

8/22/2023

Item #8




City Council Meeting

**950 Monroe Street
Mixed-Use Project**
Item # 8 RTC- 23-810

Reena Brilliot, AICP
Assistant Director
Community Development
August 22, 2023

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City of Santa Clara
The Center of What's Possible

950 Monroe Street Mixed-Use Request

- General Plan Amendment to modify Community Mixed-Use designation and related policies to support greater density and height within the Downtown Focus Area, subject to certain conditions
- Rezoning to Planned Development for the proposed development project
- Vesting Tentative Subdivision Map to subdivide three parcels for a condominium map
- Certification of the Environmental Impact Report (EIR) along with the Mitigated Monitoring and Reporting Program

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POST MEETING MATERIAL

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950 Monroe Street Mixed-Use

Recent Changes to General Plan Amendment Boundaries

- The proposal includes a General Plan Amendment (GPA) to modify Community Mixed-Use designation and related policies to support greater density and height within the Downtown Focus Area, subject to certain conditions that would limit applicability of GPA
- Community feedback was provided to staff after the Planning Commission meeting regarding concerns that the applicability of the GPA would affect several parcels outside of the project site
- Staff re-looked at the potential applicability of the GPA with the proposed conditions, as shared at the Planning Commission meeting, and the area the GPA would be applicable was larger than outreach was provided for

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950 Monroe Street Mixed-Use

Recent Changes to General Plan Amendment Boundaries (continued)

- As the outreach and focus of communication on the General Plan Amendment was regarding the project site, staff revised the boundaries of the General Plan Amendment to be applicable only to the project site
- A new condition was added to the GPA so that to be applicable, a project must have frontage along westside of Monroe Street, and also be located south of Franklin Street and north of Homestead Street. These are the project site boundaries
- As currently proposed, the GPA would only be applicable to the project site

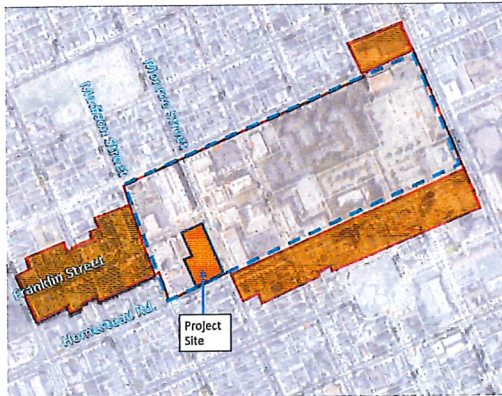
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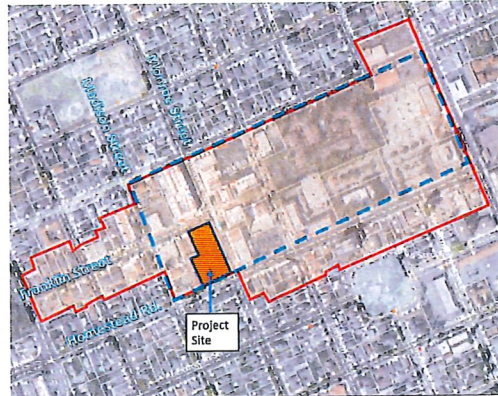


950 Monroe Street Mixed-Use

Recent Change to General Plan Amendment Boundaries (continued)



Previous Areas GPA was Applicable



Current Area Where GPA is Applicable:
Project Site



Applicability of General Plan Amendment



Precise Plan Boundary



Downtown Focus Area

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950 Monroe Street Mixed-Use

Project Proposal

- **New construction:**
 - Three to six-story residential mixed-use building
 - 50 condominium units
 - 3,800 square-foot of ground floor retail/restaurant space
 - Four townhomes
- **Preservation:** Three single-family residences



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950 Monroe Street Mixed-Use

Existing Site Context



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950 Monroe Street Mixed-Use

Existing

940-950 Monroe Street
(Retail building)



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950 Monroe Street Mixed-Use

Existing



906 Monroe St

930 Monroe St



1341 Homestead
(behind 906 Monroe) 9



950 Monroe Street Mixed-Use

Timeline

- June 16, 2020 - Lamb Partners LLC filed application: includes removing all three single family homes including two on Historic Resources Inventory (HRI) and constructing 5-story mission style building
- December 1, 2020 - Community meeting
- December 21, 2021 - Plan revision #1 to retain two historic homes on Monroe; introduce 4-story residential building element as a step down from the 6-story building at corner of Franklin & Monroe Streets
- March 16, 2021 - Plan revision #2 to also retain 1341 Homestead house and replace 4-story element with four 3-story townhouses next to single family interface
- January 21, 2021 project presented to Downtown Community Task Force



950 Monroe Street Mixed-Use

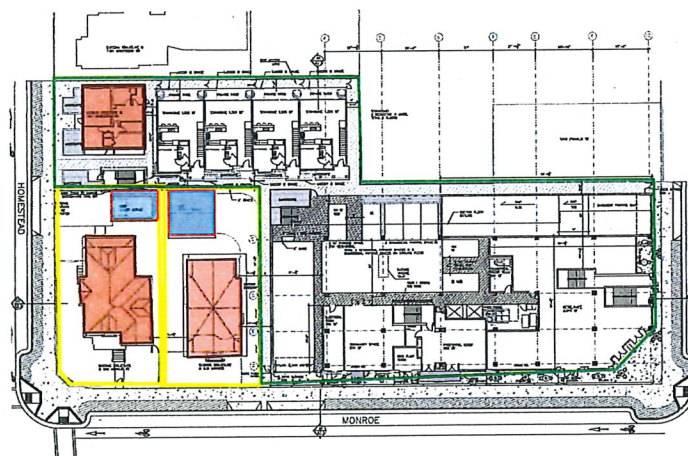
Timeline (continued)

- November 8, 2021 EIR Public Scoping Meeting
- October 14 - November 30, 2022 EIR Comment Period
- June 2022-May 2023 Seven plan updates to reduce height of townhomes to 2-story & address project details and City comments
- June 29, 2023 Historic Landmarks Commission consideration
- July 13, 2023 Planning Commission consideration
- August 22, 2023 City Council consideration



950 Monroe Street Mixed-Use

Site Plan





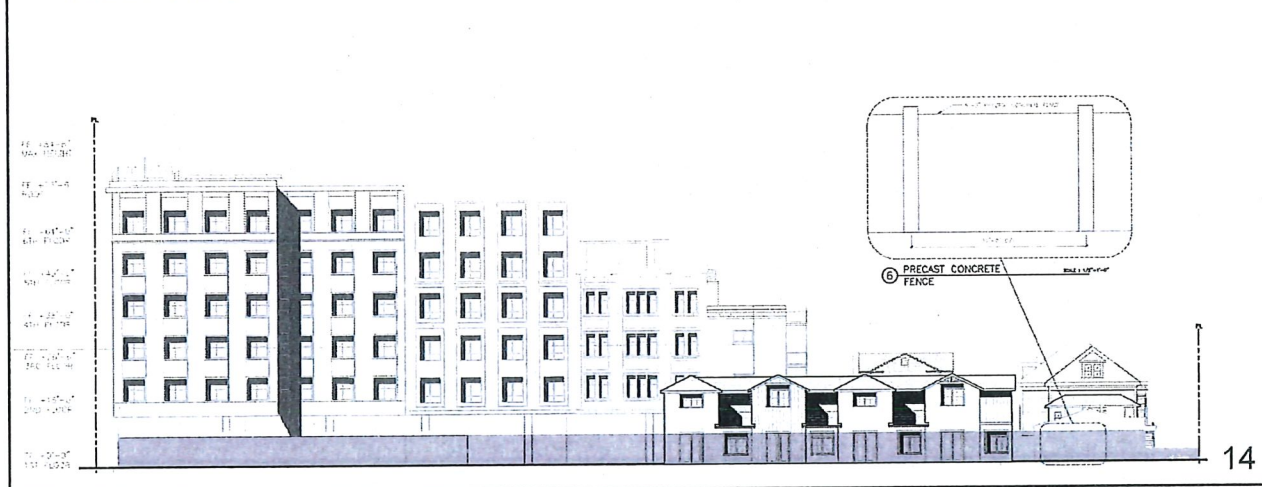
950 Monroe Street Mixed-Use

Monroe Street (East View)



950 Monroe Street Mixed-Use

West View



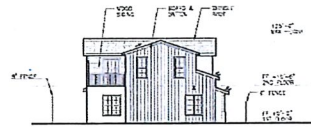


950 Monroe Street Mixed-Use

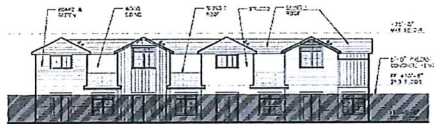
Townhome Elevations



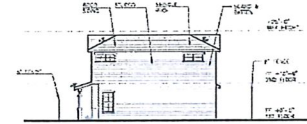
1 TOWNHOMES PROPOSED EAST ELEVATION



2 TOWNHOMES PROPOSED SOUTH ELEVATION



3 TOWNHOMES PROPOSED WEST ELEVATION



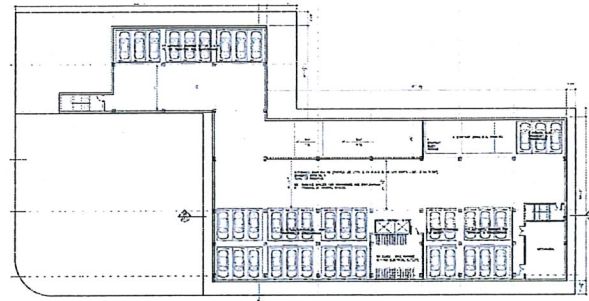
4 TOWNHOMES PROPOSED NORTH ELEVATION



950 Monroe Street Mixed-Use

Parking

- AB 2097 exempts minimum parking requirement
- 81 vehicle parking spaces in basement with stackers and 7 at ground floor
- 29 spaces EV Level 2 Chargers
- 26 spaces EV Ready
- 54 Class I bicycle in bike room with electrical outlets
- 10 Class II bicycle parking spaces on ground floor





950 Monroe Street Mixed-Use

Key Considerations

- **General Plan Consistency**
 - Goals & Policies
 - Housing opportunity (revised from original proposal of conformance to City's ordinance -15% of units at maximum average of 100% AMI changed recently to 20% at maximum average of 100% AMI)
 - Neighborhood compatibility
- **Historic Preservation** of three single-family homes, two on Historic Resources Inventory
- **Community Input**
 - Influenced project design changes
 - Concerns regarding conformance to Draft Downtown Precise Plan & Form Based Code

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950 Monroe Street Mixed-Use

Current General Plan Designation

- Community Mixed Use
 - Support medium-density development with a mix of residential and commercial uses along a major street
 - Minimum FAR of 0.10 of retail, commercial, and neighborhood office uses
 - Density: 20 - 36 units per acre
- Within Boundaries of Downtown Focus Area (adopted)
- Within Boundaries of Downtown Precise Plan (under development, anticipated Council consideration later in 2023)

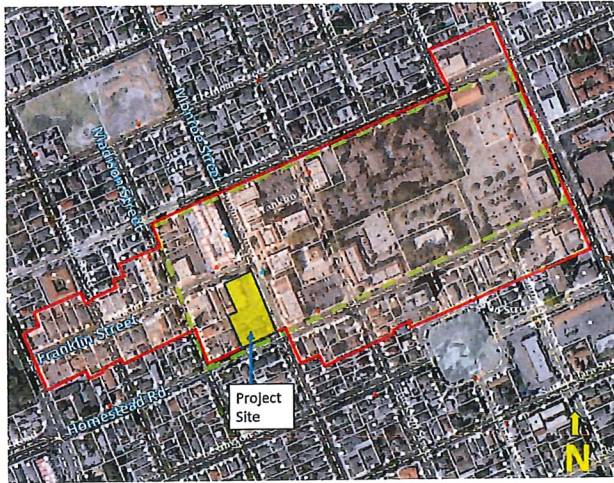
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950 Monroe Street Mixed-Use

Downtown Focus Area & Draft Precise Plan Boundaries



— Downtown Focus Area Boundary

--- Draft Downtown Precise Plan Boundary



950 Monroe Street Mixed-Use

Proposed General Amendment to Community Mixed Use

- Support very high-density (up to 70du/acre) development with a mix of residential and commercial uses that meet the following criteria:
 - Within Downtown Focus Area
 - Located within 0.25 miles of a bus route with 15 min service intervals during commute hours
 - Development provides min .10 FAR ground floor retail
 - If site is listed on the City's Historic Preservation & Resource Inventory or the California Register of Historical Resources, any development affecting historic structure(s) shall be performed with the Secretary of the Interior's Standards

(Criteria Continued on the next slide)



950 Monroe Street Mixed-Use

Proposed General Amendment to Community Mixed Use

- Support very high-density (up to 70du/acre) development with a mix of residential and commercial uses that meet the following criteria (continued):
 - Provides 20% of the units at affordable housing prices such that the distribution of affordable units averages to a maximum of 100% AMI (**recently modified from 15% of units averaging 100% AMI**)
 - With project frontage on the westside of Monroe Street that is also located south of Franklin Street and north of Homestead Road (**recently added**)

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950 Monroe Street Mixed-Use

Proposed General Amendment of Related Policies

- Provide an Exception to Transition Policies for Downtown Focus Area **applicable to any site with project frontage on the westside of Monroe Street that is also located south of Franklin Street and north of Homestead Road (recently added)**
- Modify Height Policy in Downtown Focus Area **for any site with project frontage on the westside of Monroe Street that is also located south of Franklin Street and north of Homestead Road (recently added)**
 - To allow maximum building height of 6 stories (reduced from Planning Commission proposal of maximum height of 8 stories)

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950 Monroe Street Mixed-Use

Public Feedback & Responding Changes to Project

December 1, 2020 Community Meeting Feedback	Application Changes
Do not remove/demolish historic houses	Preserving three single family residences
Incompatible building height adjacent to residential properties	Replacement of 5-story massing next to single family with 2-story townhomes
Proposed Mission style architecture not desirable	Changed to mix of styles breaking façade with contemporary art deco at corner of Franklin & Monroe
Application should wait until after Downtown Precise Plan is adopted	No change. Applicant desires to advance City review as soon as possible

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950 Monroe Street Mixed-Use

Downtown Community Task Force (DCTF) Feedback

- Presented before DCTF on January 21, 2021
- DCTF wrote a letter in opposition with concerns that the project does not consider:
 - Draft Downtown Precise Plan
 - Draft Downtown Form Based Code
 - Current General Plan

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950 Monroe Street Mixed-Use

Historical Landmarks Commission June 29, 2023

- Consideration
 - Preservation of Historic Structures
 - Compatibility of New Development with Historic Buildings
- Actions
 - Approved Minor Significant Property Alteration (4-0) to allow modifications to non-character defining features of the two historic single-family residences
 - Recommended Denial of Architectural Review (4-0) for the mixed-use project
 - Recommended Denial of Rezoning and Vesting Tentative Map (4-0)

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950 Monroe Street Mixed-Use

Planning Commission July 13, 2023 recommendations

- Adopt EIR & MMRP (7-0)
- Approve General Plan Amendment to Community Mixed Use in Downtown Focus Area & related policies (7-0)
- Approve Rezoning to Planned Development (PD) and with an added section 5 in the resolution “The Planning Commission encourages the Owner and any contractors or subcontractors working on the Project to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages during the development of this Project.” (7-0)
- Approve Vesting Tentative Map (6-1)
- Direct staff to prepare a condition of approval for applicant to provide a protective plan for historic structures during construction (6-1)

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950 Monroe Street Mixed-Use

Staff Recommendation

- 1) City Council adopt the EIR and the Mitigation Monitoring Reporting Program for the proposed project
- 2) Approve the General Plan Amendment to modify the Community Mixed Use land use designation and related policies
- 3) Approve the Rezoning to Planned Development for the Development of a three- to six-story residential mixed-use building with 50 condominium units and 3,800 square-feet of ground floor retail/restaurant space, four townhomes, and three single-family residences
- 4) Approve the Vesting Tentative Subdivision Map to subdivide three parcels for a condominium map

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City Council Meeting

950 Monroe Street Mixed-Use Project

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Community Development
August 22, 2023

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8/22/2023

Item # 8

SCDC ARCHITECTURE

980 EL CAMINO REAL, SUITE 200, SANTA CLARA CA 95050

TELEPHONE (408) 998-4087

906-950 MONROE STREET - PLN2020-14457

PREPARED FOR,

LAMB PARTNERS, LLC

535 MIDDLEFIELD ROAD, SUITE 190

MENLO PARK, CALIFORNIA 94025

POST MEETING MATERIAL



FREMONT STREET



FRANKLIN STREET

SCDC



LEWIS STREET



WASHINGTON STREET

POLICY 5.1D: REQUIRED CONTRIBUTIONS TO INFRASTRUCTURE AND THE PUBLIC REALM

New development will be required to make contributions that improve public infrastructure and the public realm in ways that promote alternative transportation modes (walking, biking & transit), promote environmental sustainability (green infrastructure and green building performance), and provide for the orderly and attractive transformation of Downtown.

New development is expected to improve adjacent streets, dedicate land for the creation of new streets and public spaces, and make fair-share contributions through an Infrastructure Impact Fee for Downtown improvements to create and improve streets and public spaces, as indicated in Figure 3-2: Downtown Streets and Public Spaces.

New development is also expected to make fair-share contributions to infrastructure needed to support Downtown development. This may include the need for an additional fire station; a district stormwater capture system; an additional transformer at an existing SVP substation; extension of the recycled water system; and underground piping and ducting.

POLICY 5.1E: MAXIMUM BUILDING HEIGHTS

In keeping with the conceptual urban form framework for Downtown, allow buildings to achieve maximum heights as shown on Figure 5-4: Maximum Building Heights.

Height is regulated by the number of stories as well as the maximum number of feet. Buildings must not exceed either metric.

Two levels of parking may correspond with one level of tall ground-floor retail space, counting as one floor. Within each height district, maximum building heights in feet are intended to allow for tall ground-floor spaces and typical office floor-to-floor heights. For typical residential buildings, maximum height would not be expected to be achieved.

Floor area is not directly governed, but is limited based on what can be achieved within a building envelope described in more detail in the Form-based Code.

POLICY 5.1F: MAXIMUM BONUS HEIGHTS AND COMMUNITY BENEFITS

Grant additional floor area and building height for the following community benefits: Arts Commons cultural destinations that include Santa Clara Theater, the Cultural Arts Center and the

Market Hall; a public parking garage that can support these venues; visual and performing art venues or movie theaters in locations other than the Arts Commons (but Downtown); conservation of historic resources or contributing buildings to historic districts; land dedication for public realm that exceeds the District average; pr enhanced public realm or transit infrastructure contributions beyond those required, as summarized in Table 5-1.

Floor area bonuses will be calculated based on the amount of floor area that could be achieved with maximum (base) building heights and massing limits established in the Form-based Code.

Bonuses may be combined but not beyond maximum height indicated in Figure 5-5: Maximum Bonus Building Heights.

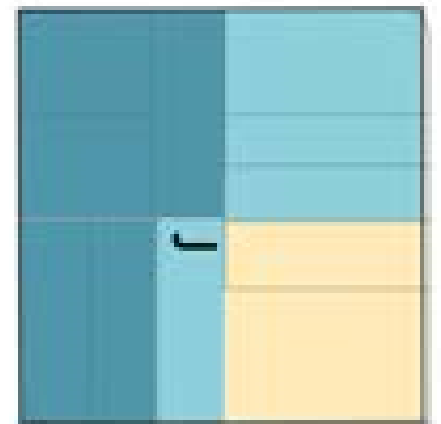
Bonuses may be granted to Downtown buildings for community benefits provided off-site but within Downtown.

Table 5-1

BONUS PROVISIONS FOR COMMUNITY BENEFITS

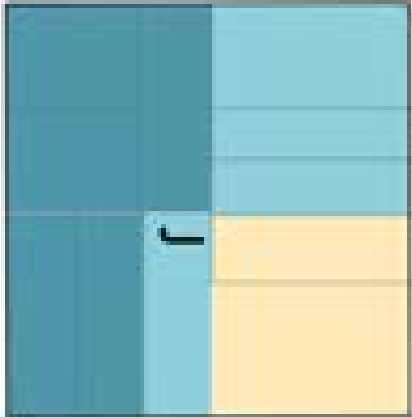
COMMUNITY BENEFITS	BONUS ¹
Each cultural venue on Arts Commons (including but not limited to Santa Clara Theater, Cultural Arts Center, and Market Hall), if consistent with locations on Figure 2-8.	F.A.R. bonus up to 60% Height bonus up to maximum bonus height
Public parking garage that can support Cultural Arts Center and Theater. This may be provided in addition to providing required parking for other residential and office uses.	F.A.R. bonus up to 60% Height bonus up to maximum bonus height
Visual and performing art venues or movie theaters in location other than the Arts Commons.	+
Conservation of resources listed on the Historic Resources Inventory, buildings in the Historic Combining District, or the post office.	
Public land dedication, with bonus amount based on extent to which dedication requirement exceeds District average.	F.A.R. bonus up to 40% Height bonus up to maximum bonus height
Enhanced contributions to public realm improvements above fair-share development impact fee, including infrastructure, paving, planting, furnishings, public art and interpretation elements.	+
Enhanced contributions to district transit infrastructure and operations.	
PUBLIC ROOM/ COMMUNITY SPACE/ ART SPACE	

¹ Bonuses are provided at City discretion. Bonuses should be commensurate with the level of community benefit contribution.



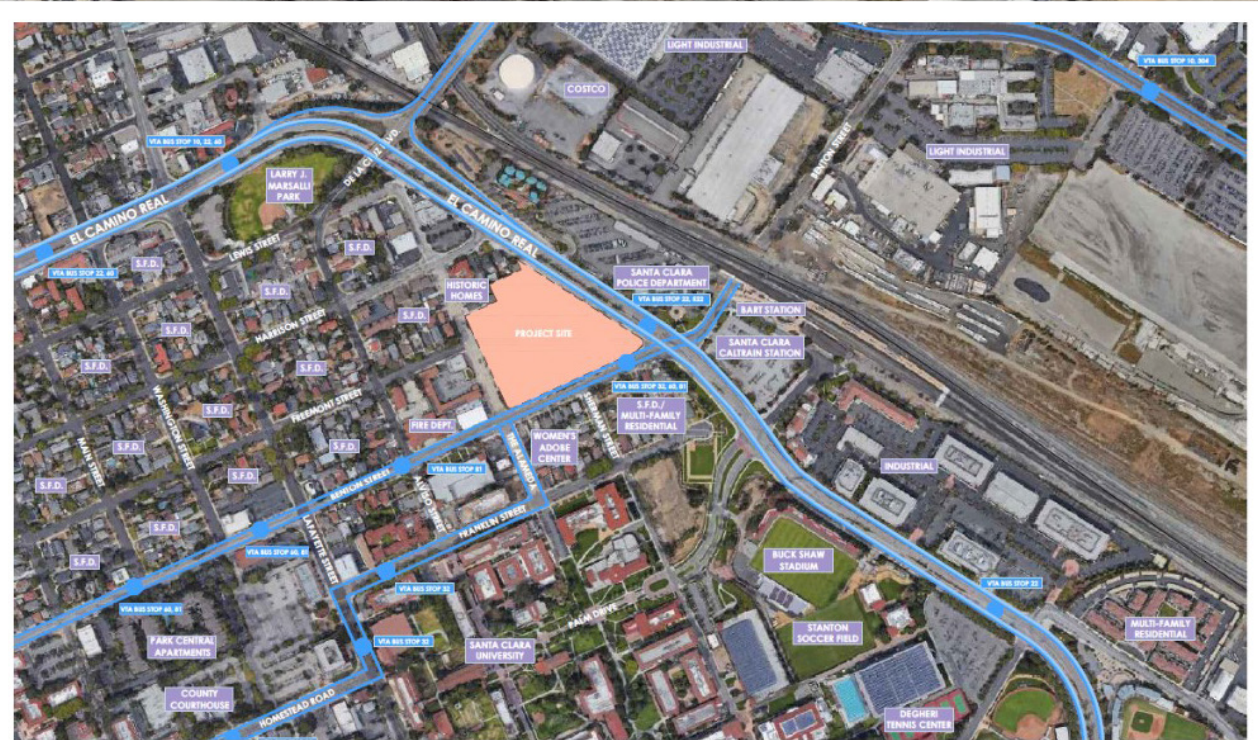
LEGEND—Figure 6-2

- 2 stories (up to 28')
- 3 stories (up to 40')
- 4 stories (up to 59')
- 5 stories (up to 72')
- 6 stories (up to 85')
- 7 stories (up to 98')
- 9 stories (up to 124')



LEGEND—Figure 6-2

- 2 stories (up to 28')
- 3 stories (up to 40')
- 4 stories (up to 59')
- 5 stories (up to 72')
- 6 stories (up to 85')
- 7 stories (up to 98')
- 9 stories (up to 124')

