issues or to mitigate all of the Project's potentially significant impacts. Specifically, the EIR still lacks an accurate, complete, and stable project description; and the DEIR's conclusions regarding the Project's environmental impacts (e.g., land use and planning, housing and population, and impacts from displacement of stadium parking) are unsupported by substantial evidence. These unaddressed impacts may be detrimental to the public health, safety, or welfare of the community. As such, the City may not approve the GPA until it revises the DEIR to adequately analyze and mitigate the Project's significant impacts and incorporate all feasible mitigation measures to avoid or minimize these impacts to the greatest extent feasible.

Similarly, before approving the Project's proposed development agreement, tentative subdivision map and rezoning, the City must also find that the Project is consistent with the General Plan.⁶³ The City cannot make the findings required to approve the development agreement, tentative subdivision map or rezoning for the same reasons as stated above.

In short, the EIR's failure to address the Project's significant impacts preclude the Planning Commission from making the findings required to recommend approval of the Project. Therefore, the Planning Commission cannot recommend certification of the FEIR or approval of the Project entitlements without a revised and recirculated DEIR that accurately analyzes and discloses the Project's significant environmental effects.

VII. CONCLUSION

For the reasons discussed above, the EIR for the Project is wholly inadequate under CEQA. It must be revised to provide legally adequate analysis of, and mitigation for, all of the Project's potentially significant impacts. These revisions

⁶³ Santa Clara City Code § 17.10.180 ("Before the City Council may approve a development agreement with or without modifications, it must find that its provisions are consistent with the general plan and any applicable specific plans and relevant City policies and guidelines for development."); Santa Clara City Code § 17.05.300(h)(5); Santa Clara Zoning Ordinance Chapter 18.02.050 ("the Council intends that this Zoning Code be consistent with the General Plan and any applicable specific plan, and that any development, land use, or subdivision approved in compliance with this Zoning Code shall also be consistent with the General Plan and any applicable specific plan."); Cal. Gov. Code § 65860 ("County or city zoning ordinances shall be consistent with the general plan...A zoning ordinance shall be consistent with a city or county general plan only if both of the following conditions are met: (1) the city or county has officially adopted a plan, (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the plan.").

October 23, 2024
Page 16

will necessarily require that the DEIR be recirculated for additional public review and comment. Until the DEIR has been revised and recirculated, the City may not lawfully approve the Project. The City also cannot make the required findings under the City Code.

Thank you for your consideration of these comments. Please include them in the record of proceedings for the Project.

Sincerely,



Richard Franco

RMF:acp

From: [Planning Public Comment](#)
To: [Ali Sapirman](#); [Planning Public Comment](#); [Lesley Xavier](#)
Cc: [Lesley Xavier](#); [Corey Smith](#); [Alexander Abbe](#)
Subject: RE: Mission Point Letter of Support
Date: Wednesday, October 23, 2024 4:01:14 PM
Attachments: [Misson Point letter of support -4.pdf](#)
[image001.png](#)
[image003.png](#)

Hello,

Your email has been received in the Planning Division and will be 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: Ali Sapirman <ali@housingactioncoalition.org>
Sent: Wednesday, October 23, 2024 1:18 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Lesley Xavier <LXavier@santaclaraca.gov>; Corey Smith <corey@housingactioncoalition.org>
Subject: Mission Point Letter of Support

You don't often get email from ali@housingactioncoalition.org. [Learn why this is important](#)

Please see the attached letter of support on behalf of the Housing Action Coalition.

--

Ali Sapirman | Pronouns: They/Them
Advocacy & Policy Manager | Housing Action Coalition
555 Montgomery St, San Francisco, CA 94111
Cell: (407) 739-8818 | Email: ali@housingactioncoalition.org



To opt out of all HAC emails, respond to this email with "unsubscribe all".



October 23, 2024

Dear Members of the Planning Commission,

The Housing Action Coalition is a member-supported nonprofit that advocates for creating more housing for residents of all income levels to help alleviate the Bay Area and California's housing shortage, displacement, and affordability crisis.

