



YIMBY LAW

YIMBY Law

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10/30/2024

Steve Le
Senior Planner
City of Santa Clara
SLe@santaclaraca.gov
Via Email

Re: 4590 Patrick Henry Dr. Santa Clara, CA 95054

Dear Department of Planning,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposal is for 284 rental homes in the new Patrick Henry Drive Specific Plan approved by City of Santa Clara in 2022. The project is consistent with the Specific Plan and zoning at 127 dwelling units per acre. The proposal also includes 42 affordable units; 14 moderates, 14 low, and 14 very low income units.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure

that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large initial 'S'.

Sonja Trauss
Executive Director
YIMBY Law

October 7, 2024

RE: Endorsement of 4590 Patrick Henry Drive

To Whom It May Concern:



For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance’s Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area’s people.

After careful review, Greenbelt Alliance is pleased to endorse the proposed 4590 Patrick Henry Drive project.

More housing is critically needed in Santa Clara, and the 284 units, 42 of them deeply affordable, provided by 4590 Patrick Henry Drive as part of the East Tasman Plan represent a significant step in the right direction. Further, not only will the project address the urgent need for more housing, but it also contributes significantly to the revitalization of the area.

We are particularly impressed by the project’s commitment to sustainability and community amenities. The inclusion of a public park will provide much-needed green space for residents and visitors, fostering a sense of community and improving overall well-being. The project’s provision of more than 300 bicycle parking spaces and the construction of a new protected bike lane along the frontage road will promote active transportation, making it easier and safer for residents to choose biking over driving. These features not only support a healthy lifestyle but also contribute to reducing the city’s carbon footprint.

The project's 100% electric design is another significant highlight. By eliminating reliance on fossil fuels for energy, the development will help mitigate climate change and set a precedent for future projects. This all-electric approach is in line with the growing movement towards renewable energy and reflects a forward-thinking approach to urban development.

Transit Access for Sustainable Development


In addition to adding greatly needed affordable housing to Santa Clara County, 4590 Patrick Henry Drive will align with Greenbelt Alliance's climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—development criteria in several ways. Its strategic location, less than half a mile from the VTA light rail and within half a mile of five VTA bus lines, ensures excellent connectivity and encourages the use of public transportation. This proximity to transit options will help reduce car dependency, thereby lowering greenhouse gas emissions and traffic congestion.

According to [GreenTRIP](#)—a free online tool created by Transform that models traffic and greenhouse gas impacts of residential projects in California— the 4590 Patrick Henry Drive development will result in:

- 1,963 fewer miles driven every day compared to the Santa Clara County average.
- 21% fewer GHG impacts every day compared to the Santa Clara County average.
- 5% less parking use every day compared to the Santa Clara County average.
- Parking when compared to existing city requirements:
 - Saving \$15,040,000 in parking construction cost if built with 0.34 instead of the municipal requirements.
 - Saving 5,112 sq.ft. in fewer parking spaces

Greenbelt Alliance believes 4590 Patrick Henry Drive will play a pivotal role in reimagining a more resilient and inclusive Santa Clara for all residents to enjoy, and we are proud to give this project our endorsement! We hope its approval will inspire cities around the Bay Area to redouble their efforts to grow in more sustainable ways.

Sincerely,



Jordan Grimes
Resilience Manager
Greenbelt Alliance



November 13, 2024

Steve Le

City Planner

City of Santa Clara

Email: Sle@santaclaraca.gov

Dear Mr. Le,

On behalf of the Santa Clara Schools Foundation (SCSF), I am pleased to support the residential development project by 4590 Patrick Henry LLC at 4590 Patrick Henry Drive in the City's new Specific Plan area in North Santa Clara. This project represents an investment in our community that aligns with the mission of SCSF: to support Santa Clara Unified School District's students, staff, and community by enhancing educational opportunities, addressing resource gaps, and encouraging lifelong learning.

We are grateful for 4590 Patrick Henry LLC's recent \$3,000 gift to Hughes Elementary School's upcoming Spring Walk-a-thon event. As Hughes Elementary is within the project's attendance boundary, this contribution will support the school's health-focused activities and help foster a sense of community.

Additionally, the inclusion of 42 affordable housing units offers a vital resource for district staff and students entering the local workforce. Providing accessible housing options for educators and recent graduates strengthens the connection between our district and the community.

We appreciate your recognition of the importance of projects like this, which create opportunities for both education and community growth. Thank you for your continued support in building a strong future for Santa Clara.

Sincerely,

A handwritten signature in black ink that reads "Steven J. Neese". The signature is written in a cursive style with a large, prominent "S" and "N".

Steven J. Neese
Executive Director
Santa Clara Schools Foundation