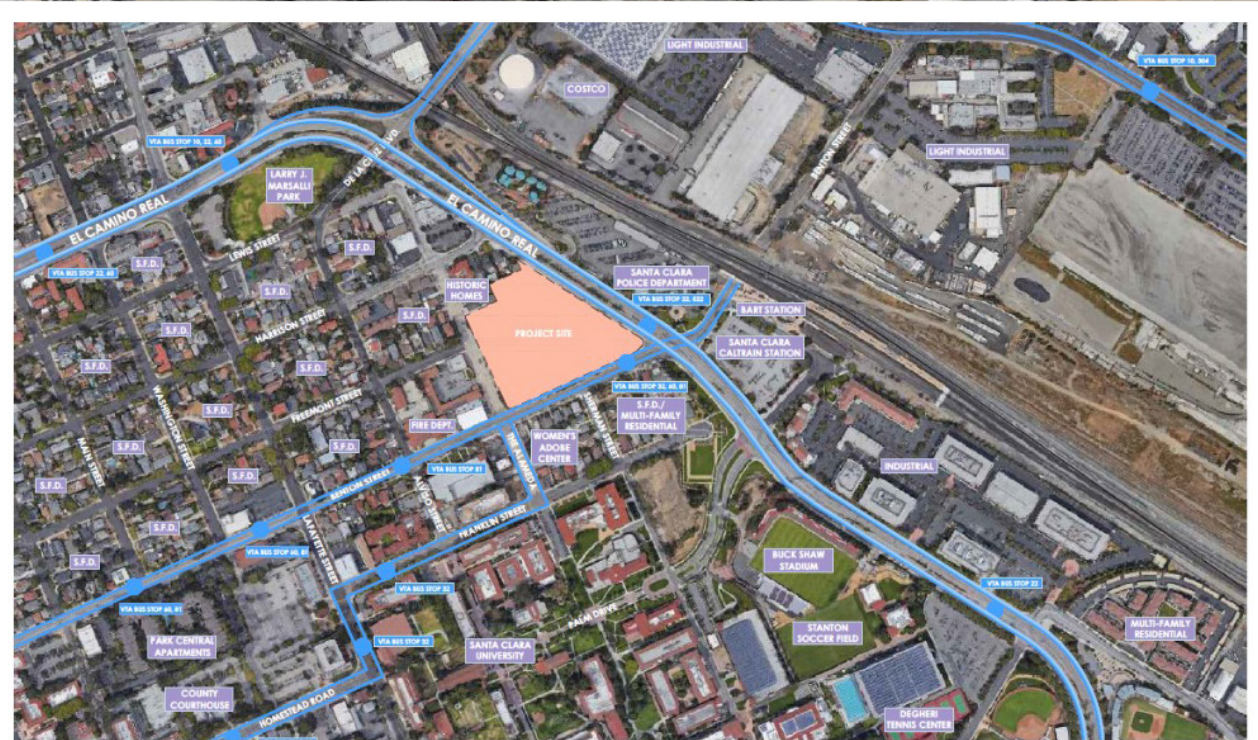


Summary

Lot Size: 5.7 acres

Project Description: The proposed project would consist of up to 355 apartment units including eight live-work units, 650 parking spaces, 1,601 square feet of leasing office space, 346 square feet pet spa area, 1,528 square feet of bike amenity space, an amenity roof deck with 4,341 square feet of club room and a fitness center, three private courtyards and a public courtyard facing The Alameda. The proposed residential density of the project would be 61.8 dwelling units per acre. The project includes approximately 22,000 square feet of retail space and potentially an additional 2,364 square feet of commercial space within 8 live-work units. The project site plan would allow preservation of two historic single-family houses located at 3410 The Alameda and 3370 The Alameda on the project site.

image taken from the City of Santa Clara Project Listing
<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/243/2495>



Summary

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image taken from the City of Santa Clara Project Listing
<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/243/2495>

Ruler

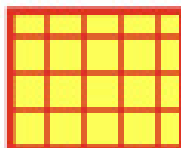


Line Path Polygon Circle 3D path 3D polygon

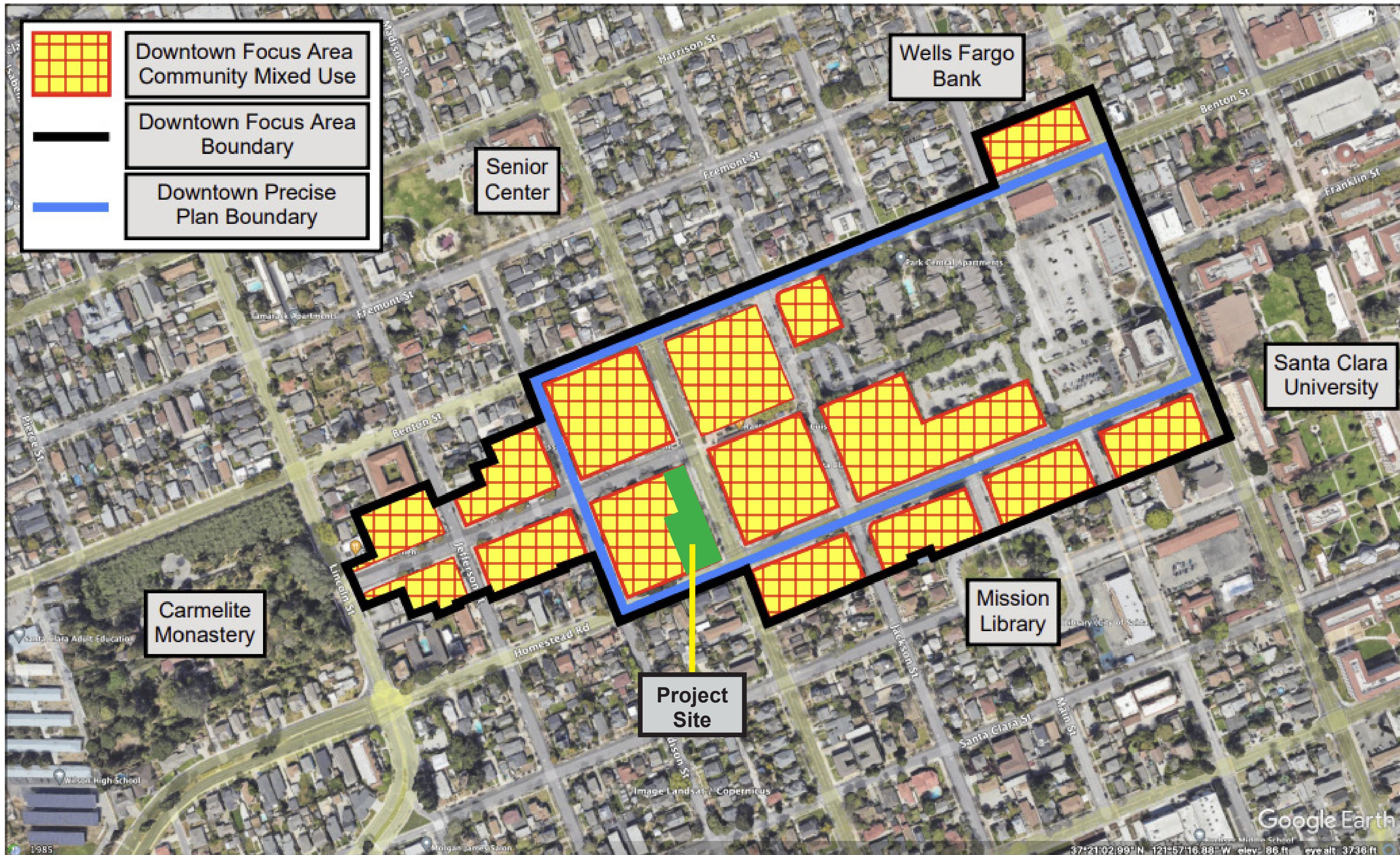
Measure the distance or area of a geometric shape on the ground

Perimeter: 2,168.20 Feet

Area: 5.70 Acres

Mouse Navigation Save Clear

	Downtown Focus Area Community Mixed Use
	Downtown Focus Area Boundary
	Downtown Precise Plan Boundary



Wells Fargo Bank

Senior Center

Santa Clara University

Carmelite Monastery

Mission Library

Project Site

FIGURE 6-2 | MAXIMUM BUILDING HEIGHTS WITH BONUSES

LEGEND—Figure 6-2

- 2 stories (up to 28')
- 3 stories (up to 40')
- 4 stories (up to 59')
- 5 stories (up to 72')
- 6 stories (up to 85')
- 7 stories (up to 98')
- 9 stories (up to 124')

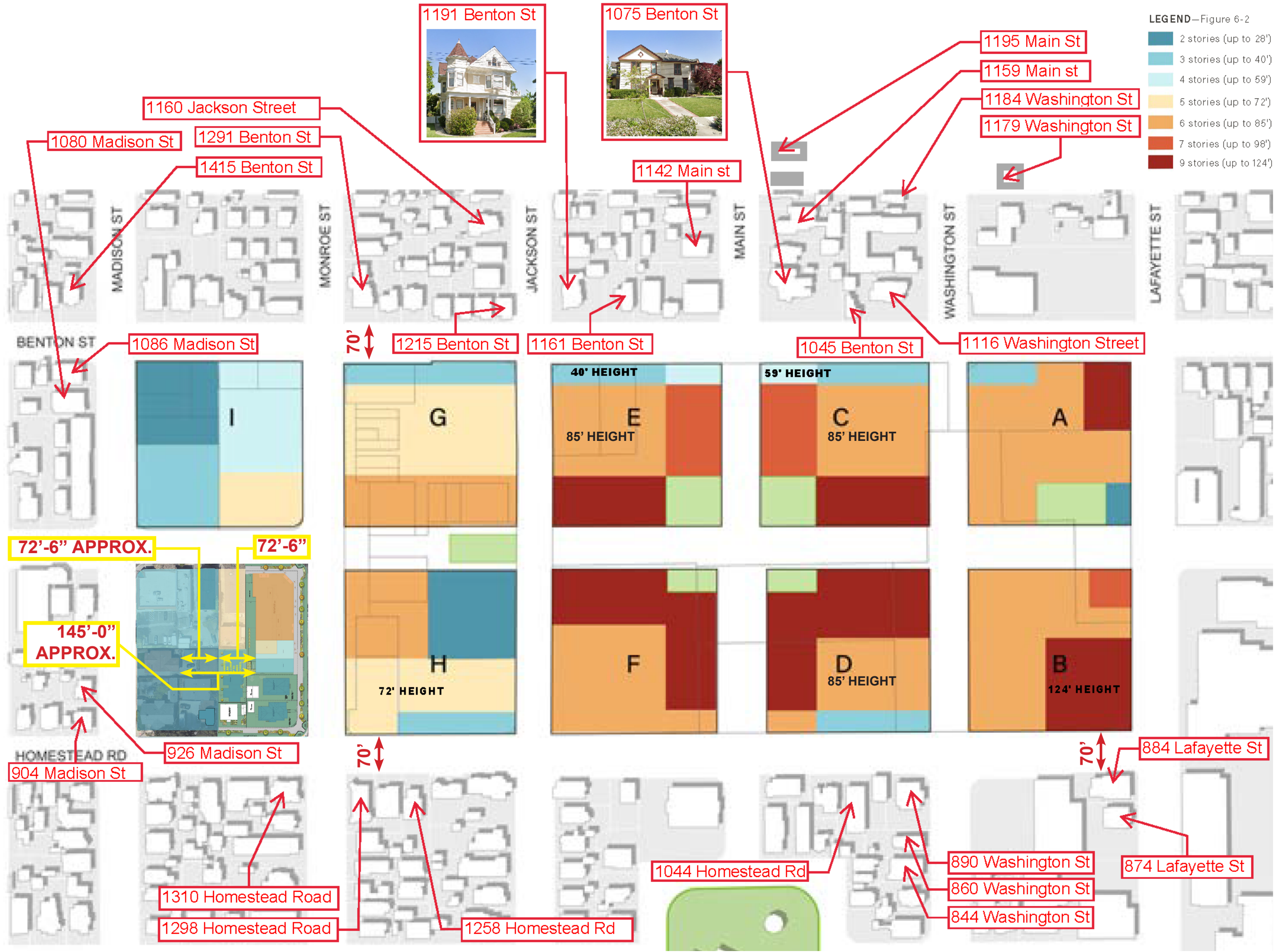




Figure 2-11

URBAN FORM FRAMEWORK (MAXIMUM BONUS BUILDING HEIGHTS)

Building form, as shown in the model, represents general building “envelopes” that the Precise Plan and its implementing form-based code will seek to maintain. Actual buildings will have varied massing and façades, providing human scale, visual interest, and design features that the Plan should guide but leave room for creative response.

The diagrams shown here represent building form that could occur “as of right” under the Plan—the base maximum building envelopes—and the building form that could occur with the provision of additional community benefits (bonus), including affordable housing, cultural catalyst uses, and enhanced public realm features.

GOAL 5.2: HISTORIC BUILDINGS AND CHARACTER

Conserve Downtown’s historic resources and sense of history, while allowing use of buildings to change over time. The old Post Office is a building of notable character and the blocks west of Monroe have properties designated as historic, as indicated in Figure 5-6: Historic Resources and Areas of Historic Sensitivity (2022).

POLICY 5.2A: HISTORIC PRESERVATION

Preserve Downtown’s historic buildings and sites as described by the City’s Historic Preservation and Resources Inventory and consistent with the Secretary of the Interior’s Standards for the Preservation and Treatment of Historic Properties and with the City’s regulations for Historic Combining Districts (see Chapter 18.58 of the Santa Clara Municipal Code). Encourage the continued assessment of buildings and sites with potential but undetermined historic significance. In particular, the City should study the potential eligibility of

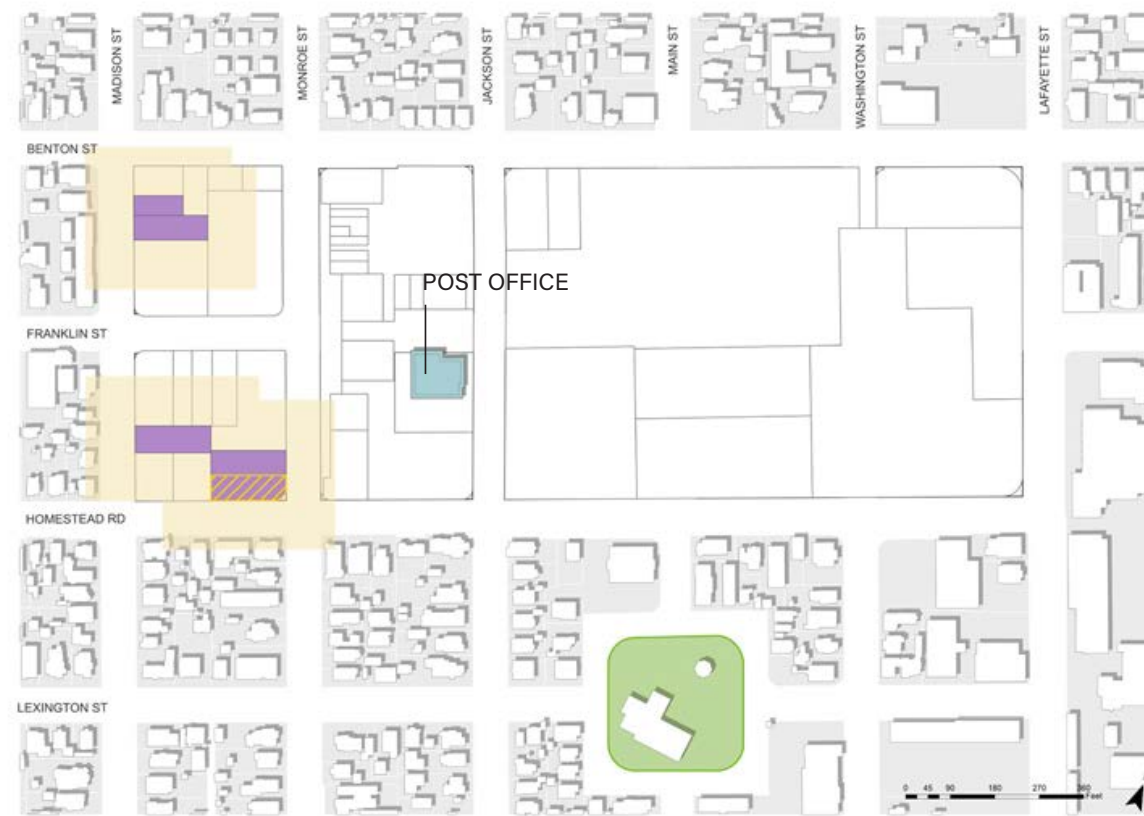


Figure 5-6
**HISTORIC RESOURCES
AND AREAS OF HISTORIC
SENSITIVITY (2022)**

- Architecturally Significant & Historic Sites
- 100ft buffer around Historic Sites
- Historic Combining District (HT)
- Further study needed

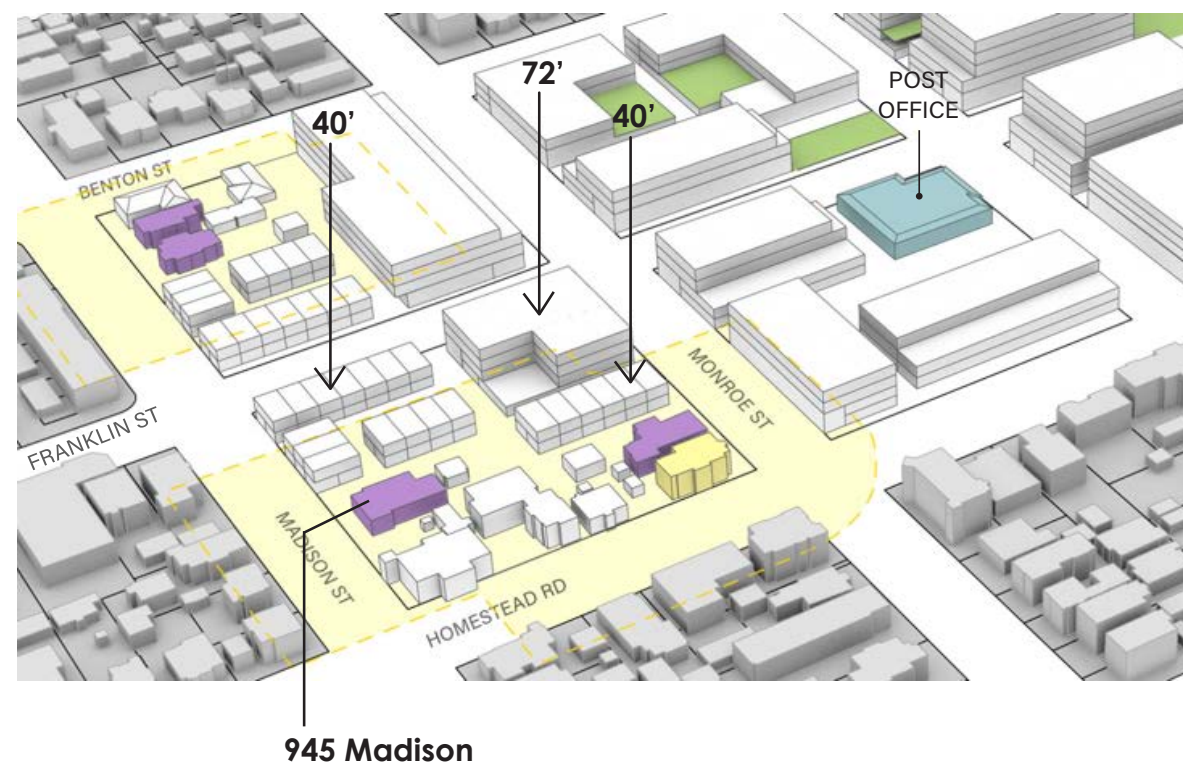


Figure 5-7
**BUILDING HEIGHTS
ADJACENT TO HISTORIC
BUILDINGS AND AREAS OF
HISTORIC SENSITIVITY**

- Architecturally Significant & Historic Sites
- Historic Combining District (HT)
- 100ft Buffer around Historic Sites
- Further study needed

945 Madison

A PLAN FOR DOWNTOWN WILL REMAIN JUST THAT - A PLAN - UNLESS INDIVIDUAL PROPERTY OWNERS DECIDE TO DEVELOP. AN UNDERSTANDING OF DEVELOPMENT REALITIES AND THE MARKET IS AN IMPORTANT PART OF CREATING A PLAN THAT WILL BE REALIZED

C. DEVELOPMENT MARKET CONSIDERATIONS

A plan for downtown will remain just that – a plan – unless individual property owners decide to develop. An understanding of development realities and the market is an important part of creating a plan that will be realized. This section provides a brief overview of development considerations for Downtown Santa Clara. Conditions will continue to evolve with time.

Development feasibility is affected by the costs of land acquisition, design and permitting, infrastructure development, and building construction; by regulatory limits on height and density and requirements for parking and community benefits; by technical issues of life and safety requirements in the Building Code and the capacity of utilities; and by market demand: the rent per square foot that can be achieved.

When all of these factors are accounted for and residual value remains that makes

development a competitive investment, then we can say that the project “pencils” in the context of the market (See Figure 1-16).

The Downtown Precise Plan process included analysis of all of these factors. We had to make certain assumptions. For simplicity, the analysis assumes development would take place on a site with an existing low-density retail use. In fact, feasibility will differ parcel by parcel

based on the cash flow of existing uses. We assumed parking would be provided at lower ratios than is typical today (taking advantage of transit proximity), but within a range that is market-acceptable. We assumed that residential development will be required to include 15% affordable housing, per City policy. (On City-owned land, that will be higher.) And we assumed that while demand for retail Downtown is limited today, a catalyst such as a food

hall, theater, or robust public programming may help retail potential expand. The team came to the following conclusions.

Residential

The statewide housing shortage has had magnified effects in Silicon Valley. While Santa Clara has increasingly offered high-density housing, the ongoing economic activity in Silicon Valley and additional jobs in Santa Clara have intensified the



Figure 1-16

MARKET/PROJECT VALUE AND DEVELOPMENT COST

DEVELOPMENT MARKET CONSIDERATION

WE ARE @ 65.5 DUA

RESIDENTIAL CONDOMINIUM APARTMENTS

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	NO	NO	NO	MAYBE	YES	YES

RESIDENTIAL RENTAL APARTMENTS

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	NO	NO	NO	NO	MAYBE	YES

RESIDENTIAL FOR SALE TOWNHOMES

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	YES	N/A	N/A	N/A	N/A	N/A



- ADDITIONALLY WE HAVE RETAINED THREE ORIGINAL HOMES :

- 906 MONROE ST
- 930 MONROE ST
- 1341 HOMESTEAD RD

DOWNTOWN OFFICE

Floor Area Ratio	1.0	2.0	3.0	4.0	5.0	6.0
Redevelopment Feasibility	NO	NO	NO	MAYBE	MAYBE	YES



Figure 1-17

PRELIMINARY BENCHMARKS FOR DENSITY

These summary diagrams illustrate the density threshold at which certain building types become feasible based on market conditions at the time of writing.

RESIDENTIAL DEVELOPMENT IS LIKELY TO BE FEASIBLE AS TYPE III CONSTRUCTION, AND MAY BE MOST FEASIBLE IN THE RANGE OF 5 TO 7 STORIES.

FEASIBLE IMPLEMENTATION

Financial Feasibility. The Downtown Precise Plan’s land use pattern and urban form reflect community priorities as well as the planning team’s best understanding of market economics for downtown development. Aspects of financial feasibility that have informed the Plan, in particular, include the following:

- Today, there is a relatively limited demand for retail space at this location. Retail success will require attracting

users from surrounding areas, design attention, curation and flexibility. Retail is necessarily focused where it is most desired, along Franklin Street.

- Residential development is likely to be feasible as Type III construction, and may be most feasible in the range of 5 to 7 stories. Townhomes are also feasible and may be ideally suited for liner uses facing adjacent neighborhood edges.
- Small-floor plate urban office buildings may be successful downtown, but this

is not yet proven in the current market environment.

- Lower than typical required parking ratios will lower the cost of construction and can work in the market while supporting City goals to shift travel patterns and leverage transit.

State Regulations. There are also some important State-level regulatory conditions which the Plan needed to take into account. First, the State’s density bonus program has grown more

generous in recent years in response to the ongoing housing affordability crisis. As of the time the Precise Plan was written, the State density bonus allows housing developments up to 80% more floor area than allowed by local code, depending on the extent of deed-restricted units and the level of subsidy provided. Second, the Surplus Land Act (as amended) requires that jurisdictions that wish to dispose of property first offer the property to other public agencies and to affordable housing developers. Since the City owns key parcels in the Downtown area, this requirement will likely apply.

City and Property Owner Objectives. Downtown development, from the creation of streets and public spaces to the building of retail, cultural venues, housing and offices, will only occur if and when downtown property owners, including the City, want to develop. The City has stated its interest in making its downtown property available for development, but (as of this writing) expects that development to pay for public improvements. Santa Clara University (also a downtown parcel owner) has also expressed interest in being a partner in creating a new downtown; one possible partnership could involve co-development of cultural arts spaces. Relocation of the County courthouse may be achievable, but will require a financial strategy and willing participants. Some private property



SANTANA ROW

The Downtown Precise Plan reflects both community priorities and our best understanding of market economics. Source: Visit San Jose



INDOOR OUTDOOR CONNECTIONS
AS SHOWN ON PAGE 81 OF THE SANTA CLARA
DOWNTOWN PRECISE PLAN



POLICY 4.1B: PEDESTRIAN-ORIENTED BUILDING DESIGN
WITH SIDEWALK AND PARK STRIP PER SANTA CLARA
DOWNTOWN PRECISE PLAN

Assembly Bill No. 2097
CHAPTER 459

An act to amend Section 65585 of, and to add Section 65863.2 to, the Government Code, relating to land use.