We write in support of the Mission Point project by Kylli, which we proudly endorsed. Today, the site is made up of four small, outdated office buildings and acres of underutilized surface parking. The site was also previously entitled for 3 million square feet of tech office space. Neither of these are public facing, nor do they contain parks or significant open green space. However, Kylli designed Mission Point to become a destination for residents of the City of Santa Clara and the region by proposing a mixed-use development with much-needed housing, desirable ground-floor retail, and more than seven acres of publicly accessible park space.

Mission Point will create parks and open space that is currently lacking in this part of Santa Clara. The Kylli team designed the project to make open space the focal point, and moved the parking underground. It has also been designed not to be contained, but connected to the Patrick Henry Specific Plan area, as well as the existing bike trail network. The open space will contain walk/bike trails throughout and provide a valuable link between the Tasman Drive corridor and the future trail network. This is a vast improvement from the site today, which contains almost 100% impervious surfaces.

We respectfully ask that you recommend the approval of Mission Point without any delays.

A handwritten signature in black ink, appearing to read "Corey Smith", is enclosed in a light gray rectangular box.

Corey Smith, *Executive Director*
Housing Action Coalition (HAC)

Ali Sapirman

Ali Sapirman, *Advocacy & Policy Manager*
Housing Action Coalition (HAC)

From: [Planning Public Comment](#)
To: [Allie Hughes](#); [Planning Public Comment](#); [Lesley Xavier](#)
Cc: [Jennifer Johnson](#); [Seher Awan](#); [Cade Story-Yetto](#); [Marie Keith](#); [Candice Brooks](#); [Alexander Abbe](#)
Subject: RE: Letter of Support for Item 2 24-122 on the 10/23/24 Planning Commission Agenda
Date: Wednesday, October 23, 2024 3:59:56 PM
Attachments: [image001.png](#)
[Mission Point Letter of Support - Mission College.pdf](#)
[image002.png](#)

Thank you for your email, it has been received in the Planning Division and will be part of the public record on this item.

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: Allie Hughes <alliehughes@canyonsnow.com>
Sent: Wednesday, October 23, 2024 12:50 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Jennifer Johnson <jenniferjohnson@canyonsnow.com>; Seher Awan <Seher.Awan@missioncollege.edu>; Cade Story-Yetto <Cade.Story-Yetto@wvm.edu>; Marie Keith <Marie.Keith@missioncollege.edu>; Candice Brooks <candice.brooks@missioncollege.edu>
Subject: Letter of Support for Item 2 24-122 on the 10/23/24 Planning Commission Agenda

You don't often get email from alliehughes@canyonsnow.com. [Learn why this is important](#)

On behalf of Dr. Awan at Mission College, please see the letter of support for Kylli's Mission Point project (item 2 24-122) attached below.

All my best,

Allie

--

Allie Hughes, MPA
Government Affairs Manager
Canyon Snow Consulting, LLC
[408-375-0142](tel:408-375-0142)
alliehughes@canyonsnow.com
www.canyonsnow.com





PRESIDENT'S OFFICE

October 22, 2024

RE: MISSION POINT PROJECT – MISSION COLLEGE LETTER OF SUPPORT

To the Santa Clara Planning Commission,

On behalf of Mission College, I would like to encourage your approval of the Mission Point project before you this evening. This project represents the kind of growth that makes sense for our city – it brings 1,800 much-needed new residences, as well as new community gathering spaces and services to Santa Clara.

Our mission at Mission College is to support the students and employees of Mission College, while creating opportunities for educational attainment, workforce development, career enhancement, and engaging events for our Santa Clara community. With the immediate proximity to amenities for Mission College students and employees, the new residential opportunities, as well as the parks and trails that this brings to the city; Mission Point directly aligns with and will contribute to our mission.