[Approved by Governor September 22, 2022. Filed with Secretary of State September 22, 2022.]

This bill would prohibit a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit, as defined. The bill, notwithstanding the above-described prohibition, would authorize a city, county, or city and county to impose or enforce minimum automobile parking requirements on a housing development project if the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on the public agency's ability to meet its share of specified housing needs or existing residential or commercial parking within 1/2 mile of the housing development. The bill would create an exception from the above-described provision if the housing development project (1) dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities, (2) contains fewer than 20 housing units, or (3) is subject to parking reductions based on any other applicable law. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within 1/2 mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities. By changing the duties of local planning officials, this bill would impose a state-mandated local program.

3.5.2.1 *Project Impacts*

Impact CUL-1: The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact)**

There are three single-family houses and one commercial building on the project site. Of the structures on-site, the two-story residences facing Monroe Street are eligible for listing or are listed on the local, state, and/or national historic inventories. The project proposes to retain these residences on the project site. The significance of the resources is not linked to the surrounding structures and the proposed development project would not alter the character-defining features of these historic structures. Therefore, the proposed development project would not result in a substantial adverse change in the significance of these resources as a result of the proposed development project. **(Less than Significant Impact)**

Impact CUL-2: As mitigated, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact with Mitigation Incorporated)**

SECTION 3.0 DRAFT EIR RECIPIENTS

CEQA Guidelines Section 15086 requires that a local lead agency consult with and request comments on the Draft EIR prepared for a project of this type from responsible agencies (government agencies that must approve or permit some aspect of the project), trustee agencies for resources affected by the project, adjacent cities and counties, and transportation planning agencies.

The NOA for the Draft EIR was sent to owners and occupants adjacent to the project site and to adjacent jurisdictions. The following agencies received a copy of the Draft EIR from the City or via the State Clearinghouse:

- California Air Resources Board (ARB)
- California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)
- California Department of Parks and Recreation, California Department of Transportation, District 4 (DOT)
- California Department of Water Resources (DWR)
- California Native American Heritage Commission (NAHC)
- California Regional Water Quality Control Board, San Francisco Bay Region 3 (RWQCB)
- Department of Toxic Substances Control, Office of Historic Preservation
- Office of Historic Preservation



MONROE ST



MONROE ST



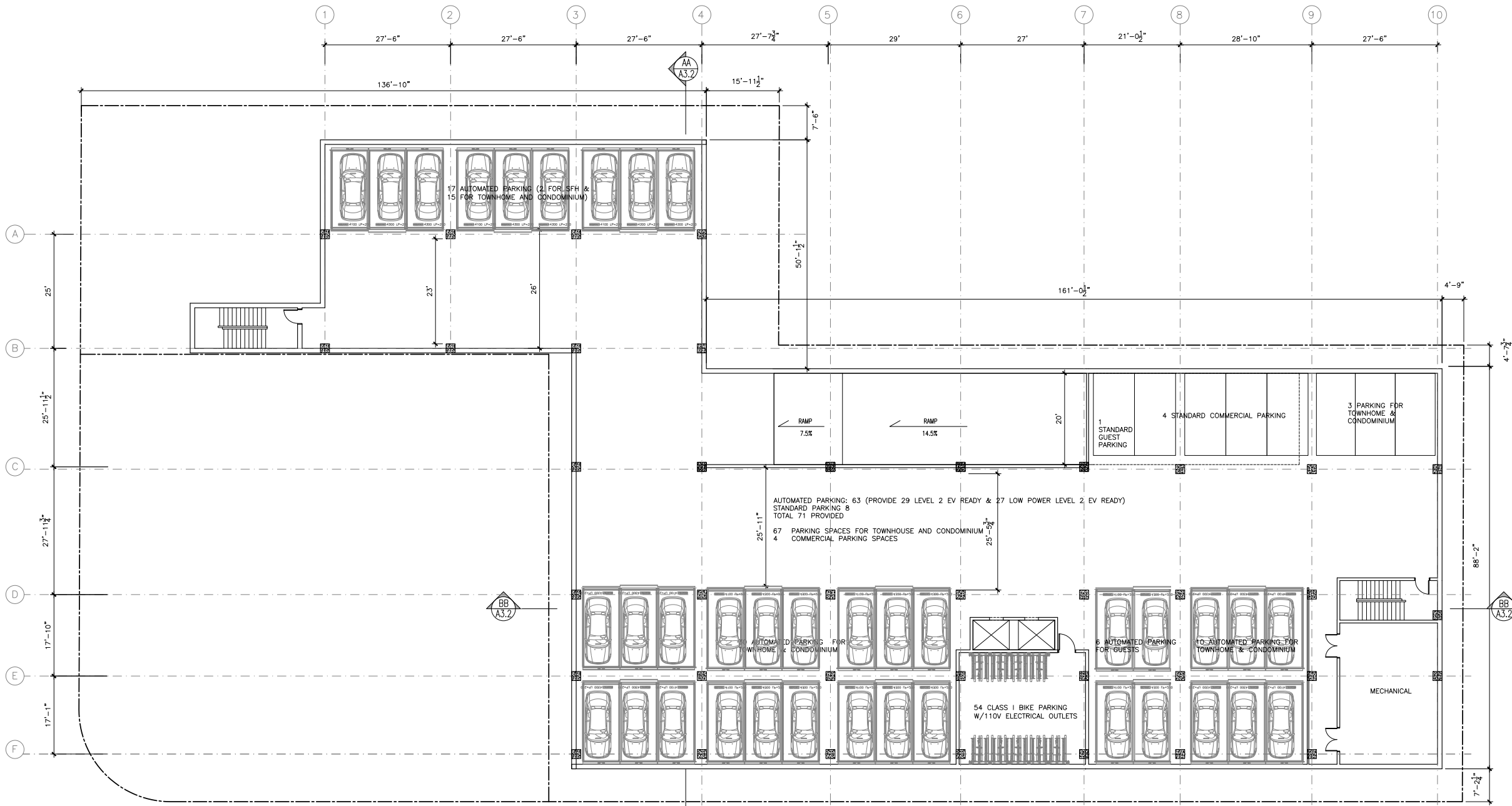


MONROE ST

PROJECT :

**SANTA CLARA
DOWNTOWN**
906 930/40 950 MONROE ST
SANTA CLARA, CA 95050
&
1341 HOMESTEAD RD.
SANTA CLARA, CA 95050

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PARKING ANALYSIS				
RESIDENTIAL				NOTE
	REQUIRED	PROVIDED		
TOWNHOME	NOT REQUIRED PER AB 2097	0		67 PROVIDED IN BASEMENT, 2 HIC PROVIDED ON GROUND FLOOR, TOTAL 69 PROVIDED. 7 OF THE 69 SPACES ARE ALLOCATED FOR GUEST PARKING.
CONDOMINIUM	NOT REQUIRED PER AB 2097	0	69	
1341 HOMESTEAD RD	NOT REQUIRED PER AB 2097	0	0	
TOTAL FOR RESIDENTIAL			69	
VAN ACCESSIBLE	1	1		PROVIDED ON GROUND FLOOR AS PART OF RESIDENTIAL PARKING
ACCESSIBLE	1	1		
REQUIRED LEVEL 2 EV READY (TOTAL 55 UNITS)	1 FOR EACH FIRST 20 UNITS	20	20	
	1 FOR 25% OF 35 UNITS	9	9	
	1 LOW POWER LEVEL 2 FOR 75% OF 35 UNITS	27	27	PROVIDED BY AUTOMATED PARKING SYSTEM IN BASEMENT
TOTAL NUMBER OF LEVEL 2 EV READY	29	29	29	
TOTAL NUMBER OF LOW POWER LEVEL 2 EV READY	27	27	27	
SINGLE FAMILY HOUSE				
506 MONROE ST	NOT REQUIRED PER AB 2097	0	2	2-CAR GARAGE ON GROUND
906 MONROE ST	NOT REQUIRED PER AB 2097	0	1	1-CAR GARAGE ON GROUND
REQUIRED BIKE PARKING				
REQUIRED CLASS I PER CITY ACTION PLAN	54	54		PROVIDED IN BASEMENT WITH 110V OUTLETS
REQUIRED CLASS B PER CITY COMMENTS	4	6		PROVIDED ON GROUND FLOOR
COMMERCIAL				
NOTE				
TOTAL COMMERCIAL PARKING PROVIDED	NOT REQUIRED PER AB 2097	0	9	5 PROVIDED ON GROUND FLOOR, 4 IN BASEMENT
VAN ACCESSIBLE	1	1		PROVIDED ON GROUND FLOOR
CLEAN AIR VEHICLES	1	1		PROVIDED ON GROUND FLOOR
VAN HE EVCS	1	1		PROVIDED ON GROUND FLOOR
REQUIRED BIKE PARKING				
REQUIRED CLASS I PER CITY COMMENTS	1	2		GROUND FLOOR NEXT TO PARKING
REQUIRED CLASS B PER CITY COMMENTS	4	4		PROVIDED ON GROUND FLOOR
COMBINED TOTAL AUTOMOBILE PARKING SPACES			81	
COMBINED TOTAL BIKE PARKING SPACES			66	

NOTES
1. OF THE AUTOMOBILE PARKING SPACES 56 OF THE 81 PARKING SPOTS ARE EV READY.
2. ELECTRIC BIKE CHARGING IS AVAILABLE IN THE BASEMENT BIKE PARKING AREA WHICH CONTAINS 54 BIKES.
3. ELECTRIC BIKE CHARGING WILL ALSO BE AVAILABLE AT BOTH THE CLASS I AND CLASS B BIKE PARKING AREA ON THE GROUND FLOOR FOR AN ADDITIONAL 12 BIKE PARKING SPACES.

1 PROPOSED BASEMENT PLAN SCALE : 1/8"=1'-0"

SHEET NAME :

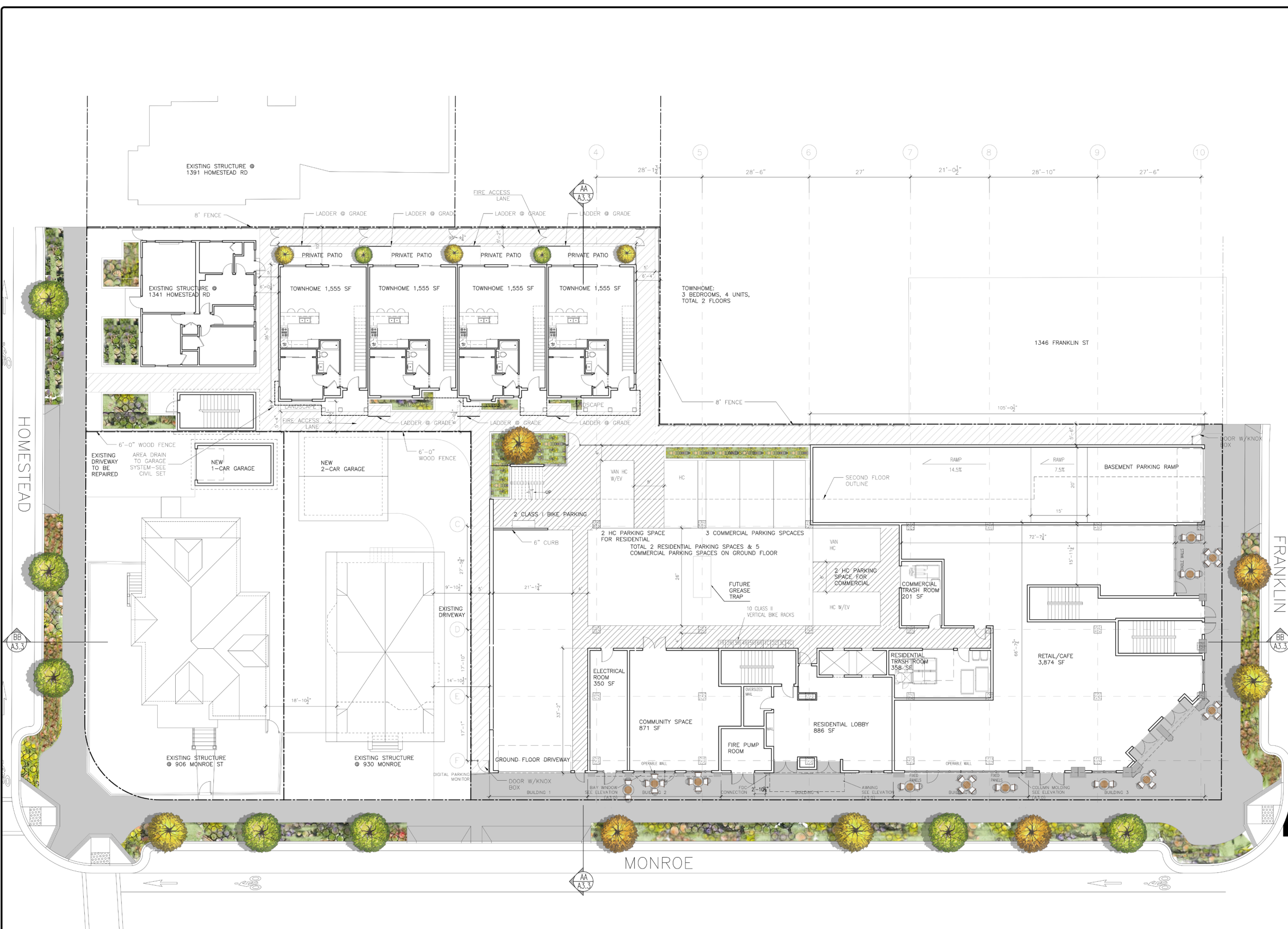
**PROPOSED
BASEMENT PLAN**

REVISIONS	BY

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DATE: 05/17/2023
SCALE: 1/8"=1'-0"
JOB No.: 19.10.07
SHEET No.:

PROJECT:
SANTA CLARA DOWNTOWN
 906,930,940,950 MONROE ST
 SANTA CLARA, CA 95050
 &
 1341 HOMESTEAD RD.
 SANTA CLARA, CA 95050

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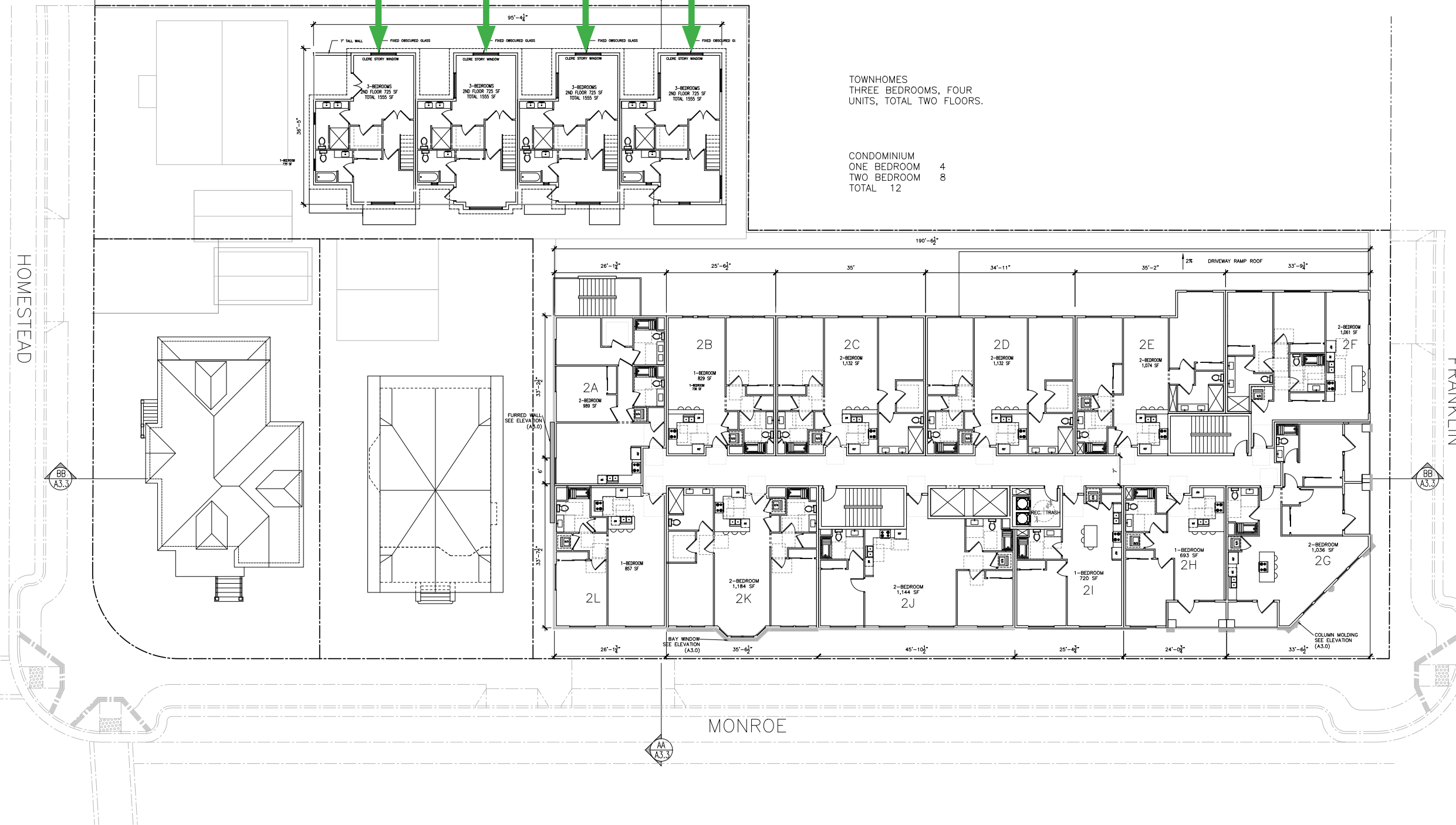
1 PROPOSED 1ST FLOOR PLAN SCALE: 1/8"=1'-0"

SHEET NAME:
PROPOSED 1ST FLOOR PLAN

REVISIONS	BY

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 DATE: 05/17/2023
 SCALE: 1/8"=1'-0"
 JOB No.: 18.10.07
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NO BALCONIES FACING BACK OF PROPERTY
FIXED OBSCURED GLASS



TOWNHOMES
 THREE BEDROOMS, FOUR
 UNITS, TOTAL TWO FLOORS.

CONDOMINIUM
 ONE BEDROOM 4
 TWO BEDROOM 8
 TOTAL 12

PROJECT :
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1 PROPOSED 2ND FLOOR PLAN

SCALE : 1/8"=1'-0"

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 PROPOSED
 2ND FLOOR PLAN

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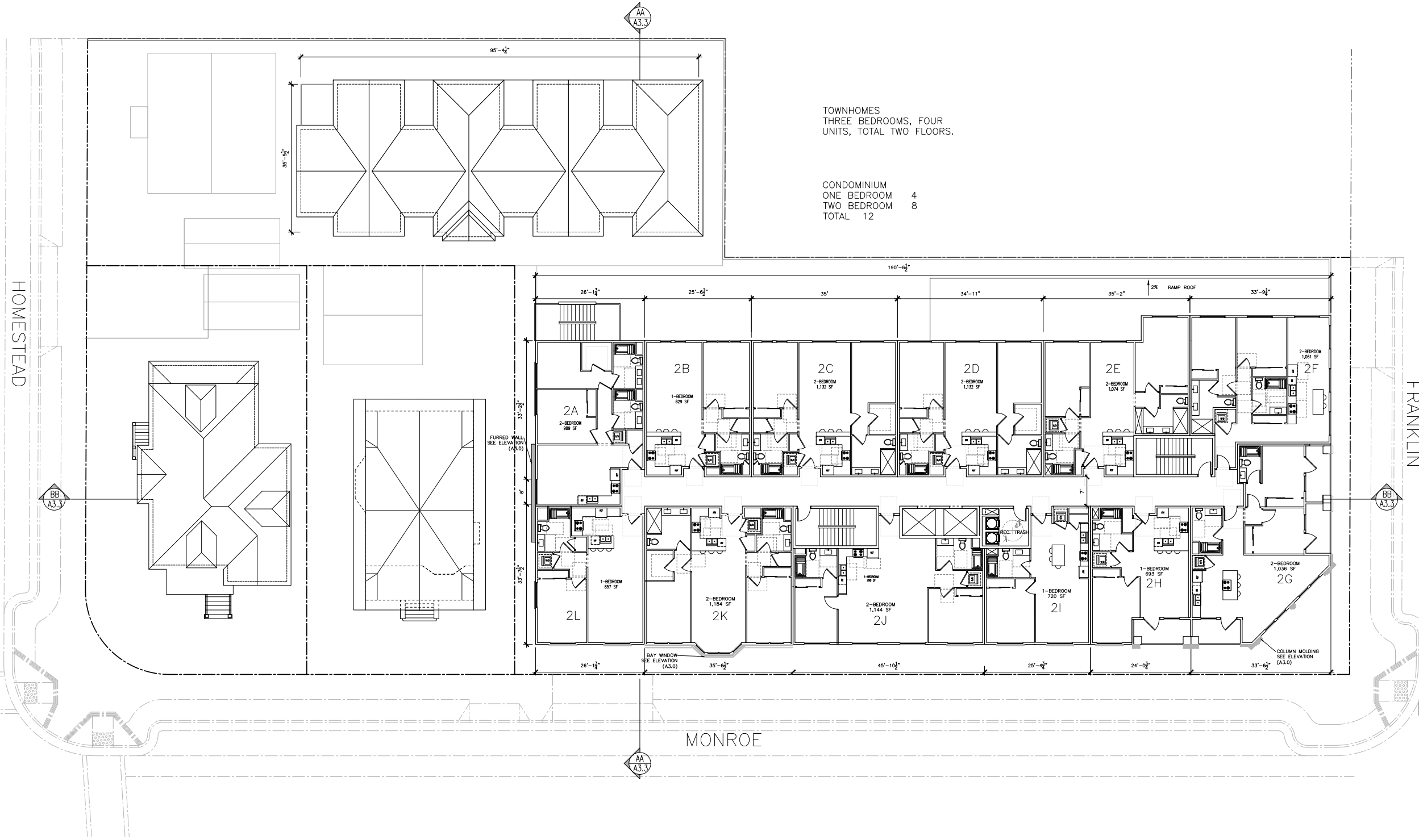
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906.930.940/950 MONROE ST
 SANTA CLARA, CA 95050
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SHEET NAME :
PROPOSED
3RD FLOOR PLAN

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SCALE: 1/8"=1'-0"
JOB No.: 19.10.07
SHEET No.:



TOWNHOMES
 THREE BEDROOMS, FOUR
 UNITS, TOTAL TWO FLOORS.