We are hopeful that you will support this project and look forward to the positive impacts of this project on not just our students and campus community, but the Santa Clara Community as a whole. We thank you for your dedication and service. Mission College supports this proposal without reservation, and I am available to provide any additional information via email at seher.awan@missioncollege.edu or phone (323) 362-3477. Thank you for your time and consideration.

Sincerely,

Seher Awan, Ed.D., MBA, MPA
President, Mission College

Lesley Xavier

From: Calum Brydon <[REDACTED]>
Sent: Thursday, September 19, 2024 12:29 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

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

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Calum Brydon
[REDACTED]

Lesley Xavier

From: Joe Macias [REDACTED] >
Sent: Thursday, September 19, 2024 12:32 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

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

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Joe Macias
[REDACTED]

Lesley Xavier

From: Andrew Siegler <[REDACTED]>
Sent: Thursday, September 19, 2024 12:32 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

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

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Andrew Siegler
[REDACTED]

Lesley Xavier

From: Ilya Gurin <[REDACTED]>
Sent: Monday, September 16, 2024 8:25 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Follow Up Flag: Follow up
Flag Status: Flagged

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

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Lesley Xavier

From: Alexa Kaskowitz <[REDACTED]>
Sent: Thursday, September 19, 2024 12:41 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

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

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Alexa Kaskowitz
[REDACTED]

Lesley Xavier

From: Flora Moreno de Thompson [REDACTED] >
Sent: Thursday, September 19, 2024 12:49 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Flora Moreno de Thompson
[REDACTED]
350 North 4th Street
San Jose, California 95112

Lesley Xavier

From: Carla Yonan [REDACTED] >
Sent: Thursday, September 19, 2024 1:34 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Carla Yonan
[REDACTED]

Sunnyvale, California 94089

Lesley Xavier

From: Kendra Hershey [REDACTED] >
Sent: Thursday, September 19, 2024 1:26 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay! The housing shortage directly causes housing unaffordability, and increasing the housing supply is critical.

Kendra Hershey
[REDACTED]

Lesley Xavier

From: Seth Barberee [REDACTED]
Sent: Thursday, September 19, 2024 1:25 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Seth Barberee
[REDACTED]

481 Northlake Drive
San Jose, California 95117

Lesley Xavier

From: Zach Hilton [REDACTED]
Sent: Thursday, September 19, 2024 1:24 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Zach Hilton

[REDACTED]
981 3rd St

Gilroy, California 95020

Lesley Xavier

From: Mary Beth Train [REDACTED] >
Sent: Thursday, September 19, 2024 3:07 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

This looks like a worthwhile project. It's surrounded by office buildings; some of which in the future could be repurposed into mixed use structures. It's close to the Tasman light rail and free exits. Great America will go out of business in a few years. This is a changing neighborhood and more 24/7 use could be healthy for Santa Clara city as a whole.

I know that you know the details below, and they bear repeating

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Lesley Xavier

From: Jose Medeiros <[REDACTED]>
Sent: Thursday, September 19, 2024 2:39 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Jose Medeiros
[REDACTED]

Campbell, California 95150

Lesley Xavier

From: Kathryn Hedges <[REDACTED]>
Sent: Thursday, September 19, 2024 2:55 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Kathryn Hedges

[REDACTED]
158 E Saint John St, 516
San Jose, California 95112

Lesley Xavier

From: Kate Conley <[REDACTED]>
Sent: Thursday, September 19, 2024 3:24 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Kate Conley
[REDACTED]

Mountain View, California 94041

Lesley Xavier

From: Amie Ashton [REDACTED] >
Sent: Thursday, September 19, 2024 3:51 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

We need more of this kind of dense housing across the Bay Area if we are to meet our climate goals and house more of our workers locally. Provide an example to all of us and approve this amazing project without delay.

Amie Ashton

Amie Ashton

[REDACTED]
555 BRYANT ST # 231
PALO ALTO, California 94301

Lesley Xavier

From: Maria Hernandez [REDACTED]
Sent: Thursday, September 19, 2024 4:14 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Maria Hernandez
[REDACTED]

San Jose, California 95127

Lesley Xavier

From: Allan Campbell [REDACTED]
Sent: Sunday, September 22, 2024 5:33 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Allan Campbell

[REDACTED]
3162 Isadora Dr

San Jose, California 95132

Lesley Xavier

From: Joseph Chuang <[REDACTED]>
Sent: Sunday, September 22, 2024 12:10 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Joseph Chuang
[REDACTED]
460 Channing Ave Apt G,
Palo Alto, California 94301

Lesley Xavier

From: Leslie Brown [REDACTED] >
Sent: Friday, September 20, 2024 1:28 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

I worked for the City of Santa Clara for 17 years, and this type of development would be incredibly beneficial to the City and its residents while supporting the community values that I know are still strong throughout Santa Clara.

Please move this project forward without delay!

Lesley Xavier

From: Phuong-Anh Bui <[REDACTED]>
Sent: Friday, September 20, 2024 9:10 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier.

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Phuong-Anh Bui
[REDACTED]

San Jose, California 95126

Lesley Xavier

From: Blair MacDonald <[REDACTED]>
Sent: Friday, September 20, 2024 9:05 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Blair MacDonald
[REDACTED]

Mountain View, 94043

Lesley Xavier

From: Eileen Conner <[REDACTED]>
Sent: Thursday, September 19, 2024 8:29 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier.

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Eileen Conner

[REDACTED]
355 Velarde St

Mountain View, California 94041

Lesley Xavier

From: Aaron Green [REDACTED] >
Sent: Friday, September 20, 2024 8:35 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier.

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Aaron Green
[REDACTED]

San Jose, California 95126

Lesley Xavier

From: Jamie Keith <[REDACTED]>
Sent: Friday, September 20, 2024 11:03 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Jamie Keith
[REDACTED]

1275 FRUITDALE AVE
San Jose, California 95126

Lesley Xavier

From: jane Holt <[REDACTED]>
Sent: Friday, September 20, 2024 11:54 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

jane Holt

[REDACTED]
Churton Avenue, 1960 Churton Ave.
Los Altos, California 94024

Lesley Xavier

From: Michael Hazelton <[REDACTED]>
Sent: Friday, September 20, 2024 12:02 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Michael Hazelton
[REDACTED]

San Jose, California 95112

Lesley Xavier

From: Savita Nataraj <[REDACTED]>
Sent: Monday, September 23, 2024 4:05 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%.

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Savita Nataraj

[REDACTED]
5055 Dent Avenue, 18
San Jose, California 95118

Lesley Xavier

From: Elizabeth Conlan <[REDACTED]>
Sent: Tuesday, September 24, 2024 7:24 PM
To: Lesley Xavier
Subject: I Support New Homes at Mission Point

Planning Staff Lesley Xavier,

I urge your support of Kylli's Mission Point project in Santa Clara, a redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and parking areas, into a vibrant mixed-use community.

Our community urgently needs the 1,800 new homes that will be built as part of the project. This type of infill development should be prevalent throughout Santa Clara County; the project transforms underutilized parking lots into new homes near public transit, promoting increased walkability and reducing car dependency.

Additionally, Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather.

Please move this project forward without delay!

Elizabeth Conlan
[REDACTED]

San Jose, California 95118

Lesley Xavier

From: Dennise Jauregui [REDACTED]
Sent: Thursday, September 19, 2024 2:34 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

You don't often get email from [REDACTED] [Learn why this is important](#)
<<https://aka.ms/LearnAboutSenderIdentification>>

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Dennise Jauregui
[REDACTED]

Santa Clara, California 95054

<<https://click.actionnetwork.org/ss/o/u001.ZbNyqOfLYPaP-d23SgKjnQ/49w/3nJ2592eSCyhSKGPJaQDXw/ho.gif>>