CONDOMINIUM
 ONE BEDROOM 4
 TWO BEDROOM 8
 TOTAL 12

1 PROPOSED 3RD FLOOR PLAN SCALE: 1/8"=1'-0"

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 SANTA CLARA, CA 95050

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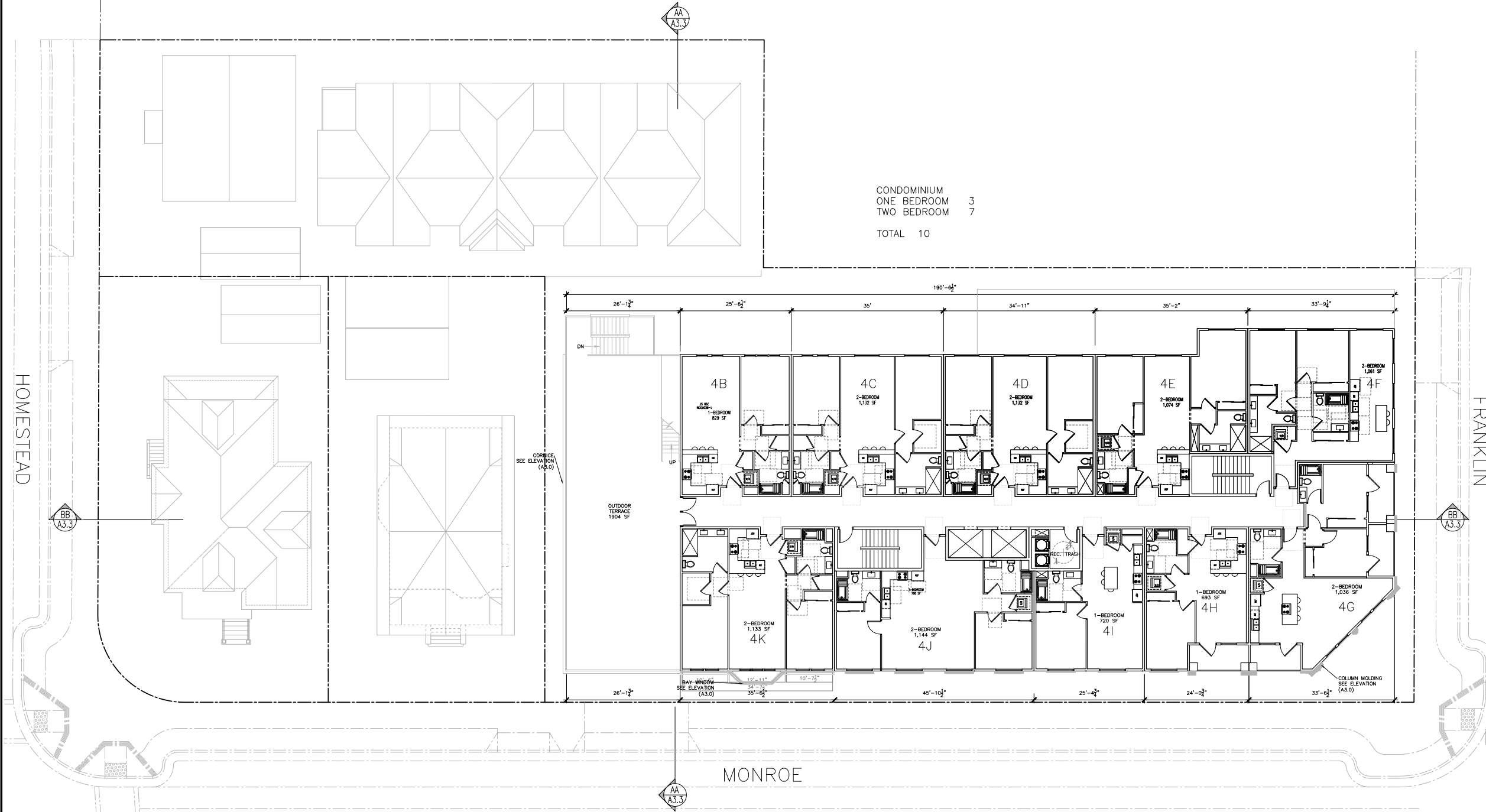
SHEET NAME :

PROPOSED
 4TH FLOOR PLAN

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 SCALE: 1/8"=1'-0"
 JOB No.: 19.10.07
 SHEET No.:

A2.5
 SHEETS IN SET



CONDOMINIUM
 ONE BEDROOM 3
 TWO BEDROOM 7
 TOTAL 10

1 PROPOSED 4TH FLOOR PLAN SCALE: 1/8"=1'-0"

PROJECT :

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 SANTA CLARA, CA 95050
 &
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 SANTA CLARA, CA 95050

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SHEET NAME :

PROPOSED
5TH FLOOR PLAN

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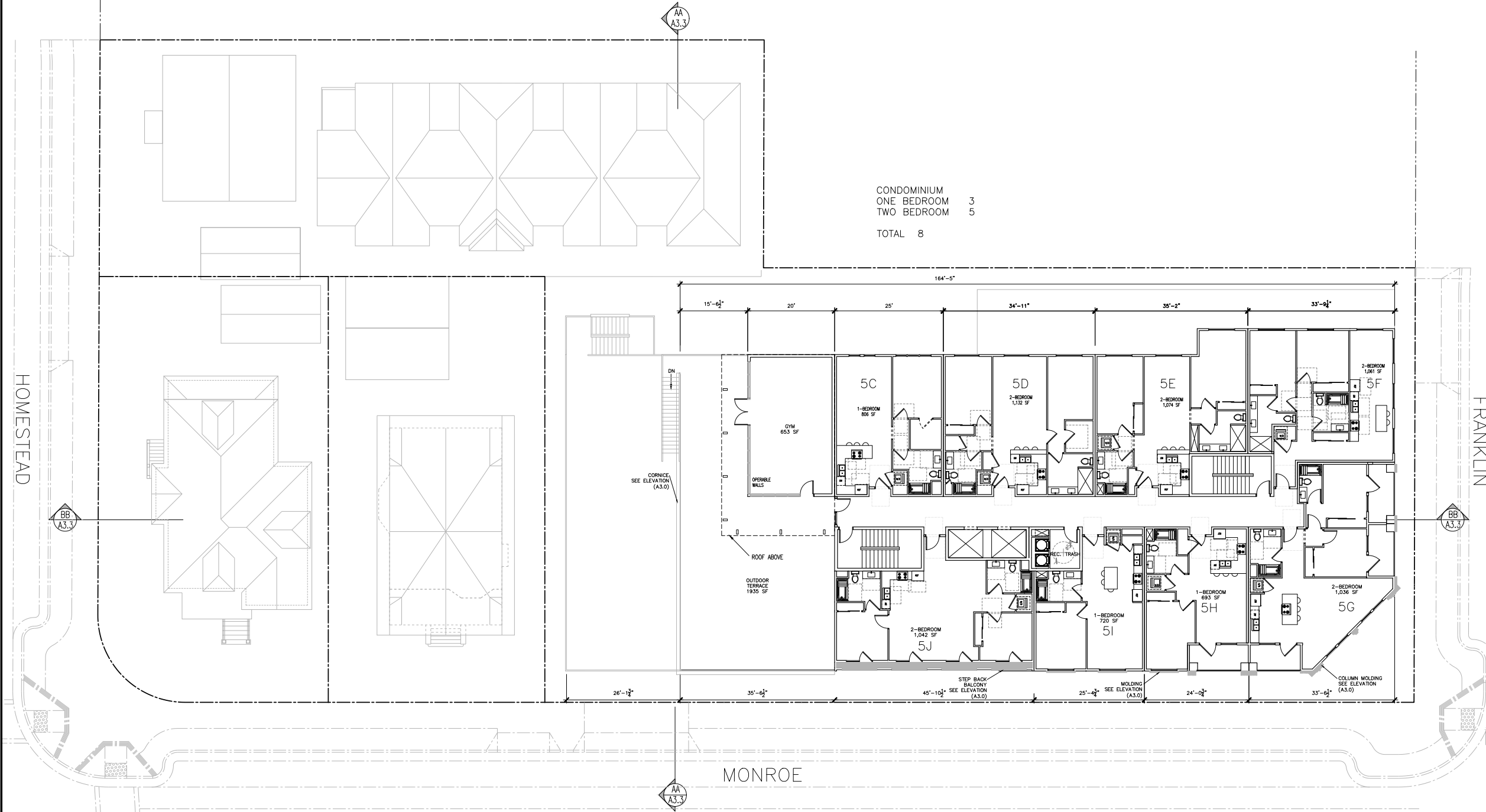
SCALE: 1/8"=1'-0"

JOB No.: 19.10.07

SHEET No.:

SHEETS IN SET

A2.6



CONDOMINIUM
 ONE BEDROOM 3
 TWO BEDROOM 5
 TOTAL 8

1 PROPOSED 5TH FLOOR PLAN

SCALE : 1/8"=1'-0"

PROJECT :
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DOWNTOWN
 906.930.9400 MONROE ST
 SANTA CLARA, CA 95050
 &
 1341 HOMESTEAD RD.
 SANTA CLARA, CA 95050

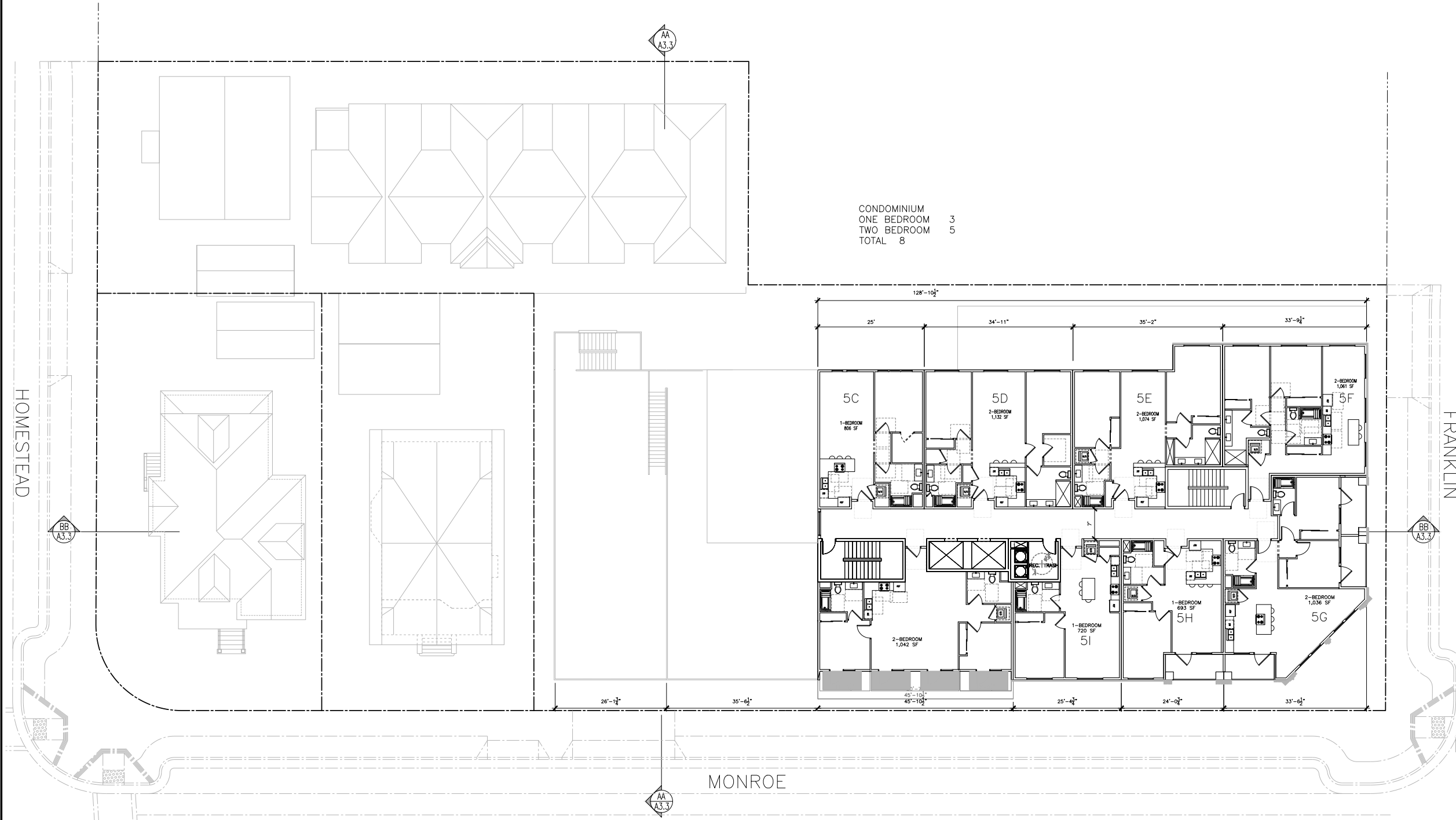
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SHEET NAME :
PROPOSED
6TH FLOOR PLAN

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 SCALE: 1/8"=1'-0"
 JOB No.: 19.10.07
 SHEET No.:

A2.7
 SHEETS IN SET



CONDOMINIUM
 ONE BEDROOM 3
 TWO BEDROOM 5
 TOTAL 8

1 PROPOSED 6TH FLOOR PLAN SCALE : 1/8"=1'-0"

POLICY 5.1C: DOWNTOWN FORM

Locate taller buildings at the eastern end of Downtown, within a half-mile walk of Santa Clara Station, and near the geographic center of Downtown (Main & Franklin Streets). Transition building heights to shorter buildings in the direction of residential neighborhoods to the north, south and west to respond to scale and shade, and shape allowable building height to reduce shading on public open space. These strategies are depicted in Figure 5-1: Downtown Urban Form Illustrated, which models a potential future Downtown buildout, and Figure 5-3: Building Height Transitions, which shows critical relationships between Downtown building heights, Downtown public spaces, and the adjacent neighborhood. Maintain street wall continuity, while providing visual interest through building modulation, such as bay windows, and building articulation, such as to express structural bays. See Figure 5-2: Urban Form Qualities.

Figure 5-2
URBAN FORM QUALITIES



Strong horizontal banding and vertical articulation items create scale and break up monotony.



Stepped massing helps respond to lower scale neighborhood edges.



Figure 5-3
BUILDING HEIGHT TRANSITIONS

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DOWNTOWN
906.930.9400 MONROE ST
 SANTA CLARA, CA 95050
 &
 1541 HOMESTEAD RD.
 SANTA CLARA, CA 95050

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SHEET NAME :
PROPOSED ELEVATIONS

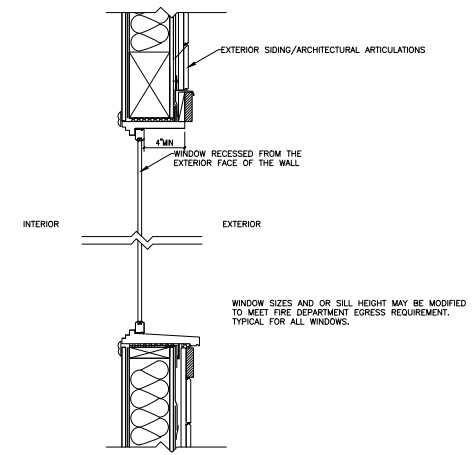
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 JOB No.: 19.10.07
 SHEET No.:



③ PROPOSED EAST ELEVATION (MONROE)

SCALE : 1/8"=1'-0"



⑤ PROPOSED GARAGE ELEVATION (906 MONROE)

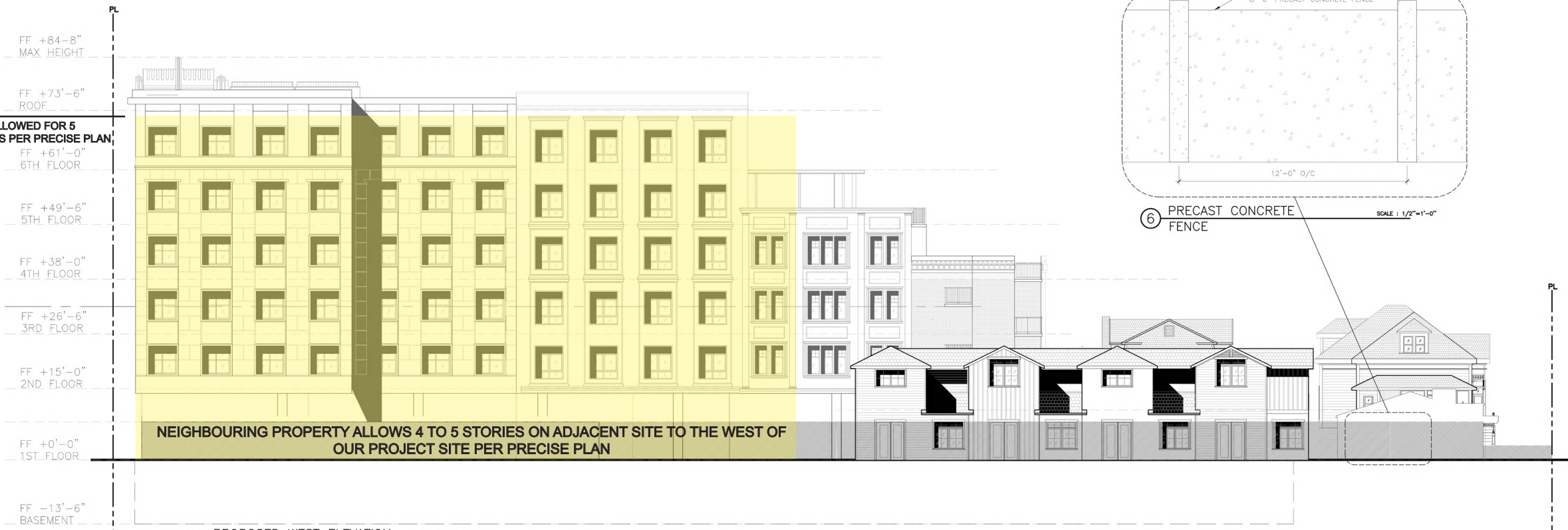
SCALE : 1 1/2"=1'-0"



① PROPOSED NORTH ELEVATION (FRANKLIN)

SCALE : 1/8"=1'-0"

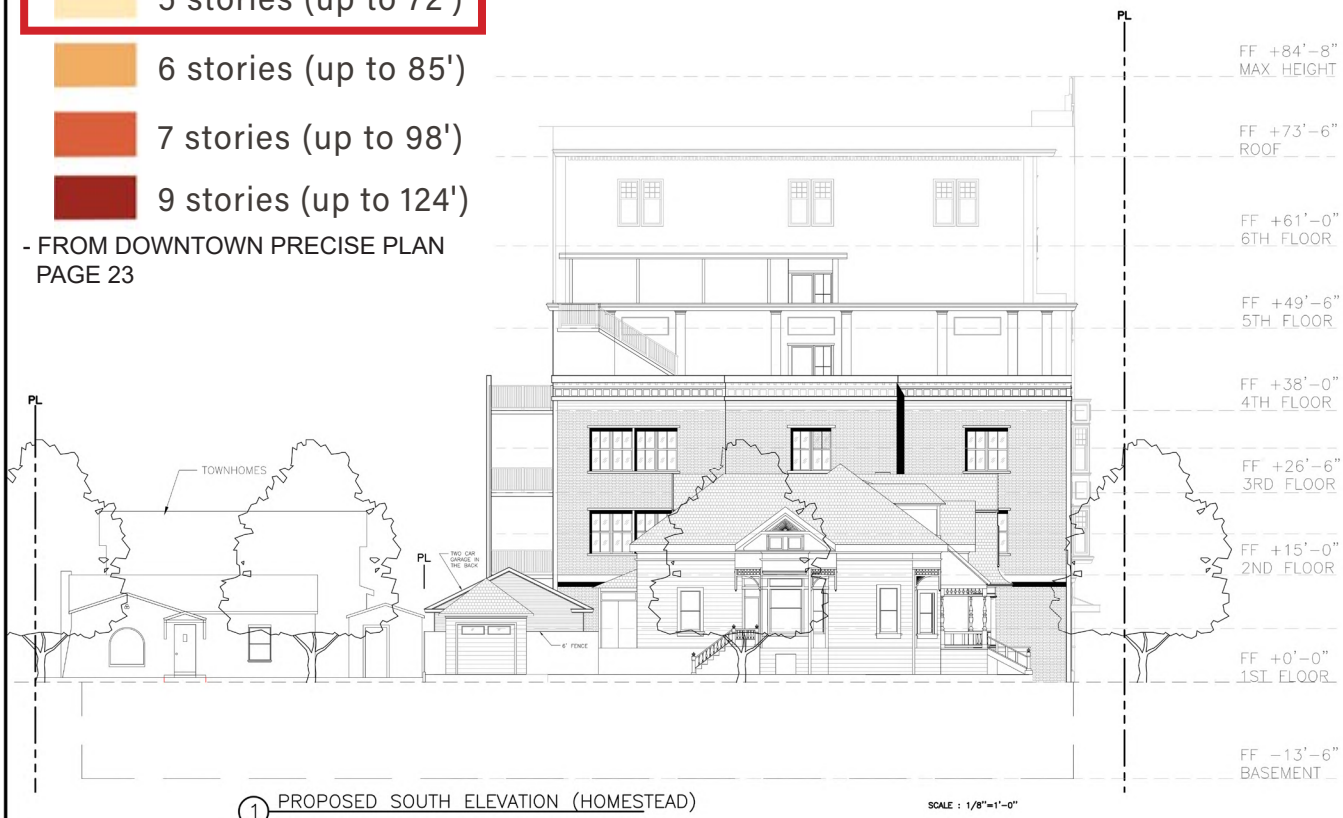




LEGEND—Figure 6-2

- 2 stories (up to 28')
- 3 stories (up to 40')
- 4 stories (up to 59')
- 5 stories (up to 72')
- 6 stories (up to 85')
- 7 stories (up to 98')
- 9 stories (up to 124')

- FROM DOWNTOWN PRECISE PLAN
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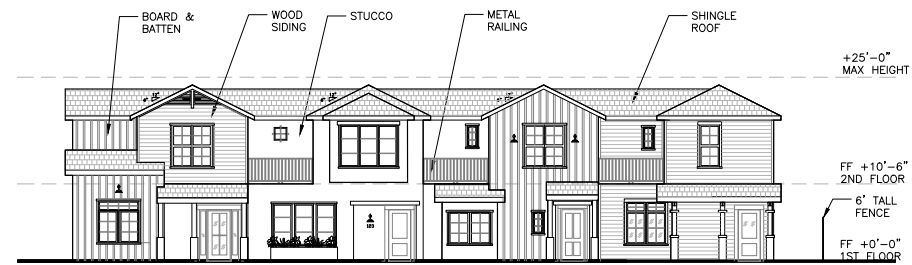
SHEET NAME :
**PROPOSED
 ELEVATIONS**

REVISIONS	BY

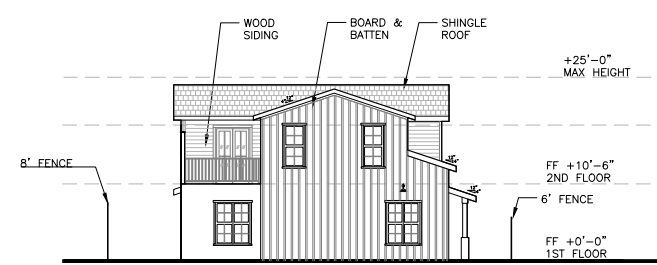
DRAWN:
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 DATE: 05/17/2023
 SCALE: 1/8"=1'-0"
 JOB No.: 19.10.07
 SHEET No.:

PROJECT :
SANTA CLARA
DOWNTOWN
906.930.940.950 MONROE ST
 SANTA CLARA, CA 95050
 &
 1341 HOMESTEAD RD.
 SANTA CLARA, CA 95050

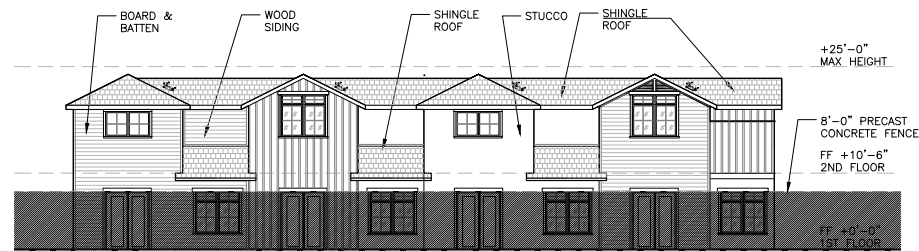
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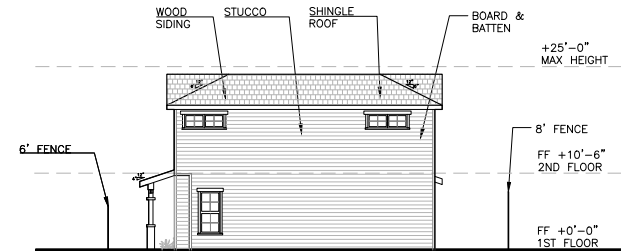
① TOWNHOMES PROPOSED EAST ELEVATION SCALE : 1/8"=1'-0"



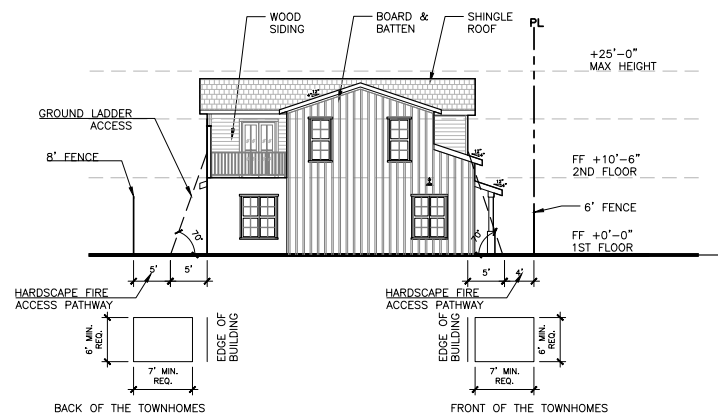
② TOWNHOMES PROPOSED SOUTH ELEVATION SCALE : 1/8"=1'-0"



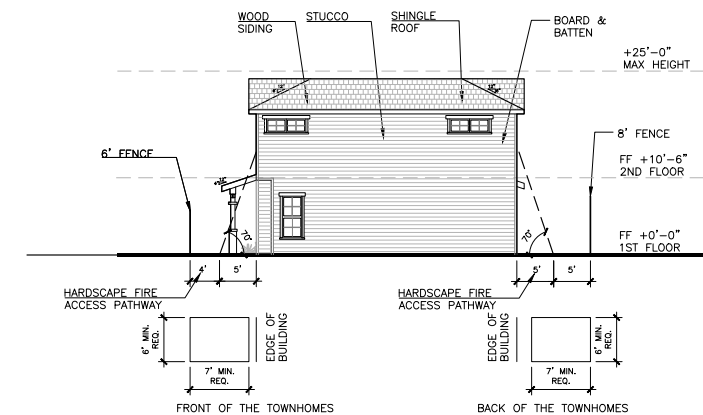
③ TOWNHOMES PROPOSED WEST ELEVATION SCALE : 1/8"=1'-0"



④ TOWNHOMES PROPOSED NORTH ELEVATION SCALE : 1/8"=1'-0"



⑤ FIRE DEPARTMENT GROUND LADDER ACCESS SCALE : 1/8"=1'-0"



⑥ FIRE DEPARTMENT GROUND LADDER ACCESS SCALE : 1/8"=1'-0"

SHEET NAME :
PROPOSED
TOWNHOME
ELEVATIONS

REVISIONS	BY

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 JOB No.: 19.10.07
 SHEET No.:

PROJECT :

**SANTA CLARA
DOWNTOWN**
906,930,940,950 MONROE ST
SANTA CLARA, CA 95050
&
1341 HOMESTEAD RD.
SANTA CLARA, CA 95050

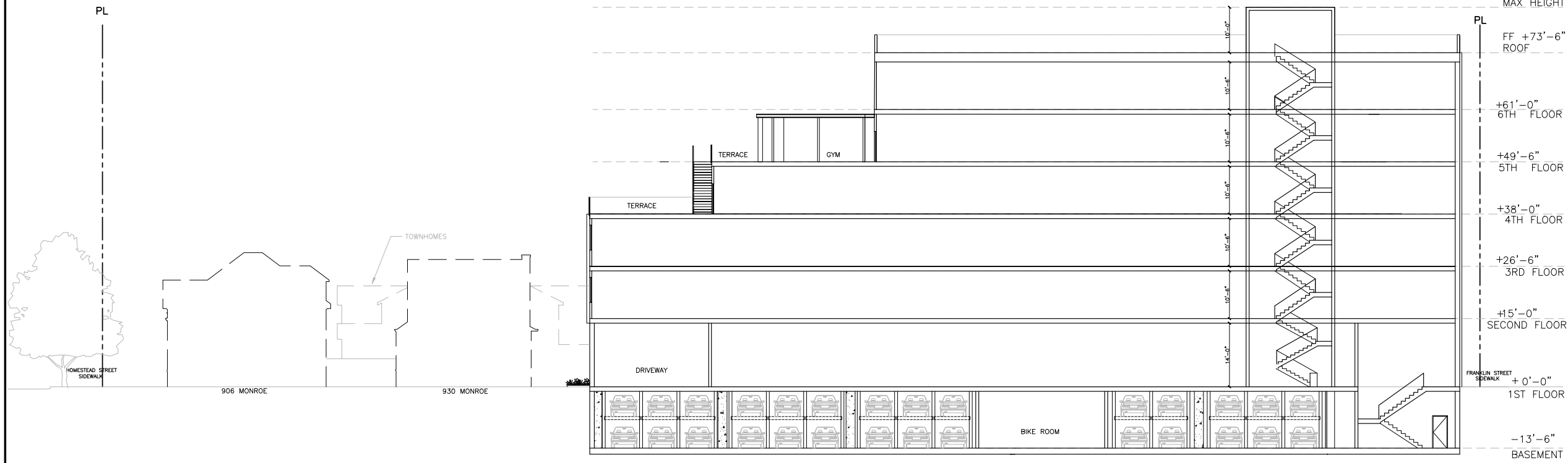
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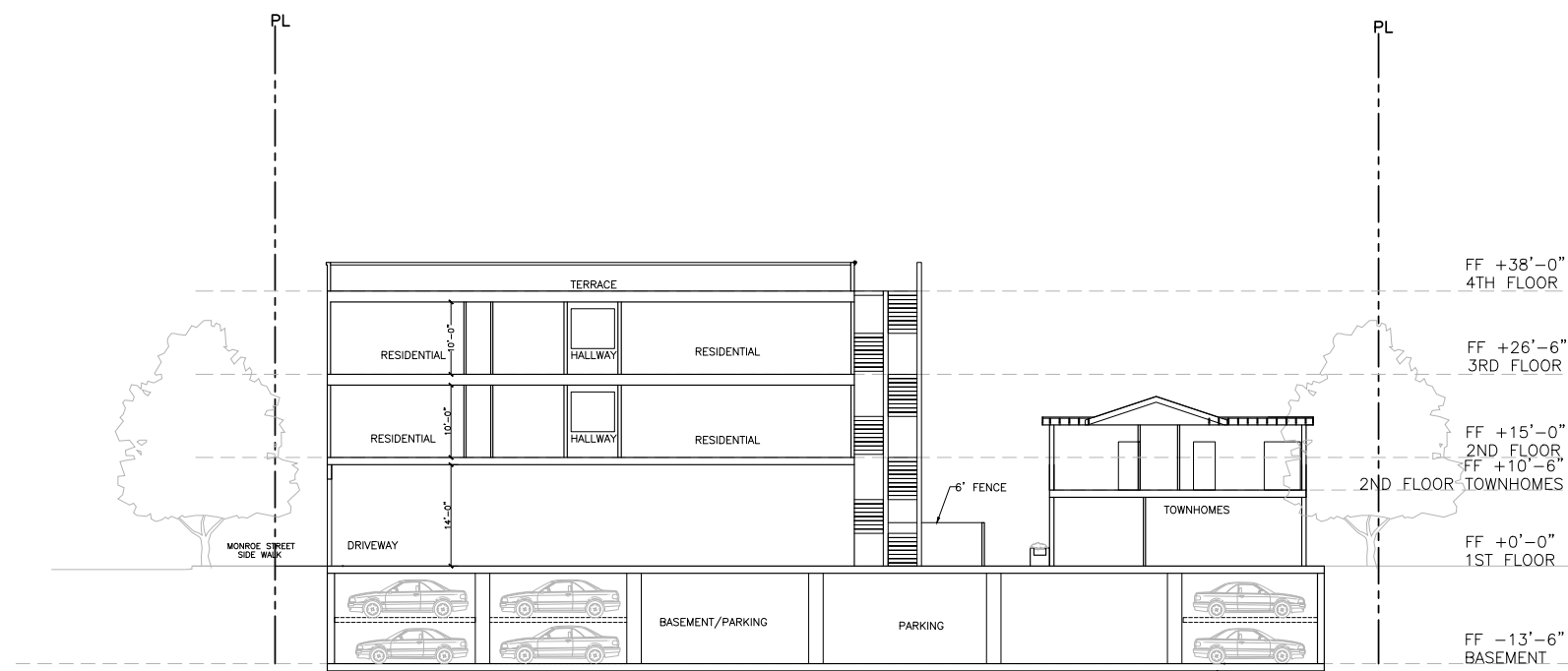
SECTIONS

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JOB No.: 19.10.07
SHEET No.:



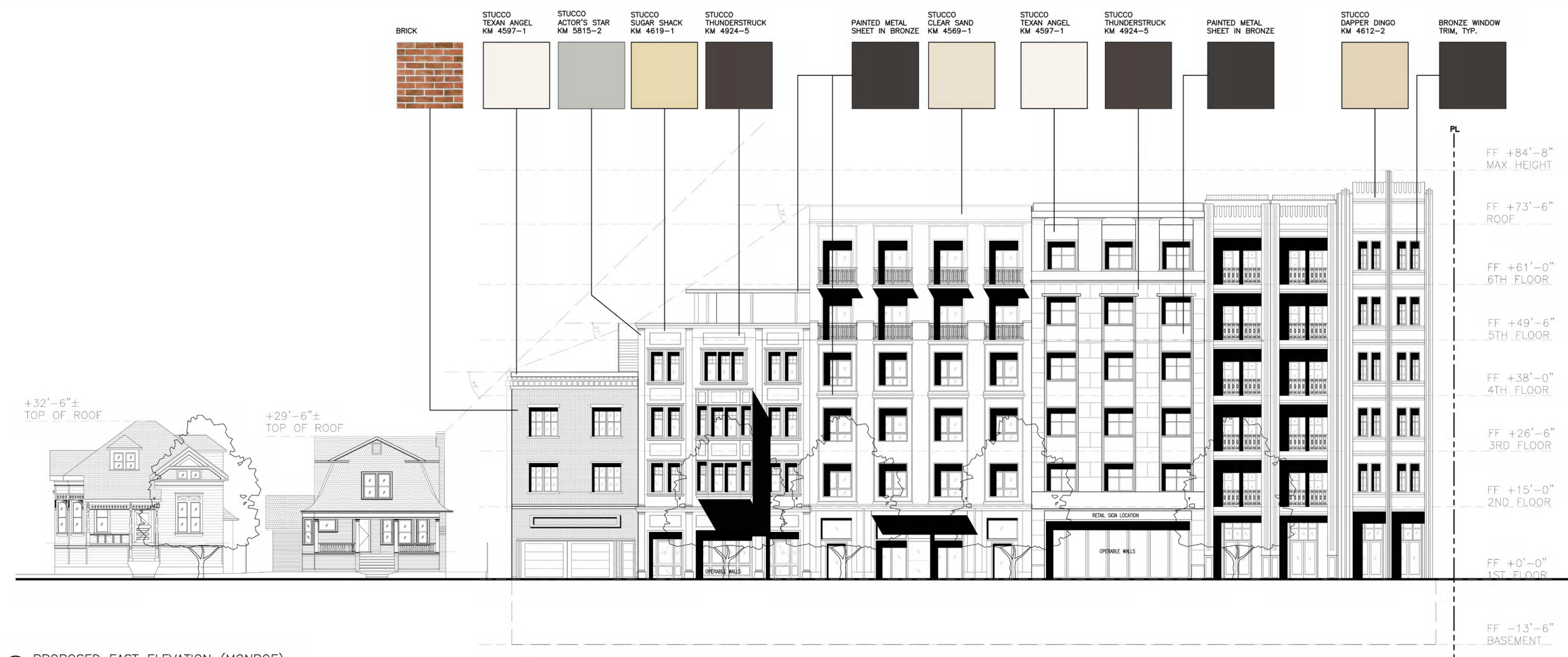
PROPOSED SECTION B-B SCALE: 1/8"=1'-0"



PROPOSED SECTION A-A SCALE: 1/8"=1'-0"

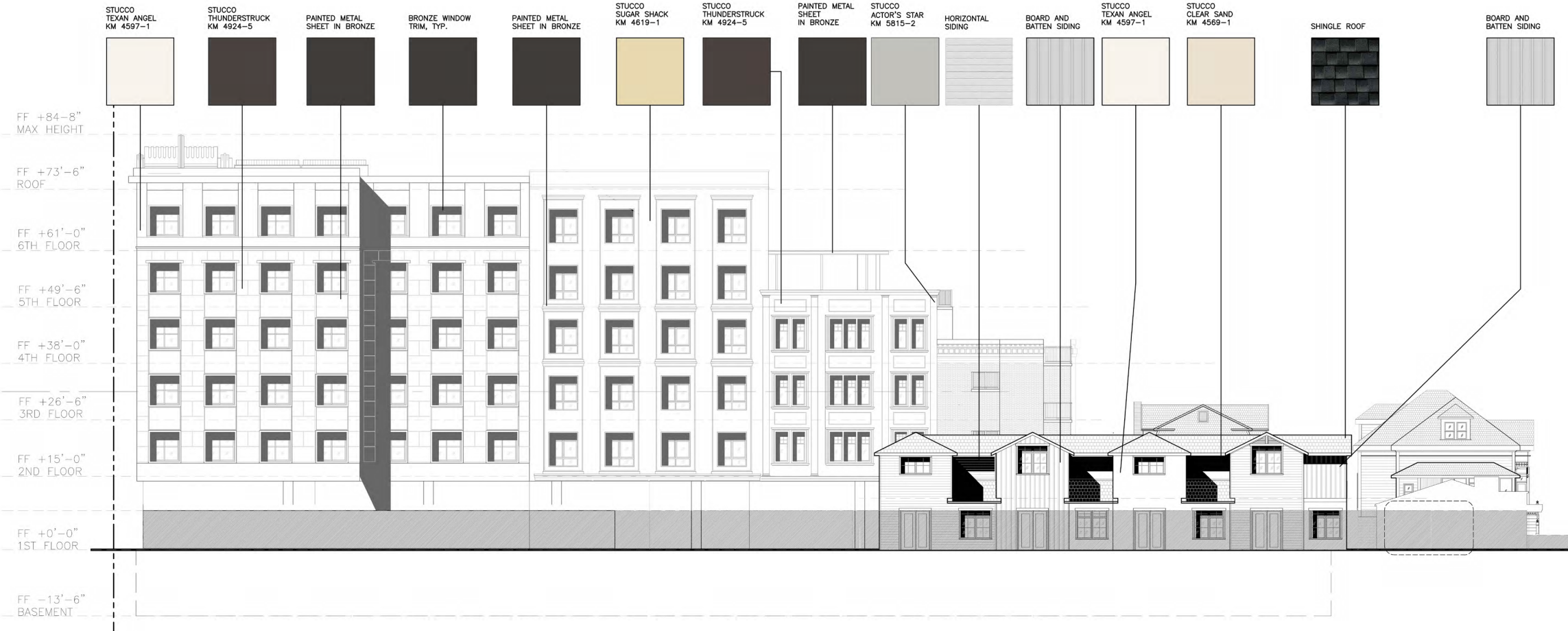
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 SANTA CLARA, CA 95050
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2 PROPOSED EAST ELEVATION (MONROE)

SCALE: 1/8"=1'-0"



1 PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

SHEET NAME :

MATERIAL BOARD
(FOR REFERENCE)

REVISIONS	BY

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 SHEET No.:



HOMESTEAD ROAD



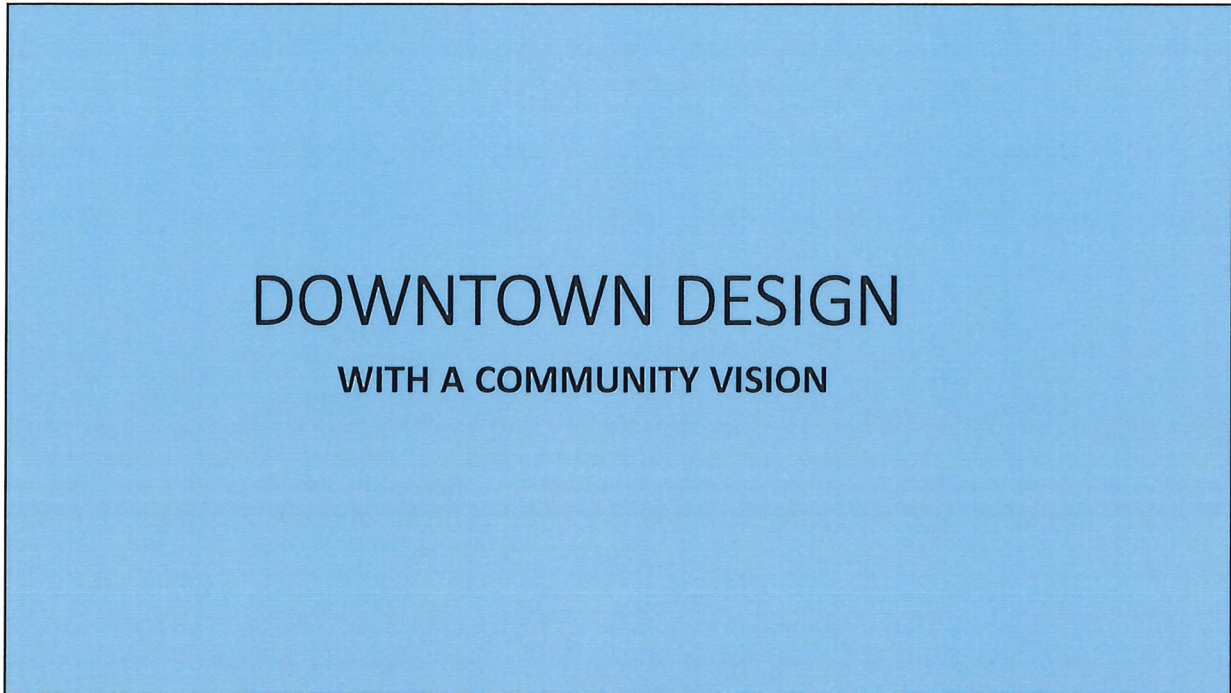
950 MONROE IS CONSISTENT WITH THE PRECISE PLAN GOALS.

1. Community benefits
 - A. Providing for conservation of resources listed on the historic resources inventory.
 - B. Community meeting room and Art space of 871 sqft.
2. We are retaining 1341 homestead rd as a one story house rather than a two story which is allowed in the precise plan recommendations.
3. Townhomes are all two story at 25 feet height where 28 feet and 40 feet is allowed per the precise plan recommendations.
4. 2 Townhomes adjacent to 945 Madison St. are designed at 25 feet height which is the same as a single family home where, per the precise plan recommendations, 3 stories and up to 40 feet height would be allowed with community benefits.
5. We are moving this extra floor to monroe @ franklin st. to allow for a density of 65.5 DUA which is consistent with the development market consideration of the precise plan. Furthermore the 6 story height is substantially consistent with the 5 story 72 foot max height per the precise plan recommendations.
6. Because we have chosen “by design” to preserve 906 and 930 Monroe and keep 1341 Homestead as an one story home and keep the townhomes at 2 story rather than 3 story. The 6th floor is needed to achieve the essential density as outlined in the downtown precise plan recommendations.
7. We proposed 20% or 11 affordable units as part of the project. 3 will be very low income. We will have the first affordable units ever in the history of downtown Santa Clara. To accomplish these goals the 6 stories at the corner of Monroe and Franklin is necessary to allow the required density per the precise plan recommendations.
8. No significant impacts per the E.I.R. We have designed a project which meets the spirit and intent of the precise plan as authored by WRT including the needed density.

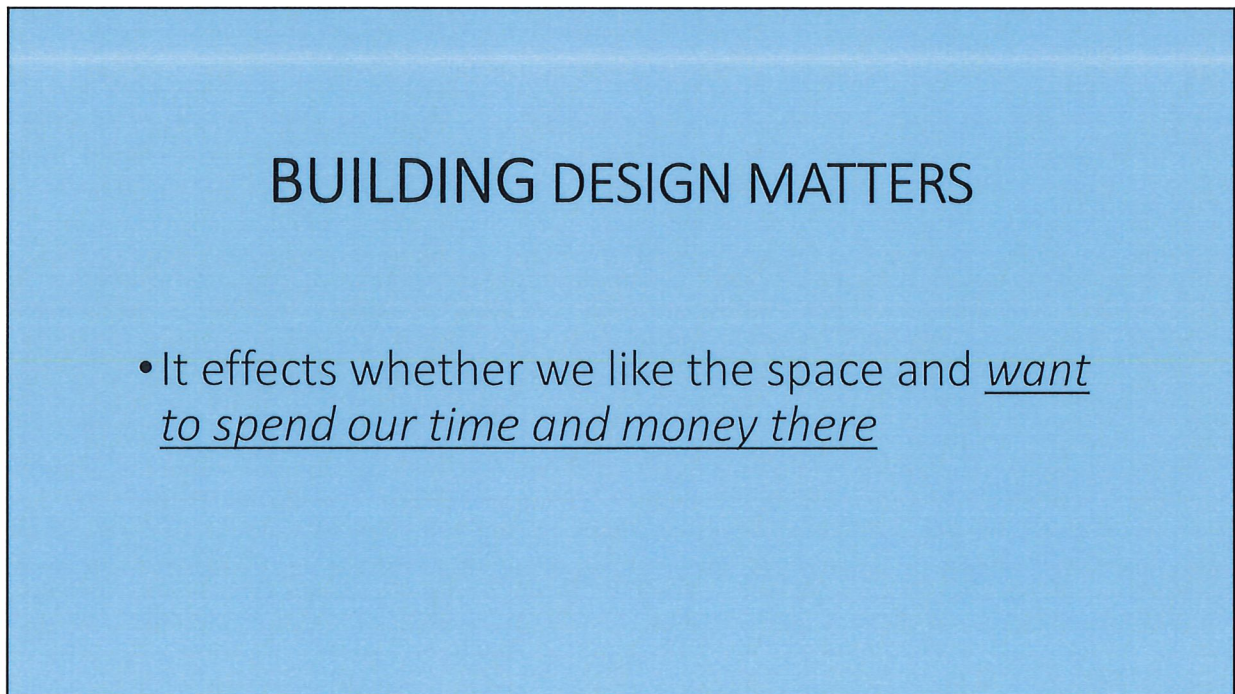
Community Input

Q&A

THANK YOU



1



2

GOOD DESIGN

- IS NOT NUMBER OF UNITS SQUEEZED ONTO A SITE
- IS MORE THAN SIMPLY USING QUALITY MATERIALS
- GOOD DESIGN HAS SOUL BECAUSE
 - IT'S IN PROPORTION WITH ITS SURROUNDINGS
 - IT'S AUTHENTIC DESIGN AND IS NOT A CARICATURE

3

GOOD DESIGN EMBRACES LOCAL ASSETS



MONROE ST @ HOMESTEAD RD
TWO HISTORIC HOMES



MONROE ST @ FRANKLIN ST
ART DECO SHOPFRONT

4

HOW TO EMBRACE THE HISTORIC HOMES



5

AUTHENTIC ART DECO



6

950 MONROE IS “CARICATURE” ART DECO



FRANKLIN STREET ELEVATION AT MONROE STREET

- TALL & NARROW
- DOES NOT STEP DOWN TO ANCHOR THE CORNER
- LARGE RECESSED BALCONIES DISRUPT THE FAÇADE STRENGTH

7

HOW TO: AUTHENTIC STEP DOWN



FRANKLIN STREET ELEVATION AT MONROE STREET

- STEP DOWN FAÇADE AT CORNER (LIGHT GREY) TO CREATE A VISUAL ANCHOR
- STEP BACK 3RD AND 4TH STORIES 15 FEET (DARK GREY)
- RED HATCH AREA EXCEEDS THE 50 FOOT HEIGHT LIMIT ALLOWED BY THE GENERAL PLAN

8

HOW TO: AUTHENTIC STEP DOWN



MONROE STREET ELEVATION AT FRANKLIN STREET

- STEP DOWN FAÇADE AT CORNER (LIGHT GREY) TO CREATE A VISUAL ANCHOR
- STEP BACK THE 3RD STORY 15 FEET (DARK GREY)
- RED HATCH AREA EXCEEDS THE 50 FOOT HEIGHT LIMIT ALLOWED BY THE GENERAL PLAN

9

THE SPACES YOU LIKE HAVE GOOD STREET ACTIVATION

- FOOD & BEVERAGE ARE MAIN DRAWS TO DOWNTOWNS
- WE MUST MAXIMIZE OUTDOOR SEATING @ CORNERS FOR STRONG STREET ACTIVATION

10

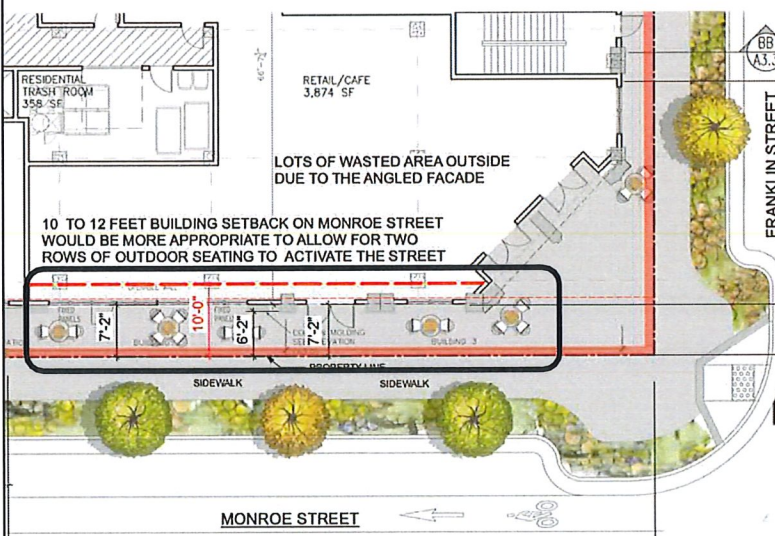
KEY DETAILS: OUTDOOR SEATING

WE NEED 2-ROWS OF TABLES AS APPLICANT SHOWED IN THIS IMAGE BUT



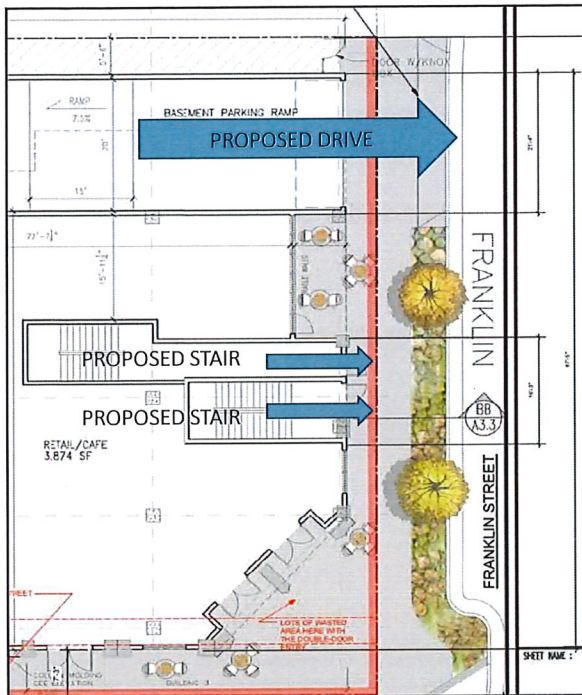
11

KEY DETAILS: OUTDOOR SEATING



- THE DESIGN ONLY ALLOWS ONE ROW OF TABLES
- WE NEED LARGER BUILDING SETBACKS TO ALLOW 2 ROWS OF SEATS FOR MAXIMUM STREET ACTIVATION

12



FRANKLIN STREET

- ENVISIONED TO BE RESTORED TO OUR **MAIN PEDSTRIAN -FRIENDLY STREET IN THE DOWNTOWN**
- WE CANNOT HAVE A WIDE DRIVEWAY AND STAIRCASES TAKING UP VALUABLE RETAIL SPACE ON THIS KEY STREET CORNER OF FRANKLIN STREET