Lesley Xavier

From: Lee Mei <[REDACTED]>
Sent: Thursday, September 19, 2024 4:28 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

You don't often get email from [REDACTED]. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Lee Mei

[REDACTED]
630 BUSH ST
Mountain View, California 94041

<<https://click.actionnetwork.org/ss/o/u001.ZbNyqOfLYPaP-d23SgKjnQ/49w/zlerYvicQDaz54iDLy1i4w/ho.gif>>

Lesley Xavier

From: [REDACTED]
Sent: Friday, September 20, 2024 5:20 PM
To: Lesley Xavier
Subject: I STRONGLY support new homes at Mission Point!

You don't often get email from [REDACTED] Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara.

Our region URGENTLY needs more housing.

Please please PLEASE PLEASE PLEASE move this project forward absolutely ASAP with every possible speed.

[REDACTED]

<<https://click.actionnetwork.org/ss/o/u001.ZbNyqOfLYPaP-d23SgKjnQ/49y/1I87oiTHSqedCRuEQVtC5Q/ho.gif>>

Lesley Xavier

From: Manmohan Mahal [REDACTED]
Sent: Thursday, September 19, 2024 10:16 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

You don't often get email from [REDACTED] [Learn why this is important](#)
<<https://aka.ms/LearnAboutSenderIdentification>>

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Manmohan Mahal
[REDACTED]

Palo Alto, California 94306

<<https://click.actionnetwork.org/ss/o/u001.ZbNyqOfLYPaP-d23SgKjnQ/49x/i5Ute4HGTPWzHY3yALY6TA/ho.gif>>

Lesley Xavier

From: [REDACTED]
Sent: Thursday, September 19, 2024 1:03 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

You don't often get email from [REDACTED]. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

[REDACTED]

<https://click.actionnetwork.org/ss/o/u001.ZbNyqOfLYPaP-d235gKjnQ/49w/_CoIDWuSQ8yh7GwQgCkt3Q/ho.gif>

Lesley Xavier

From: Matt Savage <[REDACTED]>
Sent: Thursday, September 26, 2024 7:28 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Matt Savage
[REDACTED]

San Jose, California 95125

Lesley Xavier

From: Jason Morrow <[REDACTED]>
Sent: Wednesday, October 9, 2024 12:52 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support the Mission Point project in Santa Clara because it is a much needed redevelopment that will transform an underutilized site, currently occupied by outdated office buildings and excessive parking, into a vibrant mixed-use community.

The project embraces sustainable urban development, transforming underutilized parking lots into 1,800 desperately needed new homes near public transit options, promoting walkability, and reducing car dependency.

Additionally, the development will be a boon for environmental sustainability, placing housing next to the San Tomas Aquino Creek Trail, one of the best connections to workplaces without needing to drive. With enhanced connectivity to these existing trails and the Patrick Henry Specific Plan area, as well as underground parking, Mission Point prioritizes pedestrian and cycling infrastructure over increased vehicle use and traffic. The project also aims for LEED certifications and will be landscaped with drought resistant plants and green space.

Kylli's Mission Point will also benefit the greater community, proposing over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Jason Morrow
[REDACTED]

Saratoga, California 95051

Lesley Xavier

From: Dylan O'Connell <[REDACTED]>
Sent: Thursday, October 10, 2024 7:49 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I strongly support Kylli's Mission Point project in Santa Clara. This visionary plan will transform an underutilized area into a vibrant, sustainable, mixed-use community.

Key benefits include:

- Increased Housing and Reduced Traffic: 1,800 new homes near transit will decrease car dependency by 25%.
- Environmental Responsibility: LEED certification, underground parking, and pedestrian/cycling-focused design demonstrate a commitment to sustainability.
- Community Enhancement: Seven acres of public park space, a childcare facility, and improved trail connections will foster a healthy and connected community.

Santa Clara faces a critical housing shortage, and it is absolutely essential that we act to address it. Please approve this project without delay.