13

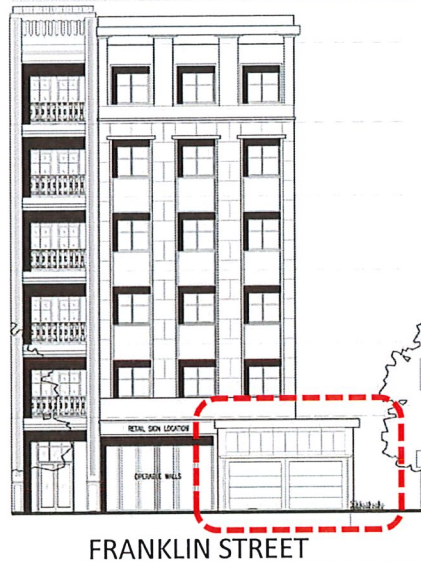
AUTHENTIC GARAGE OPENINGS



- GARAGE OPENING IS TOO WIDE FOR THE TRADITIONAL BRICK BUILDING FAÇADE AND IS NOT AUTHENTIC AND THEREFORE LACKS SOUL
- 12" OF BRICK WALL ON EITHER SIDE OF THE GARAGE IS NOT VISUALLY PROPER

14

CARICATURE GARAGE OPENINGS

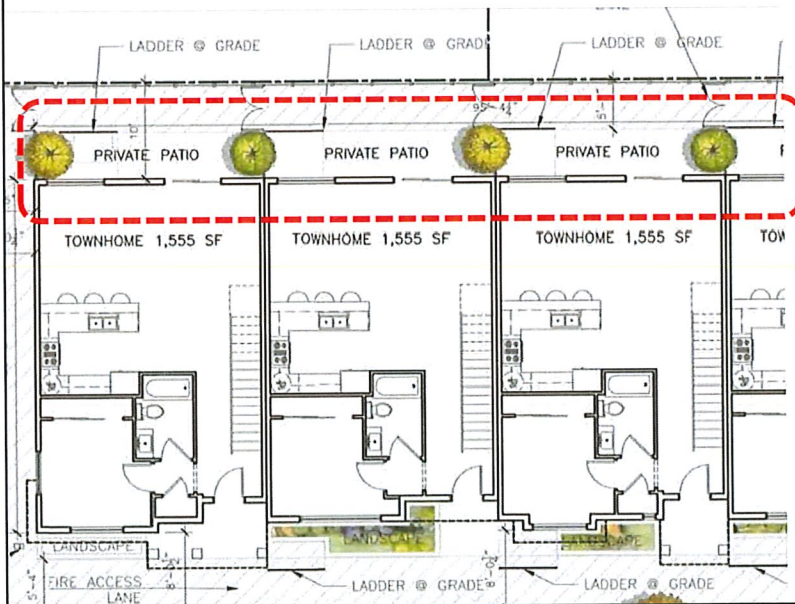


GARAGE DESIGN IS DISJOINTED
AND FEELS LIKE EXTRA APPENDAGE

FRANKLIN STREET FRONTAGE
SHOULD BE ALL RETAIL

15

TOWNHOMES LACK YARDS



- PRIVATE PATIOS ONLY 4'-10" DEEP ARE SUB-STANDARD YARDS
- THERE IS NO COMMUNAL OUTDOOR AREA
- LACK OF YARD INDICATES THE SITE IS OVERBUILT

16

CASE STUDY: 100 FIRST ST. IN DOWNTOWN LOS ALTOS



- 48 UNITS
- 3-STORY CONDOS
- DOWNTOWN
- SAME BUILDER (LPG)

17

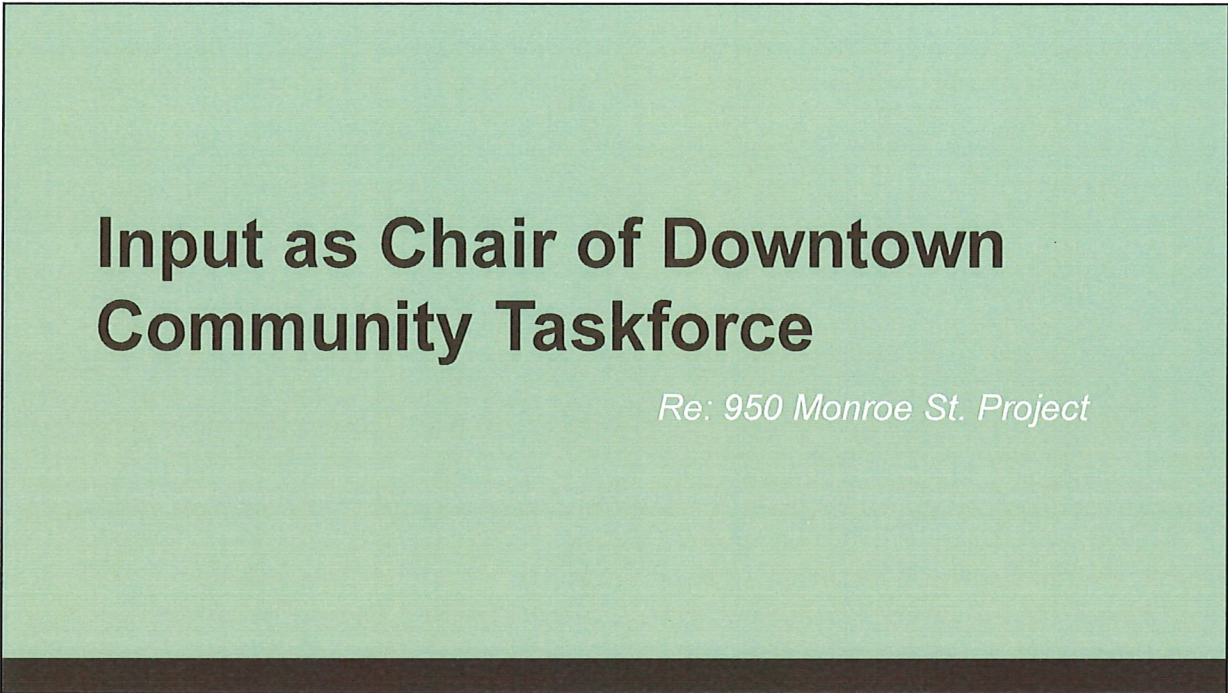
CASE STUDY: 100 FIRST ST. IN DOWNTOWN LOS ALTOS

- CITY COUNCIL SAID THE FIRST SUBMITTAL WAS TOO MASSIVE AND DID NOT FIT IN WITH THE DOWNTOWN'S VILLAGE CHARACTER
- CITY COUNCIL SUGGESTED REVISIONS TO REDUCE THE EACH FLOOR HEIGHT BY 2'-6", INCREASE BUILDING SETBACKS, AND REDESIGN FACADES
- THE DEVELOPER MADE THESE MAJOR CHANGES AND BUILT THE PROJECT

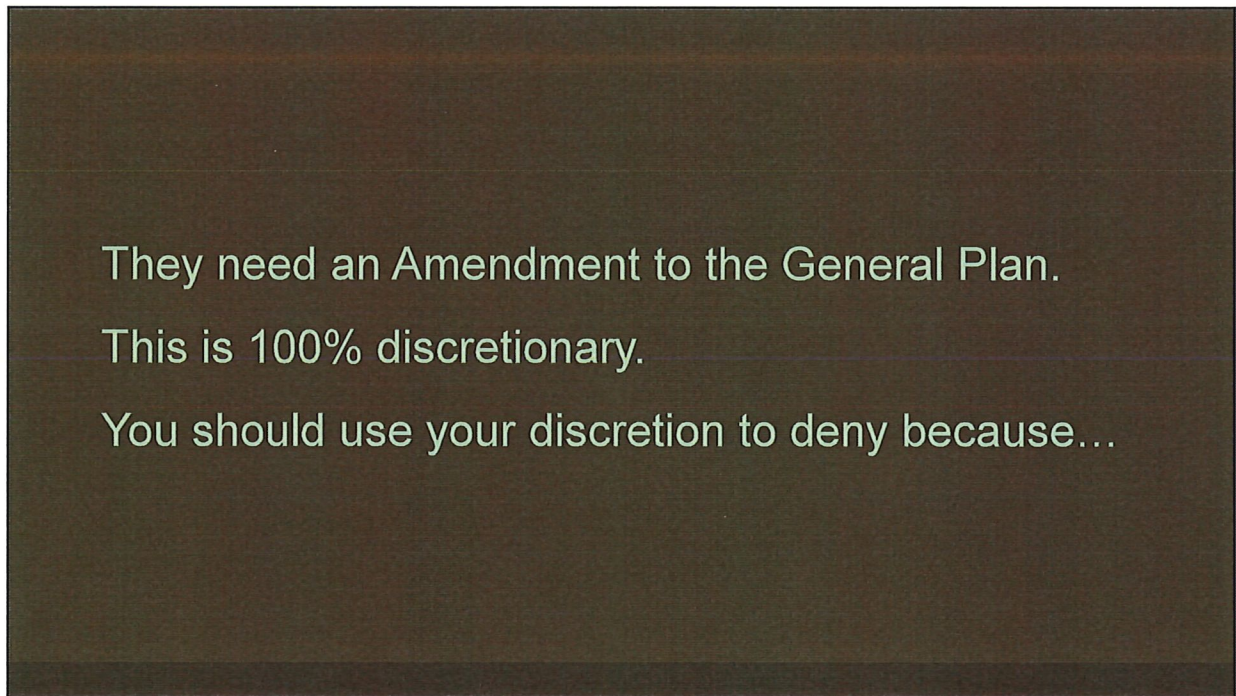
18

IT'S NOT UNREASONABLE TO ASK FOR A REDESIGN
TO MEET THE DOWNTOWN COMMUNITY VISION

DENY THE GENERAL PLAN AMENDMENT



1



2

Reasons to deny Amendment:

1. Side-stepping incoming Precise Plan
2. Ignoring Community Vision for Downtown
3. Making false claims about how this project “benefits” our community

3

At council’s direction, Staff and Community invested intensely in a vision for downtown.

The investment will be for nothing, if a General Plan Amendment is granted on the eve of the Downtown Precise Plan.

4

There is **State incentive** that allows the builder to increase density without an amendment.



State Density Bonus Law

(GOV Code §65915)

Increase affordable housing on sliding scale

5

The uncertainty of “Builder’s Remedy”:

(GOV Code §65589.5)

*Old law, with unproven current effectiveness,
and still requires additional affordable housing*

6

It is financially feasible to build a project here aligning with community vision for downtown.

*The Builder just doesn't want to.

7

Feasibility w/ Community Vision for Downtown

W/L Townhomes For Sale
\$5,261,493

4-Stories Apts For Rent
\$5,323,531

Pro-Forma Based on For Sale Work-Live					
ITEM	Description	Budget	Unit of Measure	Total	Unit of Measure
DEVELOPMENT PROGRAM					
	Lot Size	43,519	sqm	22,569.00	sqm
	Total Units			16.00	units
	Total Building Area			42,000.00	sqm
	On-Site BMS (sq)			0.19	sqm
	On-Site BMS Units			3.00	units
	On-Site BMS AV3, 50 FT			2,175.00	sqm
	Net Residential Unit Area (Efficiency Ratio)	85%	35,730	34,000.00	sqm
	Net Retail Area			8,000.00	sqm
	Underground Parking Spaces			30.00	spaces
	At Grade Parking Spaces			36.00	spaces
	Total Parking Spaces			66.00	spaces
FOR SALE - REVENUE					
	For Sale Residential Revenue			\$ 32,042,875	
	Total Annual Net Operating Income			\$ 4,800,000	
	Net Value			\$ 35,737,589	
DEVELOPMENT COSTS					
	Total Direct Costs			\$ 18,664,700	
Indirect Costs					
	Sub-Total Indirect Costs Excluding Fees			\$ 4,818,822	
Fees					
	Indirect Fees			\$ 1,387,180	
	Total Indirect Costs			\$ 6,205,902	
	SUBTOTAL DIRECT & INDIRECT COSTS			\$ 24,870,602	
	Contingency 10.0%			\$ 2,492,990	
	Required Return on Investment 15.0%			\$ 3,739,485	
	TOTAL COSTS			\$ 31,103,077	
	RESIDUAL LAND VALUE (Net Project Value - Total Costs)			\$ 4,634,512	
	(Rate) RETURN OF RESIDUAL LAND VALUE 15.0%			\$ 694,181.69	
	NET RESIDUAL LAND VALUE			\$ 5,261,492.94	
	RESIDUAL LAND VALUE PER ACRE			\$ 110,144,544.93	

Pro-Forma Based on Renting the 4-Stories Finished Project					
ITEM	Description	Budget	Unit of Measure	Total	Unit of Measure
DEVELOPMENT PROGRAM					
	Lot Size	43,519	sqm	22,569.00	sqm
	Total Units			41.00	units
	Total Building Area			53,042.00	sqm
	On-Site BMS (sq)			0.20	sqm
	On-Site BMS Units			8.00	units
	On-Site BMS AV3, 50 FT			1,020.58	sqm
	Net Residential Unit Area (Efficiency Ratio)	85%	45,120	45,170.00	sqm
	Net Retail Area			8,245.00	sqm
	Underground Parking Spaces			71.00	spaces
	At Grade Parking Spaces			10.00	spaces
	Total Parking Spaces			81.00	spaces
REVENUE ASSUMPTIONS					
	Total Annual Net Operating Income			\$ 1,745,855	
	Net Value			\$ 47,493,105	
DEVELOPMENT COSTS					
	Total Direct Costs			\$ 35,915,660	
Indirect Costs					
	Sub-Total Indirect Costs Excluding Fees			\$ 9,911,489	
Fees					
	Indirect Fees			\$ 2,511,610	
	Total Indirect Costs			\$ 12,423,099	
	SUBTOTAL DIRECT & INDIRECT COSTS			\$ 48,338,759	
	Contingency 10.0%			\$ 4,833,876	
	Required Return on Investment 15.0%			\$ 7,250,314	
	TOTAL COSTS			\$ 60,422,949	
	RESIDUAL LAND VALUE (Net Project Value - Total Costs)			\$ 4,823,157	
	(Rate) RETURN OF RESIDUAL LAND VALUE 15.0%			\$ 694,171.50	
	NET RESIDUAL LAND VALUE			\$ 5,315,101.14	
	RESIDUAL LAND VALUE PER ACRE			\$ 8,073,676.61	

8

Profit as Submitted

6-Stories Condos For Sale
<\$148,405>

6-Stories Apts For Rent
\$8,791,975

Pro-Forma Based on For Sale the Finished Project				
ITEM	Description	Budget	Unit of Measure	Total
DEVELOPMENT PROGRAM				
	Lot Size	0.876	acres	22,103.00
	Total Units			57.00
	Total Building Area			71,879.00
	On-Site BMA (SQ)			8.18
	On-Site BMA Units #			10.00
	On-Site BMA AVE. SQ FT			978.33
	Net Residential Unit Area (Efficiency Ratio)	85%		60,298.00
	Net Retail Area	\$1,114		4,745.00
	Underground Parking Spaces			71.00
	All Grade Parking Spaces			10.00
	Total Parking Spaces			81.00
FOR SALE - REVENUE				
	For Sale Residential Revenue	\$		\$2,804,815
	Total Annual Net Operating Income	\$		\$30,813
	Net Value	\$		\$4,732,437
DEVELOPMENT COSTS				
	Total Direct Costs	\$		\$3,136,120
Indirect Costs				
	Sub-Total Indirect Costs Excluding Fees	\$		7,418,085
Fees				
	Subtotal Fees	\$		3,317,229
	Total Indirect Costs	\$		10,801,084
	SUBTOTAL DIRECT & INDIRECT COSTS	\$		43,937,204
	Contingency 10.0%	\$		4,393,720
	Required Return on Investment 15.0%	\$		6,590,581
	TOTAL COSTS	\$		\$4,931,505
	RESIDUAL LAND VALUE (Net Project Value - Total Costs)	\$		(129,640)
	(Less) RETURN OF RESIDUAL LAND VALUE 15.0%	\$		(19,397,21)
	NET RESIDUAL LAND VALUE	\$		(148,485,84)
	RESIDUAL LAND VALUE PER ACRE	\$		(198,317,47)

Pro-Forma Based on Renting the Finished Project				
ITEM	Description	Budget	Unit of Measure	Total
DEVELOPMENT PROGRAM				
	Lot Size	0.876	acres	22,103.00
	Total Units			57.00
	Total Building Area			71,879.00
	On-Site BMA (SQ)			8.18
	On-Site BMA Units #			10.00
	On-Site BMA AVE. SQ FT			978.33
	Net Residential Unit Area (Efficiency Ratio)	85%		60,298.00
	Net Retail Area	\$1,114		4,745.00
	Underground Parking Spaces			71.00
	All Grade Parking Spaces			10.00
	Total Parking Spaces			81.00
REVENUE ASSUMPTIONS				
	Total Annual Net Operating Income	\$		2,347,864
	Net Value	\$		62,566,700
DEVELOPMENT COSTS				
	Total Direct Costs	\$		33,136,120
Indirect Costs				
	Sub-Total Indirect Costs Excluding Fees	\$		7,418,085
Fees				
	Subtotal Fees	\$		3,317,229
	Total Indirect Costs	\$		10,801,084
	SUBTOTAL DIRECT & INDIRECT COSTS	\$		43,937,204
	Contingency 10.0%	\$		4,393,720
	Required Return on Investment 15.0%	\$		6,590,581
	TOTAL COSTS	\$		\$4,931,505
	RESIDUAL LAND VALUE (Net Project Value - Total Costs)	\$		7,448,185
	(Less) RETURN OF RESIDUAL LAND VALUE 15.0%	\$		(1,146,779,31)
	NET RESIDUAL LAND VALUE	\$		\$ 8,791,974,22
	RESIDUAL LAND VALUE PER ACRE	\$		\$ 10,000,864.82

9

Builder's misleading statements about
 "benefits" to community should not lead to the
 granting of an Amendment.

10

False “benefit” #1

Offering “conservation” of historic resources

This “conservation” is overdue contractual obligations of this property’s Mills Act

11

False “benefit” #2

“Community Use Space”

DCTF: we do not need this space in DT.
Instead, need to focus on consolidated retail.

12

False “benefit” #3

adding 5% below-market-rate units at
100% AMI (area median income)

100% AMI has no real value:
2 people renting 1 bedroom = **\$3,625** monthly rent

13

More Information I can provide:

- Feasibility math
- Precise Plan goals
- Community Visioned Proposals Details

14

**We've been waiting 60
years to rebuild wisely.**

Deny the general plan amendment.

Marisa Welling

From: Melissa Lee
Sent: Friday, August 18, 2023 12:17 PM
To: Mayor and Council
Cc: Manager; Clerk; Marisa Welling; Andrew Crabtree
Subject: Letter received - 950 Monroe St
Attachments: Steve Kelley_Item 8 23-810.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

Our office received the attached correspondence regarding Item 8. 23-810 Public Hearing: Actions on an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP), General Plan Amendment to the Community Mixed-Use Designation and Related Policies, Rezone to Planned Development, and Vesting Tentative Subdivision Map for the Development of 50 Multi-Family Residential Units, Four Townhomes, Three Single-Family Residences, and 3,800 Square Feet of Ground floor Commercial Space for the Properties Located at 906-950 Monroe Street and 1341 Homestead Road, for the August 22, 2023, Council and Authorities Concurrent and Stadium Authority meeting.

Please note this correspondence will form part of the public record for the August 22, 2023, Council and Authorities Concurrent and Stadium Authority meeting.

Thank You,
Melissa Lee | Executive Assistant
Mayor & Council Offices
(408) 615-2252 | www.santaclaraca.gov

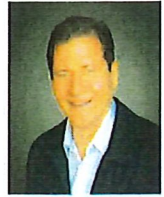


RECEIVED

AUG 18 2023

MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

Steve Kelly
DRE #01100262



August 17, 2023

RE: 950 Monroe Street

Attn: Santa Clara City Council Members
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Council Members,

I am in support of the 950 Monroe Street Project since it provides 50 critically needed housing units with 8 affordable homes onsite in the core downtown area. The site is within walking distance to both Santa Clara Train station and a VTA bus line. This project will help revitalize the downtown area while preserving the Old Quad neighborhood. Further, the density is needed to support local restaurants and retail shops. As for the proposed design, I find it aesthetically appealing and think it will complement the surrounding architectural designs. Finally, I know the added community room will serve Santa Clarens well in the coming years :0).

Sincerely

Steve Kelly
3093 Forbes Ave
Santa Clara, CA 95051
(408) 482-0318
SVProperties4@Gmail.com



Silicon Valley Properties | WWW.SteveKellyBroker.com
3093 Forbes Ave | Santa Clara, CA 95051 | 408.482.0318 | svproperties4@Gmail.com

POST MEETING MATERIAL

Dear Mayor Lisa Gillmor, Vice Mayor Kevin Park, and councilmembers Kathy Watanabe, Raj Chahal, Karen Hardy, Suds Jain, and Anthony Becker:

I am writing to ask you to consider reaching out to your district community regarding the vote on the housing project that will involve 950,930, and 906 Monroe Street and 1341 Homestead Road. I understand that Lamb Partner LLC is planning to build a housing unit in that neighborhood. I ask that you review the need for a high rise building in this quaint and quiet neighborhood.

Additionally, I am wondering if the recent housing project on Monroe and Benton is full? I travel by it often and do not see signs of a community. There is also the developed housing on Benton and El Camino near the train station across from the Police station, a very large property that could house many folks who might be using the train and bus lines for transportation. Is that rental property also nearing capacity? DO any of these properties address the severe shortage of **AFFORDABLE** rental homes for people. Is Santa Clara becoming less of a community and more of a real estate management team's big dream for income. I have seen and heard the presentations from the neighborhood group at the Farmer's Market, but I have not received anything from you explaining why this housing is necessary. I understand there is a need for **Really Affordable** housing, but I do not believe these projects fall into this category. I hope I am wrong and you will give me good information for my reasoning.

I live on Golden State Drive in the neighborhood near Lawrence Expressway where our city agreed to support interim housing for people who may now be unhoused. There was great outcry about that project because the people were low income and needed assistance. I have not heard any public outcry regarding this project near Madison St., therefore I concluded that it is not a low-income project.

I would appreciate a response from any of you about this issue. As you know I live in Vice Mayor Kevin Park's district. Thank you for any clarity you can give me about all of the housing units I have listed.

Respectfully,
Kathy Almazol
3520 Golden State Dr.
Santa Clara, CA 95051

POST MEETING MATERIAL

Marisa Welling

From: Donna West <dwestsfo@gmail.com>
Sent: Saturday, August 19, 2023 3:53 PM
To: Mayor and Council; Manager; Nora Pimentel
Cc: Donna West; Dan Ondrasek; Mary Grizzle
Subject: Santa Clara CA Agenda item 8 23-810 Monroe Street Project

Dear Mayor, Vice Mayor, and City Council Members, City Manager, City Attorney, and City Staff:

Thank you for your service and support of our city.

I am Donna West, Santa Clara Business History and Researcher with Reclaiming Our Downtown, and with 40 years of residence in Santa Clara.

I am actively talking with the architects, urban planners, and Downtown Task Force members at meetings every month since 2018 and I agree with the Downtown Task Force letter written. Please listen to the community.

The Old Quad Residents Association and all four thousand plus members of Reclaiming Our Downtown are united.

Why are we here? Again.

I am opposed to this 906 - 950 Monroe and 1340 Homestead Development project, please do NOT approve this.

Why?

The current plan proposal is NOT unique and unusual. It will result in parcel by parcel development we have seen for over 30 years.

If the 950 Monroe Project is approved, then all "Community Mixed Use" properties within the current "Downtown Focus Area" and OUTSIDE the "Santa Clara Downtown Precise Plan" will be able to use the amended VERY HIGH-DENSITY DEVELOPMENTS ZONING FOREVER!!

This property and other parcels like the Wells Fargo property on Washington and properties on Franklin Street we all know are zoned as community commercial and will be directly affected if the General Plan Amendment gets approved on August 22nd. All of the parcels will be vulnerable to possible eight-story structures.

We need to stop with parcel-by-parcel developments! Our downtown needs to be built with a precise plan and with community vision.

One of our ROD group members shared this, "This is so frustrating since it SHOULD be so EASY to just build something that the people want, that is beautiful, and actually conducive to a historic downtown environment. Instead the best we get is two superficial elements slapped on the same generic "Best Western" style developments. But hey, we have only been building beautiful cities for thousands of years, I guess it's impossible."

I respectfully ask that 906 - 950 Monroe and 1340 Homestead Development projects NOT be approved until AFTER the Downtown Precise Plan and Form Based Code is approved In Sept. 2023.

*This parcel with the other parcels next to downtown should be developed consistent with our community vision and articulated with the approved Downtown Precise Plan and Form Based Code guidelines **we, the public, have paid for.***

Thank you and I open to be contacted about this matter,

Donna West, Santa Clara Business History
Researcher with Reclaiming Our Downtown
408-489-4651

dwestsfo@gmail.com

3561 Homestead Rd No 483

Santa Clara CA 95051

(Please read out loud if there is a challenge with remote connection. Ask for members in attendance to extend if needed.)

Marisa Welling

From: Judy Tucker <judytucker@pacbell.net>
Sent: Sunday, August 20, 2023 7:09 PM
To: Mayor and Council
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council Members, Old Quad residents endured the Silicon Sage boondoggle which is no compliment to the Quad, the future downtown or the City in general. Now Lamb Partners wants to plaster the adjacent block with even more density (6 stories at one point) that CAN'T appropriately transition to the surrounding neighborhood or a future downtown still in the early planning stages. Each new project seems to decimate guidelines years in the making. This single project is asking for several exceptions/updates to the City-wide general plan that must be protected through your discretionary power. The Monroe Street project requests for variances appears equivalent to ignoring much of the effort put into creating a general plan. If you're willing to grant these exceptions, why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Do developers think they are stronger than City Councils? Stand up for Santa Clara and show that this Council stands behind its citizens and the long-term planning goals of our City.