Dylan O'Connell
[REDACTED]

Mountain View, California 94040

Lesley Xavier

From: Rachel Wuerstlin [REDACTED]
Sent: Monday, October 14, 2024 5:24 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Rachel Wuerstlin
[REDACTED]

San Jose, California 95126

Lesley Xavier

From: Jifu Cai <[REDACTED]>
Sent: Sunday, October 13, 2024 4:20 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Jifu Cai
[REDACTED]

Palo Alto, California 94306

Lesley Xavier

From: John Lim <[REDACTED]>
Sent: Saturday, October 12, 2024 8:39 AM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%.

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

John Lim
[REDACTED]

Santa Clara, California 95054

Lesley Xavier

From: [REDACTED]
Sent: Friday, October 11, 2024 10:34 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

[REDACTED]

Lesley Xavier

From: Andrew Siegler <[REDACTED]>
Sent: Tuesday, October 15, 2024 9:30 PM
To: Lesley Xavier
Subject: Support New Homes at Mission Point!

Planning Staff Lesley Xavier,

I support Kylli's Mission Point project in Santa Clara, because it is a visionary redevelopment plan that aims to transform an underutilized site, currently occupied by outdated office buildings and excessive parking areas, into a vibrant mixed-use community.

Specifically, the project includes:

Sustainable Urban design: The project transforms underutilized parking lots into 1,800 new homes near public transit options, promoting increased walkability and reducing car dependency by 25%

Environmental Sustainability: With underground parking and enhanced connectivity to the Patrick Henry Specific Plan area and existing bike trails, Mission Point prioritizes pedestrian and cycling infrastructure over vehicle use. The project also aims for LEED certifications, reflecting high environmental standards. Moreover, the project will be landscaped with drought resistant plants and greenery to promote environmental and mental wellness.

Enhanced Community benefits: Kylli's Mission Point proposes over seven acres of publicly accessible park space, turning a largely impervious site into a green, vibrant hub with opportunities for community to gather. Moreover, Mission Point will connect existing trails, promoting physical wellness and outdoor activities. The proposal also includes a child care facility with designated outdoor green space for the children to safely play outside.

Please move this project forward without delay!

Andrew Siegler
[REDACTED]

San Jose, California 95112

From: [PlanningCommission](#)
To: [REDACTED] [Planning Public Comment](#); [PlanningCommission](#); [Lance Saleme](#); [Mario Bouza](#); [Eric Crutchlow](#); [Nancy Biagini](#); [Priya Cherukuru](#); [Qian Huang](#); [Yashraj Bhatnagar](#); [Reena Brilliot](#); [Lesley Xavier](#); [REDACTED]
[REDACTED]
Subject: RE: My Thoughts on Mission Point for the 10/23 Santa Clara Planning Commission Meeting
Date: Thursday, October 17, 2024 8:30:11 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

This is to confirm your email has been received in the Planning Division and your correspondence will be 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



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

From: J'Carlin [REDACTED]
Sent: Thursday, October 17, 2024 1:23 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <Nbiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: My Thoughts on Mission Point for the 10/23 Santa Clara Planning Commission Meeting

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

My name is [NAME], and I am writing to support Kylli's Mission Point proposal. It is a model of sustainable development that combines housing, jobs, and parks all in one place. Mission Point will transform nearly 50 acres of underutilized parking lots and old office buildings into a new, vibrant, urban hub for Santa Clara by creating 1,800 new homes, new jobs, and new parks. I support the project, and I'd like to see the following improvements incorporated into the project as part of a motion from you: - A central, defining, signature park element such as an outdoor amphitheater or space for arts and cultural events - As a city, we face a staggering housing shortage and the pressing need to develop sustainable neighborhoods ready to tackle whatever the future has in store.

Mission Point does both by laying out a plan for a dense, mixed-use, transit-oriented community. This project creates more homes and more jobs. Mission Point is exactly what Santa Clara and Silicon Valley need. Please approve this project!

Carlin Black

Aka J'Carlin