I was recently near the Quito Village project in Saratoga. As with most projects, there were compromises, but it appears the end result will be a nice addition to the area and satisfactory to most. Please stop letting Santa Clara be trampled by developers - we residents are willing to work toward reasonable development solutions but don't want to be used and abused in the process. We look to OUR City Council to protect us and allow local development to be complimentary to the future downtown most of us support. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Judith Tucker, 1159 Main St, Santa Clara, CA 95050

Marisa Welling

From: Anne King <acdking@gmail.com>
Sent: Sunday, August 20, 2023 7:32 PM
To: Mayor and Council; Anthony Becker; Clerk; contactoqra@gmail.com; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; Public Comment; Raj Chahal; Sudhanshu Jain
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear Council Member,

Please, please vote AGAINST amending the general plan. Do not allow a change to the general plan for the downtown area. Please vote against the amendment before the Council on August 22, 2023.

1). The city has invested time and money in polls and discussions with City residents, and residents have asked for a consistent plan to create a vibrant downtown that the City can be proud of.

2). This amendment will allow a piecemeal approach that years from now will be condemned as being as harmful for the City as the original decision to destroy the old Downtown.

3). It also allows higher buildings which will significantly overshadow the historic homes that define the wider downtown area.

4). The downtown precise plan may be approved soon and will create a consistent vision that developers can use to design projects that won't alienate the residents of this historically significant area.

PLEASE VOTE NO ON ANY AMENDMENT OF THE GENERAL PLAN FOR THE DOWNTOWN

Thank you,
Anne and Dennis King

Marisa Welling

From: KYLA <kylajan@gmail.com>
Sent: Monday, August 21, 2023 1:41 PM
To: Anthony Becker; Clerk; contactoqra@gmail.com; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; Mayor and Council; Public Comment; Raj Chahal; Sudhanshu Jain
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Marisa Welling

From: Richard Bonito <rcbetc@comcast.net>
Sent: Monday, August 21, 2023 2:03 PM
To: Mayor and Council
Subject: 950 Monroe Street

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and City Council Members,

Please deny the general plan amendment for 950 Monroe Street. 85 ft is just too high for that area. Is there any consideration for the neighbors that have lived for years in this historical district that will have this giant abomination in their backyard?

This is no way to start off the downtown effort and is setting a dangerous precedence. We already have the big white dud building and now comes the skyscraper. If every development can buy amendments the Santa Clara downtown will be doomed. This area is chuck full of money and I hate the thought of selling out the city as well as our downtown.

Please deny the general plan amendment for 950 Monroe Street.

Kind Regards,
Richard Bonito
Long Time Resident

Marisa Welling

From: Joe Agu <jagurhythms@gmail.com>
Sent: Monday, August 21, 2023 4:29 PM
To: Mayor and Council; Anthony Becker; Clerk; contactoqra@gmail.com; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; Public Comment; Raj Chahal; Sudhanshu Jain
Subject: City Council Meeting Agenda Item 8. 23-810-950 Monroe St. Project

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Thank you,

Joe Agu

Marisa Welling

From: Yvonne Nguyen <yvonne.marie.nguyen@gmail.com>
Sent: Tuesday, August 22, 2023 4:17 AM
To: Mayor and Council
Subject: 950 Monroe St

Follow Up Flag: Follow up
Flag Status: Completed

RE: 950 Monroe Street
Attn: Santa Clara Planning Commission
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor & Council Members,

I am in support of the 950 Monroe Street

Project since it provides Santa Clara with vitally needed housing in core downtown area.

The site is close to the Santa Clara Train station and a VTA bus line. It would help energize the downtown area while helping to support the local restaurants and retail shops.

I also

I think the proposed design is great, it is appealing and I think it will complement the surrounding area.

Sincerely,

Yvonne Nguyen

2189 Calabazas Blvd

Santa Clara, CA 95051

(408) 398-2452

Yvonne.marie.nguyen@gmail.com

Sent from my iPhone

From: [Patty Costantini](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactoqra@gmail.com
Subject: 950 Monroe - OPPOSED!!
Date: Sunday, August 20, 2023 9:05:39 PM

City Council and Officials,

We are strongly opposed to the proposed development at 950 Monroe for these reasons:

- 1) it is presented PRIOR to the adoption of a downtown plan and form-based code;
- 2) It is highly intrusive into the beautiful surrounding neighborhood with many historic homes;
- 3) Narrow streets border the property on 3 sides - the traffic impact will be horrendous;
- 4) Adequate parking spaces are NEVER required and our streets will be severely negatively impacted;
- 5) It is too high, not set back enough, and the design is ugly;
- 6) Previous dwelling over retail projects have yielded nothing but empty retail space; and finally
- 7) In past projects (e.g. The Benton) the final result does not resemble what the city and developers have shown in renderings. There is NO trust that what is agreed to will be in the final result.

Shame on the Planning Commission for passing this project to the Council. It is NOT in the best interest of our city, and it will NOT be in harmony with what citizens hope will be a downtown of proper scale, design and benefit to the whole community, NOT DEVELOPERS.

City Council Members, please do not pass this project before the form-based code is adopted and please do not ruin the quality of the distinctive OLD QUAD neighborhood.

Patty and Charlie Costantini
648 Frederick Avenue

From: [Narayana Myneni](#)
To: [Clerk](#)
Subject: 2323 Villa Place Santa Clara CA 95054
Date: Monday, August 21, 2023 4:40:51 PM

I am the owner of the property and it is vacant from today 8/21/2023.

Please send all billing to the address given below
Narayana Rao Myneni
Executor
281 E Angelina Ave, Tracy, CA 95391

Sent from [Mail](#) for Windows

From: [Mark Kelsey](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#)
Cc: contactogra@gmail.com
Subject: Agenda Item 8, 23-810, 906-950 Monroe Street and 1341 Homestead Road
Date: Monday, August 21, 2023 9:43:18 PM

Mayor and Council,

We are writing you to oppose approval of the project and the general plan amendment for 906-950 Monroe Street. The project is another case of an individual project plan that does not conform to the larger development plan. It will result in another lackluster building that enriches the developer and does not enrich the community. In addition, the general plan amendment proposed for this project opens the door for unplanned development that is not in conformance with the Downtown Plan. At the very least, this project should be asking for an amendment specific to the project, not to a larger area.

A general plan amendment for a single project certainly should not include changes which affect the larger area by increasing density of parcels, exempting projects from having an appropriate transition to the neighborhood, changing architectural guidelines and raising building heights significantly.

The 950 Monroe Street project is asking for all the above. Why do we have a general plan at all? We are in the process of completing the Downtown Specific Plan. At least this project should be asked to conform to the guidelines of this plan. The city has complete discretion in approving this plan and should exercise the discretion NOT to approve it.

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Mark & Kathy Kelsey

From: [Patty Costantini](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 8:45:44 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [Noah MacDonald](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 11:30:00 AM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [Michael Prioste](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 8:23:17 PM

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

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From: [Tim Thompson](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 8:11:49 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Listen to the citizens who live in the surrounding area this doesn't fit in our city.

Please don't approve this it's WRONG LURN TO SAY NO.

TIM THOMPSON

From: [Anne King](#)
To: [Mayor and Council](#); [Anthony Becker](#); [Clerk](#); contactogra@gmail.com; [Karen Hardy](#); [Kevin Park](#); [Kathy Watanabe](#); [Lisa Gillmor](#); [Public Comment](#); [Raj Chahal](#); [Sudhanshu Jain](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 7:32:42 PM

Dear Council Member,

Please, please vote AGAINST amending the general plan. Do not allow a change to the general plan for the downtown area. Please vote against the amendment before the Council on August 22, 2023.

1). The city has invested time and money in polls and discussions with City residents, and residents have asked for a consistent plan to create a vibrant downtown that the City can be proud of.

2). This amendment will allow a piecemeal approach that years from now will be condemned as being as harmful for the City as the original decision to destroy the old Downtown.

3). It also allows higher buildings which will significantly overshadow the historic homes that define the wider downtown area.

4). The downtown precise plan may be approved soon and will create a consistent vision that developers can use to design projects that won't alienate the residents of this historically significant area.

PLEASE VOTE NO ON ANY AMENDMENT OF THE GENERAL PLAN FOR THE DOWNTOWN

Thank you,
Anne and Dennis King

From: [MARIA Barnard](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 6:12:24 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Get [Outlook for Android](#)

From: [Judy Ross](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 5:13:45 PM

Dear City Council,

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This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Judy Ross
Old Quad Resident since 1978

Sent from my iPhone

From: [Paul](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 5:00:45 PM

Dear City Council,

I'm not pleased that this developer is shoehorning in changes to the downtown general plan. I understand that we need more housing in Santa Clara, but the changes in density and exemptions for appropriate transitions isn't fair to local residents and only benefits the developer.

It was my impression that the neighborhood was going to work together with the city council and to create a fair plan, NOT have the developers dictate their extreme needs. Additionally, I'm shocked to see there are variance requests for properties outside of the marked downtown general area (like the Wells Fargo building and the Franklin strip near the Convent.)

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

I appreciate your time and all your hard work.

Paul Rebello
Old Quad resident

From: [Carol Parkinson](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 4:48:08 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

We moved to Santa Clara from San Jose, 8 years ago, because their city government disregarded the voted upon requirements for city planning and made a mess, which resulted in reduced quality of living for residents.

I implore you all not to make the same mistakes and comply with Santa Clara voters in regards to our city planning.

Kind regards,
Carol Parkinson and Jim Wilhelm
465 Jefferson Street, Santa Clara 95050

Sent from my iPhone. Please forgive any grammatical errors or misspellings.

From: [Noreen](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 4:34:59 PM

Dear City Council,

Our historic neighborhood needs your support in saying no to this development. All you need to do is drive down Monroe going north from El Camino and see the one story houses that back the data center. Despite the 146' setback from the residence, that 85' building with the metal mess that is inset on roof making it 99' looms as a giant wall. I feel for those residence. Although it was legal since it was built on commercial space.

This proposed plan will be 84' tall with a 73' setback to residence and barely 5' set back to building next to it on Franklin.

This will look like a skyscraper. These allowances they are asking for are honestly ridiculous, and it will not be affordable housing to boot.

In the past I and neighbors met and worked with The Gateway developer and Prometheus. We supported their developments and they went before counsel without anyone opposing from our group.

I am not against development. What they are asking for is unreasonable and will set a precedent that will hurt our neighborhood adversely.

Below is more from our group and I'm thankful to have neighbors who care what happens to the Old Quad. Neighbors that are in the industry and understand development and use that knowledge to help our city get the most for our residence.

We have a vested interest, we live here and love our neighborhoods.

This developer does not live here and would never approve this project in his city. His voting record proves it over and over. Please stand up for the people.

Thank you,
Noreen Carlson
1159 Madison St.

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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This developer knows what they got when they purchased the property, and what they could build. The city council

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Noreen

Sent from my iPhone

From: [charlotte evans](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); [contactogra@gmail.com](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 4:22:39 PM

Dear City Council,

My home is next door to the Wells Fargo Bank parking lot. A high density building at the corner of Benton and Lafayette is totally inappropriate. This plan completely ruins the charm of the old quad area. I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Charlotte Evans

Sent from my iPad

From: [Linda Pascoal](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 3:59:16 PM

Dear Mayor & Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Regards,
Linda

From: [Rodger Waldorf](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 8:44:44 AM

Dear City Council,

I am writing to express my opposition to the new housing project 950 Monroe that is being proposed in our neighborhood. We believe that this project is premature and should not proceed until the city's comprehensive plan is approved. I also have concerns about the proposed demolition of two 100 year old homes in our neighborhood. These homes are part of our heritage and have historical and architectural value.

They should be preserved and protected, not torn down to make way for new developments. I urge you to reconsider your plans and to respect the wishes of the residents who want to keep these homes intact. These homes are not only beautiful, but also provide a sense of community and identity for our area. They are irreplaceable and should not be sacrificed for short-term profit.

The project would increase the density and height of the buildings in our area, creating traffic congestion, noise pollution and reduced quality of life. The project would also undermine the character and identity of our neighborhood, which is known for its historic charm and diversity.

We urge you to reject this project until the city's plan is finalized and adopted. We believe that any development in our city should be aligned with the plan and respect the wishes of the people who live here.

Rodger Waldorf
1745 Market Street
Old Quad resident

From: [KYLA](#)
To: [Anthony Becker](#); [Clerk](#); contactoqra@gmail.com; [Karen Hardy](#); [Kevin Park](#); [Kathy Watanabe](#); [Lisa Gillmor](#); [Mayor and Council](#); [Public Comment](#); [Raj Chahal](#); [Sudhanshu Jain](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 1:41:28 PM

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [Julie Roedell](#)
To: [Mayor and Council](#); [Anthony Becker](#); [Clerk](#); contactogra@gmail.com; [Karen Hardy](#); [Kevin Park](#); [Kathy Watanabe](#); [Lisa Gillmor](#); [Public Comment](#); [Raj Chahal](#); [Sudhanshu Jain](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 2:28:59 PM

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street.

A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

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Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Most sincerely,

Julie Roedell
1420 Lexington Street
1410 Lexington Street

--

Take Care,

Julie

From: [Julie Roedell](#)
To: [Mayor and Council](#); [Anthony Becker](#); [Clerk](#); contactogra@gmail.com; [Karen Hardy](#); [Kevin Park](#); [Kathy Watanabe](#); [Lisa Gillmor](#); [Public Comment](#); [Raj Chahal](#); [Sudhanshu Jain](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 2:31:40 PM

Dear City Council,

I am writing you to oppose the general plan amendment for 950 Monroe Street.

A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly, an amendment for a single project certainly should not include changes which:

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- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City.

Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Sincerely,

Julie Roedell
1420 Lexington St, Santa Clara, CA 95050
1410 Lexington St, Santa Clara, CA. 95050

--

Take Care,

Julie

From: [Julie Roedell](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 2:48:36 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Julie Roedell
1420 Lexington Street
1410 Lexington Street

Sent from my iPad

From: [Dawn Thompson](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 3:19:46 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Sincerely,

Dawn Thompson
Resident of Santa Clara for over 43 years

From: [Jane DeRosa](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 4:02:44 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

The proposed amendment would allow a development that would be dramatically different from what is currently allowed.

This developer knew what they were buying when they purchased the property, and what they could build. Any development at 950 Monroe should compliment the existing buildings and blend pleasingly into the neighborhood.

I hope you will deny the requested General Plan Amendment and maintain our community vision for downtown.

Sincerely,
Jane De Rosa

From: [Donna West](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 5:08:41 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Sincerely
Donna West
Research with
Reclaiming Our Downtown
408-489-4651

3561 Homestead Rd No 483
Santa Clara CA 95951

Sent from my iPhone

From: [Helen Ostrander](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 5:44:02 PM

Dear Santa Clara City Council,

I oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a single request to ask for the most extreme of variances. You will be rewriting the general plan to make exceptions, with no citizen approval. I know that I do not want a 10 story tower next to my single family home and neighborhood. You need to remember who your constituents are, why they voted for you, and their interest in saving a little bit of Santa Clara that our forefathers mistakingly tore down. The Old Quad area would be changed permanently! A pure example of the Santa Clara Spirit was on Aug. 4 when the Annual Street Dance occurred. Citizens enjoyed meeting, seeing, talking with other citizens. If you permit the variance, how many more will you approve. The person who purchased the property new in advance what the restrictions were and now they want to change them. For their personal gain, not that of Santa Clarans!! Please keep the Old Quad area alone from high rises, high density parcels, and away from the citizens' back yards and front yards.

As a long time citizen of Santa Clara, a granddaughter of a 1926 councilman, as a daughter of the first police woman in Santa Clara, I urge you to keep a little of what is left of downtown Santa Clara.

Sincerely,
Helen Mirrione Ostrander
626 Los Padres Blvd.
Santa Clara, CA 95050

From: [ANTHONY MUSUMECI](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 7:11:05 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

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- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Sent from my iPhone

From: [randy roedell](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); [contactogra@gmail.com](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 7:49:28 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Thank you for your consideration in this matter,
Randy Roedell

From randysworkshop@gmail.com

From: [Becca Fung](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 9:32:16 PM

Dear City Council,

As a Santa Clara resident and home owner so close to this development, I oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

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The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. PLEASE DO NOT!

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown!

Rebecca and Andrew Fung
834 Main Street

From: [Jonathon Evans](#)
To: [Clerk](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); [Old Quad Residents Association](#); [Planning Public Comment](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Monday, August 21, 2023 9:56:43 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. The City council has full discretion to deny the amendment and it should use that discretion.

If you got this far let me explain why.

The Old Quad Residents Association, and many other members of the community have been working tirelessly to create a vibrant downtown in our neighborhood. We recognize that with a vibrant downtown comes density and more people to the neighborhood to make the place sustainable. We have been willing to make this tradeoff, but in doing so we want the downtown to respect the historic nature of the Old Quad and have a transition between the downtown core and the surrounding historic homes.

The proposed 950 Monroe Street development falls far short of meeting the goals and needs of the community and is the same "Old Santa Clara" parcel-by-parcel development. Rather than respecting the open professional planning process by which we've been developing a downtown precise plan and working with the community to meet the community's vision for downtown this is a developer insisting their way is the only way, and that they need a "super-variance" via a general plan amendment and rezone to make the design fit.

It's especially concerning that this project couldn't find an existing zoning type or general plan designation to be built under and that the 950 Monroe project had to go so far as to remove general plan guidelines such as:

- New development provide an appropriate transition to surrounding neighborhoods.
- Buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.

This sets a precedent that we should allow developments anywhere even if they are incompatible with the surrounding uses, or even toss out an objective design standard. Once the City Council approves such exemptions how is it fair to not approve this for any future application?

The proposed parcel changes also create substandard residential lots, by chopping up the current historic single-family home parcels, and hiding townhomes in their backyards.

As far as community benefits go, we don't need yet another "community room" that no one will be able to use. I'm still waiting to book the community room in Levi's stadium as outlined in section 4.7.2 of the stadium lease¹.

If the council wants to know what the community wants, we've put it in the downtown precise plan,

but we **cannot require the applicant to conform to the downtown precise plan.** Instead, we must compare the development to what the current general plan and zoning requires, and it fails to meet that. The Council should deny the general plan amendment.

-Jonathon Evans
President OQRA

Citations:

1. <https://www.santaclaraca.gov/home/showpublisheddocument/46687/636071428735770000>

From: lizloyal@aol.com
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 12:58:34 AM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [Tom Yetter](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 9:28:25 AM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Thank you for your time,
Tom Yetter, Old Quad resident

From: tim@bayprospect.com
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 - 950 Monroe St Project.
Date: Monday, August 21, 2023 8:11:08 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Tim Clay

From: [Silin Chen](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 11:52:57 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

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Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

--

Silin Chen
Email: silinchen22@gmail.com

From: [Ann MacDonald](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 11:34:02 AM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [HELEN OSTRANDER](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda item 8. 23-810 950 Monroe Street Project
Date: Monday, August 21, 2023 5:12:52 PM

City Council,

I oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a single request to ask for the most extreme of variances. You will be rewriting the general plan to make exceptions, with no citizen approval. I know that I do not want a 10 story tower next to my single family home and neighborhood. You need to remember who your constituents are, why they voted for you, and their interest in saving a little bit of Santa Clara that our forefathers mistakingly tore down. The Old Quad area would be changed permanently! A pure example of the Santa Clara Spirit was on Aug. 4 when the Annual Street Dance occurred. Citizens enjoyed meeting, seeing, talking with other citizens. If you permit the variance, how many more will you approve. The person who purchased the property new in advance what the restrictions were and now they want to change them. For their personal gain, not that of Santa Clarans!! Please keep the Old Quad area alone from high rises, high density parcels, and away from the citizens' back yards and front yards.

As a long time citizen of Santa Clara, a granddaughter of a 1926 councilman, as a daughter of the first police woman in Santa Clara, I urge you to keep a little of what is left of downtown Santa Clara.

Sincerely,

Helen Mirrione Ostrander
626 Los Padres Blvd.
Santa Clara, CA 95050

From: [Joe Agu](#)
To: [Mayor and Council](#); [Anthony Becker](#); [Clerk](#); contactogra@gmail.com; [Karen Hardy](#); [Kevin Park](#); [Kathy Watanabe](#); [Lisa Gillmor](#); [Public Comment](#); [Raj Chahal](#); [Sudhanshu Jain](#)
Subject: City Council Meeting Agenda Item 8. 23-810-950 Monroe St. Project
Date: Monday, August 21, 2023 4:29:27 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Thank you,

Joe Agu

From: [Louis Mirante](#)
To: [Clerk](#)
Cc: [Matt Regan](#)
Subject: Support - Project Located at 950 Monroe (Item 8 Tomorrow)
Date: Monday, August 21, 2023 1:09:45 PM

Santa Clara City Council,

I write on behalf of the Bay Area Council to support the project located at 950 Monroe. We support staff's recommended actions to approve the project. Please see our attached letter of support. If you have any questions about our support, please do not hesitate to contact me.

Best,
Louis

From: [Louis Mirante](#)
To: [Clerk](#)
Cc: [Matt Regan](#)
Subject: Support - Project Located at 950 Monroe (Item 8 Tomorrow)
Date: Monday, August 21, 2023 1:12:54 PM

Santa Clara City Council,

I write on behalf of the Bay Area Council to support the project located at 950 Monroe. We support staff's recommended actions to approve the project. Please see our attached letter of support. If you have any questions about our support, please do not hesitate to contact me.

Best,
Louis

From: [Louis Mirante](#)
To: [Clerk](#)
Cc: [Matt Regan](#)
Subject: Support - Project Located at 950 Monroe (Item 8 Tomorrow)
Date: Monday, August 21, 2023 1:14:59 PM

Santa Clara City Council,

I write on behalf of the Bay Area Council to support the project located at 950 Monroe. We support staff's recommended actions to approve the project. Please see our attached letter of support. If you have any questions about our support, please do not hesitate to contact me.

Best,
Louis

From: [Louis Mirante](#)
To: [Clerk](#)
Cc: [Matt Regan](#)
Subject: Support - Project Located at 950 Monroe (Item 8 Tomorrow)
Date: Monday, August 21, 2023 1:18:42 PM
Attachments: [BAC - 950 Monroe.pdf](#)

Santa Clara City Council,

I write on behalf of the Bay Area Council to support the project located at 950 Monroe. We support staff's recommended actions to approve the project. Please see our attached letter of support. If you have any questions about our support, please do not hesitate to contact me.

Best,
Louis

From: [Louis Mirante](#)
To: [Clerk](#)
Cc: [Matt Regan](#)
Subject: Support - Project Located at 950 Monroe (Item 8 Tomorrow)
Date: Monday, August 21, 2023 1:06:02 PM

Santa Clara City Council,

I write on behalf of the Bay Area Council to support the project located at 950 Monroe. We support staff's recommended actions to approve the project. Please see our attached letter of support. If you have any questions about our support, please do not hesitate to contact me.

Best,
Louis

From: [Eric Mosinger](#)
To: [Clerk](#)
Subject: Written Comment on Item 23-810
Date: Tuesday, August 22, 2023 10:34:40 AM

Dear City Council,

I'm writing to support the construction of a mixed-use development at 906-950 Monroe Street. This building will be a wonderful start to Santa Clara's project of reviving a vibrant, walkable downtown. More importantly, it will embody Santa Clara's commitment to building affordable housing for families.

I am writing as a member of the Santa Clara community raising three young children just a few blocks from the proposed development. We currently rent a small two-bedroom house. One day we dream of upgrading to a three bedroom house or apartment; however, at current housing prices it's hard to see how we'd make ends meet. As it is, we are lucky. Many if not most of the other parents at Westwood Elementary, where our daughters attend second grade, make due in much smaller apartments.

We are not low-income. I am a tenure-track professor at Santa Clara University, hired after the university conducted a nationwide search, making a salary that would be enviable in most US metropolitan areas. I want to raise my son and daughters in Santa Clara. Yet I wonder how long we will be able to afford to live here.

To the homeowners and community organizations who oppose this development on the grounds that it is inconsistent with the "neighborhood character," I ask: What kind of "neighborhood character" will we have here when families can't afford to live in the neighborhood? When middle-income families like ours are forced to move out? When teachers, healthcare workers, and professors are replaced by retirees and AirBnBs?

I hope this building is just the first of several six to eight story apartment buildings that will make central Santa Clara a future-oriented community for young families, with a dense walkable downtown and thriving retail.

yours,
Eric Mosinger

--

Eric S. Mosinger (he / him / his)
Assistant Professor
Political Science Department Santa Clara University

Why this petition matters



Started by [Lucy H](#)

*** If you have already signed the petition (in person), no need to sign here. Thank you for your support! ***

Video shows the proposed scale of the project.

We will continue to collect signatures up until Monday evening (August 21, 2023), prior to the City Council meeting scheduled for Tuesday, August 22nd.

****** Please attend the meeting in person or via Zoom! We need the community to voice their concerns! ******

Date: Tuesday, August 22,
2023

Time: 7:00

PM

Location: Hybrid

Meeting City Hall Council Chambers/Virtual 1500 Warburton Avenue Santa Clara, CA 95050

For more up-to-date meeting information (including meeting details, meeting agenda, etc), please visit: <https://santaclara.legistar.com/calendar.aspx>

In addition to signing this petition... we encourage you to PLEASE SEND IN PUBLIC COMMENTS TO PlanningPublicComment@SantaClaraCA.gov

*****IMPORTANT INFORMATION*****

General Plan Amendment Explanation

The 950 Monroe Project requires a "General Plan Amendment" that would amend the "Community Mixed Use" designation in the "Downtown Focus Area" to allow for VERY HIGH-DENSITY housing (Max 70 dwelling units an acre) and allow up to 8-Stories on ALL properties in the "Downtown Focus Area" that are currently zoned "Community Mixed Use".

293 in-person signatures
612 on-line signatures
905 total signatures in
opposition

POST MEETING MATERIAL

If the 950 Monroe Project is approved then all "Community Mixed Use" properties within the current "Downtown Focus Area" but outside the "Santa Clara Downtown Precise Plan" will be able to use the amended VERY HIGH-DENSITY FOREVER!!

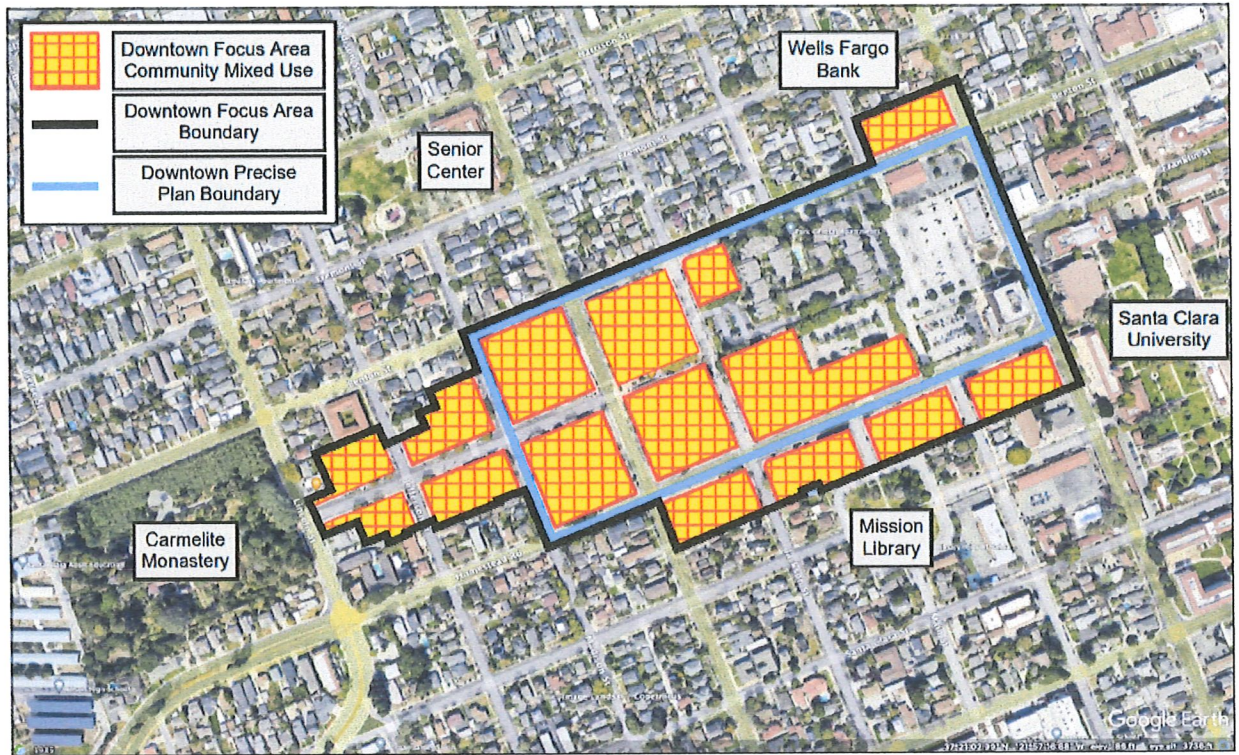
The pending "Santa Clara Downtown Precise Plan" will provide a rezoning of all properties within its boundaries once approved that will require all future projects to conform to the guidelines within and the "Form Based Code". Any projects submitted between the time the 950 Monroe Project is approved and prior to the "Santa Clara Downtown Precise Plan" being approved will be able to take advantage of the density and height increases.

In Short . . . All yellow hatched areas outside the blue boundary above will DOUBLE the current zoning DENSITY and HEIGHT!!!

Note - The current restrictions on "Community Mixed Use" in the "Downtown Focus Area" allow 20-36 dwelling units an acre and buildings up to 50 feet (4-Stories).

The proposed General Plan Amendment would keep the existing land use designation for the Project Site of Community Mixed Use, but would amend the text of the Community Mixed Use designation to allow for very high-density housing (to a maximum of 70 dwelling units per acre) on mixed-use sites within the Downtown Focus Area

DOWNTOWN FOCUS AREA - PRECISE PLAN



For more information, please visit: <https://www.oldquadsantaclara.org/950-monroe-project>

Community opposition to 950 Monroe Street

- Too Tall - 84' 8" to the top (Downtown Gateway - 54' 4" - in comparison)
- Breaks up lots of historic 906 and 930 Monroe homes
Overshadows historic homes
- Rezone will enable projects like this all around the downtown in more areas than the downtown precise plan
- Very High Density and up to eight-story development allowed
 - Up and down Franklin all the way to the Carmelite Monastery
 - South block of Homestead
 - The Wells Fargo Building

The downtown precise plan will not revert the general plan designation of these locations!

THANK YOU FOR YOUR SUPPORT! Collectively, we can make a difference.

#communityvisionfordowntown

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Robert Cobene			Please respect the existing neighborhood	
	Joya Dias			Fire Risk!	
	Ron Dias			Fire Risk!	
	Gary Goncalves			too tall - too crowded	
	Taylor Mitrell			Too much!	
	Diane Ringer			Be a visionary	
	Andra Vidanayagam				
	RAMSAY LOPEZ				
	Maria Dalozak				
	Sindha Belgandera			we don't need highrise here	
	Marilyn Ringer			with payments may make to state office	
	Stefan Sywik			Please keep the building small	
	DEANNA ASSIAY				
	Kay Annun			its too big r too ugly no coming	
	Sandra Dolen			Too big!	
	Maria Posette			Horrible idea!	
	Madonna Silva			♡	
	RUTH BRILL				
	James Crest				

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Ann Kasamusson		<i>Ann Kasamusson</i>		1
	Matthew Wieland		<i>Matthew Wieland</i>		
	EDDIE MCCARTHY		<i>Eddie McCarthy</i>		
	Jenna Lorenzani		<i>Jenna Lorenzani</i>		
	Donald Wieland		<i>Donald Wieland</i>		
	Cyndol Wieland		<i>Cyndol Wieland</i>		
	Isaac Ramirez		<i>Isaac Ramirez</i>		
	John Mossi		<i>John Mossi</i>		
	Julia Diazoni		<i>Julia Diazoni</i>		
	Chris Wallick		<i>Chris Wallick</i>		
	Debbie Bruce		<i>Debbie Bruce</i>		
	Jackie Belick		<i>Jackie Belick</i>		
	Amurman Junga		<i>Amurman Junga</i>		
	Alex Harschko		<i>Alex Harschko</i>		
	Terry Schuber		<i>Terry Schuber</i>		
	Kathy Ennis		<i>Kathy Ennis</i>		
	Kenee Frank		<i>Kenee Frank</i>		
	DAVID FRAYE		<i>David Fraye</i>		
	CAROL LUCEO		<i>Carol Luceo</i>		
	Richard Luceo		<i>Richard Luceo</i>		

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Mona Farahani		<i>[Signature]</i>	too high	
	Nader Farahani		<i>[Signature]</i>	" "	
	Bachus Gress		<i>[Signature]</i>	too high	
	VALERIE PIER		<i>[Signature]</i>	ONLY 4 STORIES	
	Alfonse Plana		<i>[Signature]</i>	Preserve historical values	
	Panisa deCarmona		<i>[Signature]</i>	Parking	5
	Jason Fung		<i>[Signature]</i>	Too light too much shadows	
	Gene Briemle		<i>[Signature]</i>	Too high! Too much Traffic!	5
	FRED RAIA		<i>[Signature]</i>	Too high, Townhomes out of place	5
	Nancy Raia		<i>[Signature]</i>	Too high Fire Hazard!	5
	Becky Gibstrom		<i>[Signature]</i>	too high 2 intrusive	
	LYNN KINSMA		<i>[Signature]</i>		
	MARLYN FERLISON		<i>[Signature]</i>	Too High	
	Lynne Richards		<i>[Signature]</i>	too tall Townhomes, GARAGE-15'x15' 5	5
	Scott Du		<i>[Signature]</i>	Too tall for this historical	
	JOHANNES HAMP?		<i>[Signature]</i>	Respect the plan of the downtown commission	
	Brian Christians		<i>[Signature]</i>		
	Ralph V. Vore		<i>[Signature]</i>		
	Ernest Joux		<i>[Signature]</i>	Why too high! Need emergency Ignores historical access! Do not fit downtown!	

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	PAUL MOORHEAD		<i>[Signature]</i>	TO LARGE!!!	
	STAN CARLSON		<i>[Signature]</i>	TO TALL - TRUNNHOUSES,	
	Natalie Reilly		<i>[Signature]</i>	TOO OPPRESSIVE - TOO LOOKING	
	Dan Tsuka		<i>[Signature]</i>	TOO TALL - fire safety/parking	
	Deborah Gozen		<i>[Signature]</i>	TOO TALL - NO PARKING	
	ROS HANUS		<i>[Signature]</i>	TOO TALL - NO PARKING - FIRE RUC	
	KEVIN ORRAN		<i>[Signature]</i>	NO PARKING & TOO TALL	
	TERESA BLOCK		<i>[Signature]</i>	We should fight - size development!	
	Scott Mitchell		<i>[Signature]</i>	Too Tall	
	LYLE GILLIN		<i>[Signature]</i>	TOO LARGE EXPENSIVE!	
	Yeth Villa		<i>[Signature]</i>	TOO large	
	GERALD LARVEY		<i>[Signature]</i>		
	Forest Lance		<i>[Signature]</i>	Too much - Focus on community!	
	Ryan Shindler		<i>[Signature]</i>	Too big! Takes away from neighborhood!	
	Ken Bhandary		<i>[Signature]</i>	Don't want another Manhattan	
	Brian Matos		<i>[Signature]</i>		
	Beatrice Reilly		<i>[Signature]</i>	too big in your neighborhood	
	Kathy Almazo		<i>[Signature]</i>	too big, not thought out	
	Gary Daker		<i>[Signature]</i>	too big - not what is needed.	
	Nader Farahani		<i>[Signature]</i>	Too high height low	

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	AMY HITT		<i>[Signature]</i>	not the right project for this area!	
	TEDRA DI LORENZO		<i>[Signature]</i>	NOT ENCOURAGE SPREAD AREA	
	Brent Davis		<i>[Signature]</i>	ugly - parking - why?	
	Stephanie Trinn		<i>[Signature]</i>	not the right project for this area!	
	Noreen Carlson		<i>[Signature]</i>	needs changes	
	ANNMARIE MACREY		<i>[Signature]</i>	MASSIVE, UGLY, WHY??	
	THOMAS TRAN		<i>[Signature]</i>	This doesn't fit history of the neighborhood.	
	KATHY WU		<i>[Signature]</i>	NO thanks	
	MARISA MAYER		<i>[Signature]</i>	Too tall.	
	Han-Hsin of		<i>[Signature]</i>	Fork base code!	
	CHRIS HENDER		<i>[Signature]</i>	DON'T block the view	
	Beverly Estropic		<i>[Signature]</i>	So Ugly!!	
	Saskia Fern		<i>[Signature]</i>	NO!	
	JANE DRAGSMA		<i>[Signature]</i>		
	Sabbylandaven		<i>[Signature]</i>	Stick to 4 stories max	
	Shea Solinas		<i>[Signature]</i>	No to project ^{as it stands}	
	Jeanne Hagestra		<i>[Signature]</i>	NO! ^{not cohesive}	
	Diane Lounsbury		<i>[Signature]</i>	Be massive	
	Nicky Fontes		<i>[Signature]</i>	NO!	

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	DAVE WARD		<i>[Signature]</i>	Why?	
	ED RICHARDS		<i>[Signature]</i>	ASSASSINATING AESTHETICS	5
	CAREN KOTERNAY		<i>[Signature]</i>	Size	5
	CAREN BRIENNE		<i>[Signature]</i>	Parking & Traffic	5
	JANE SILVERA		<i>[Signature]</i>	TOO BIG	5
	MARISOLA SILVEIRA		<i>[Signature]</i>	TOO BIG	5
	JOSEPHINA CASTELLANO		<i>[Signature]</i>	TOO BIG	5
	LESLIE CURRA		<i>[Signature]</i>	TOO BIG!	5
	HUEP HUYNH		<i>[Signature]</i>	too high	5
	DAVEN FOZZI		<i>[Signature]</i>	TOO HIGH	5
	JAHAN SEIFAL		<i>[Signature]</i>	NOT STAY CLOSE	
	Melodie Raposa		<i>[Signature]</i>	already too many businesses	
	John Dema		<i>[Signature]</i>	not 6 stories pls	5
	David Conoscenti		<i>[Signature]</i>	far too large	
	J.P. Bouquet		<i>[Signature]</i>	Too large	
	Daniel Zaker-Jose		<i>[Signature]</i>	Growth is important but not at this price & community	
	Aydia Paswid		<i>[Signature]</i>	Fine as is	
	Jane Almeida		<i>[Signature]</i>	too large, no parking	
	Sandra Bass Siroop		<i>[Signature]</i>	Too Tall	
	Farhan Bilal		<i>[Signature]</i>	out of place	

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Sue Harper		<i>Sue Harper</i>	Way too high!	5
	Josh Frazzetta		<i>Josh Frazzetta</i>	Too Tall	5
	Lauren Rafey		<i>Lauren Rafey</i>	Doesn't fit in neighborhood	5
	Rick Rafey		<i>Rick Rafey</i>	" " "	5
	Misato Weber		<i>Misato Weber</i>	" " "	5
	Fern Hines		<i>Fern Hines</i>	Project our view - height	5
	Kyla Clay		<i>Kyla Clay</i>	I don't like it. Too Big.	5
	Tim Clay		<i>Tim Clay</i>	" "	5
	Colin Shaw		<i>Colin Shaw</i>	Please lower level!	
	DARCOI SHAW		<i>DARCOI SHAW</i>	FAR TO BIG	5
	Adam Thompson		<i>Adam Thompson</i>	Follow THE PLAN!!	5
	So Apposist		<i>So Apposist</i>	opposite to opposite way too tall - will probably ^{be removed} ^{with a new} ^{design}	
	Mikhaelah		<i>Mikhaelah</i>	May not fit the charm of District 5	
	Erin Campbell Dvm		<i>Erin Campbell Dvm</i>	Does not fit character I want downtown to look like	
	Diane Schwartz		<i>Diane Schwartz</i>		
	John Schwartz		<i>John Schwartz</i>		
	mohi khairi		<i>mohi khairi</i>		
	Undith Tucker		<i>Undith Tucker</i>	too high & too big	5
	Magda Nilsson		<i>Magda Nilsson</i>		
	KEVIN ORGAIN		<i>KEVIN ORGAIN</i>		

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Rita Bindl		<i>[Signature]</i>		
	CHRISTINE ZARTH		<i>[Signature]</i>		
	Helmut Zarth		<i>[Signature]</i>		
	LARY JAMES		<i>[Signature]</i>	Not enough parking / too tall	
	BOBBY MENESES		<i>[Signature]</i>	Not in keeping w/ character	
	ANDREA MENESE		<i>[Signature]</i>	would like to see you in gutters	
	RICK DAGANAY		<i>[Signature]</i>	Keep its charm.	
	Rick Hobbs		<i>[Signature]</i>	ITS NOT RIGHT FOR THE CITY	
	Don Stanson		<i>[Signature]</i>		
	Tom Sweneyold		<i>[Signature]</i>		
	Adamo Kingom		<i>[Signature]</i>	Not enough parking	
	DIANE CASCIO		<i>[Signature]</i>		
	Jennifer Swahn		<i>[Signature]</i>		
	Jamir Sovahn		<i>[Signature]</i>		
	Carriken Onopra McQuinn		<i>[Signature]</i>		
	CATHY SILVA		<i>[Signature]</i>	every shop is empty - we don't need more!	
	Paul SILVA		<i>[Signature]</i>	we need more affordable housing!	
	ANNA SCHLEGER		<i>[Signature]</i>		
	Hoda Rouni		<i>[Signature]</i>	Every shop is empty!	
	Chris Castle		<i>[Signature]</i>	Enough buildings. Create a plan & stick to it!	

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	FRANUSZKIEWICZ		<i>[Signature]</i>		
	TAMARA GEORGE		<i>[Signature]</i>	No new Rez. Ordng 11	
	DEMONS KING		Demons E. King		
	Anna King		<i>[Signature]</i>	This is a small town neighborhood, not a suburb!	
	Fabrice Pichard		<i>[Signature]</i>		
	NOVA DUGAN		<i>[Signature]</i>	Let's make the right decision.	
	Julie Corina		<i>[Signature]</i>	Way too large & too hi	
	Pamela Chavez		<i>[Signature]</i>		
	Sheryl Acosta		<i>[Signature]</i>		
	SAMIER MASRI		<i>[Signature]</i>	INDUSTRIAL ZONING THE HISTORIC QUALITY	
	KRISTIN MCCREZ		<i>[Signature]</i>	COMMERCIAL ZONING	
	Jared Stevens		Santa Clara	DUMBEST IDEA EVER!!	5
	Alyssa Thompson		Santa Clara	Honor OCTF!!	5
	Sue Linn Moore		ST SC	Too Tall	5
	HEIDI CRISTILLO		<i>[Signature]</i>	PRESERVE THE BEAUTY	5
	James D. Flynn		<i>[Signature]</i>	4 stories not 6.	
	Cater Friedlebach		<i>[Signature]</i>	as low as possible	
	Shaun Burke		<i>[Signature]</i>		
	Lorena Garcia		<i>[Signature]</i>		
	John Dietrich		<i>[Signature]</i>	not higher than Franklin Plaza	



Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Val Tarcha		Val Tarcha	TOO DAMN BIG	
	Young Chio		Young Chio	"	
	Rein Wierwals		Rein Wierwals		
	Judi Morgan		Judi Morgan		
	Renee Morgan		Renee Morgan		
	Richard Licker		Richard Licker		
	Lucretia Adams		Lucretia Adams	Too big and intrusive to view	Charm
	PEDRO HERNANDEZ		Pedro Hernandez	More transparency @ the Bic picture!	
	Wendy Graham		Wendy Graham	Too huge + ugly - Destroy score	
	Guaracipe Sotis		Guaracipe Sotis		
	Emily Macdonald		Emily Macdonald	too many stories/ugly design/Fake facade	
	Suzanne Crane		Suzanne Crane	Too Tall	
	S. Munson		S. Munson		
	D. Hare		D. M. Hare	Too Tall	
	Seem Patel		Seem Patel		
	Inge Posa		Inge Posa		
	SURAJ DASIKKA		SURAJ DASIKKA	Too Tall	
	Max High		Max High		
	LISA JORDAN		Lisa Jordan	More and align with the score	
	Pete Rodriguez		Pete Rodriguez		



Community Vision
for Downtown

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Gayle Moorhead		<i>Gayle Moorhead</i>		
	MICHAEL CASHBY		<i>[Signature]</i>		
	AMARDO SILVA		<i>Amaro Silva</i>		
	Sandra Ruiz		<i>Sandra Ruiz</i>		
	H. NICHOLSON		<i>[Signature]</i>		
	M. J. LAY		<i>[Signature]</i>		
	Michael Maddox		<i>[Signature]</i>		
	Rich Wilder		<i>[Signature]</i>		
	RONALD YAMADA		<i>[Signature]</i>		
	Daphne Carrol		<i>[Signature]</i>		
	Celeste A. Romo		<i>[Signature]</i>		
	Wendy G		<i>[Signature]</i>		
	Dorcas CUFFORD		<i>[Signature]</i>		
	MASUMIYA/NAYAN		<i>[Signature]</i>		
	George Sutter		<i>[Signature]</i>	TOO BIG/TALL	
	JOHN GRIFFIN		<i>[Signature]</i>		
	PATRICK		<i>[Signature]</i>		
	Alex Sinks		<i>[Signature]</i>		
	CHRISTIE CARMAN		<i>[Signature]</i>	Bring back character + charm	
	FAROOQ ABBASI		<i>[Signature]</i>		

Petition in opposition to 950 Monroe Street Project

#	Printed Name	Address	Signature	Comment	District
	Spencer Shembribe				
	Denica Walker			Agree with all comments.	
	Mary Grizzle			FOAM Base Code	
	John McGraw			Barber Shop	
	Sherry Ernst			Doesn't belong if	
	Edward Hoffman		Santa Clara	Doesn't belong.	
	William Ostenski		Santa Clara	Too Big	
	Tani Rodriguez		Santa Clara	Why was too BIG!!	
	Ann Macintosh		Santa Clara	Why was too BIG!!	
	Roxanne Perez		Santa Clara	Would not like this to happen in my neighborhood!	
	Louis J Garris		Santa Clara	terrible plan - deny it!	
	Robert Blake		SANTA CLARA	REALLY TOO BIG!!	
	Ann Macintosh		SANTA CLARA	ARET MASHING	
	Margherita		Santa Clara	Too Big	
	Margherita		Santa Clara	Crazy	
	Ann Macintosh		Santa Clara		
	L. Kaufman		Santa Clara	Big day	

Name	City	State	Postal Code	Country	Signed On
Lucilia Haro	Santa Clara	CA		US	8/4/2023
Noreen carlson	Santa Clara	CA	95050	US	8/4/2023
Lynn Marinaro	Santa Clara	CA	95051	US	8/4/2023
Jorge Haro	Santa Clara	CA	95050	US	8/4/2023
Donna West	Santa Clara	CA	95051	US	8/4/2023
Ana Matos	Santa Clara	CA	95051	US	8/5/2023
Robynne Calderon	Santa Clara	CA	95051	US	8/5/2023
Kristy Rosenbaum	Santa Clara	CA	95050	US	8/5/2023
Charlotte Evans	Santa Clara	CA	95050	US	8/5/2023
Ross Harris	Santa Clara	CA	95050	US	8/5/2023
Joan Sanford	Santa Clara	CA	95051	US	8/5/2023
Becky Sanford	Santa Clara	CA	95051	US	8/5/2023
Debbie Van Overen	Santa Clara	CA	95050	US	8/6/2023
Gina Carbonatto	Santa Clara	CA	95051	US	8/6/2023
David Kertes	Santa Clara	CA	95050	US	8/6/2023
Carter Fulhorst	Santa Clara	CA	95050	US	8/6/2023
Emma Brunner	Santa Clara	CA	95050	US	8/6/2023
Edie Matthews	Santa Clara	CA	95050	US	8/6/2023
Brandi Sadowski	Santa Clara	CA	95050	US	8/6/2023
Diane Madrid	Santa Clara	CA	95051	US	8/6/2023
Rodney Dunham	Santa Clara	CA	95050	US	8/6/2023
David Cordova	Santa Clara	CA	95050	US	8/6/2023
Josh Bligh	Santa Clara	CA	95051	US	8/7/2023
Jerie Campi	Santa Clara	CA	95051	US	8/7/2023
Cecilia Soares	Santa Clara	CA	95050	US	8/7/2023
Annekathrin Friedrichs Chatterjee	Santa Clara	CA	95051	US	8/7/2023
Tamra Smith-Wasel	Santa Clara	CA	95051	US	8/7/2023
Natalie Wright	Santa Clara	CA	95050	US	8/7/2023
Tanya Ireland	Santa Clara	CA	95051	US	8/7/2023
Terri Ann Flores	Santa Clara	CA	95051	US	8/7/2023
Dominique Streeter	Santa Clara	CA	95050	US	8/7/2023
Marco Innocenti	Santa Clara	CA	95050	US	8/7/2023
Figueira John	Santa Clara	CA	95051	US	8/7/2023
Constance Costa	Santa Clara	CA	95050	US	8/7/2023
Maria Olson	Santa Clara	CA	95050	US	8/7/2023
Nora Reiblein	Santa Clara	CA	95050	US	8/7/2023
Jonathan Marinaro	Santa Clara	CA	95050	US	8/7/2023
Virginia Lively	Santa Clara	CA	95050	US	8/7/2023
Fred Silva	Santa Clara	CA	95050	US	8/7/2023
Yvette Rojo	Santa Clara	CA	95051	US	8/7/2023
Alex Rojo	Santa Clara	CA	95050	US	8/7/2023
Shellie Barber	Santa clara	CA	95050	US	8/7/2023
David DeLozier	Santa Clara	CA	95050	US	8/7/2023
Linda Johnston	Santa Clara	CA	95050	US	8/7/2023
Cindy Miller	Santa Clara	CA	95050	US	8/7/2023
Lindsey Bishop	Santa Clara	CA	95050	US	8/7/2023

Steve Zamora	Santa Clara	CA	95051 US	8/7/2023
Julie von Stwolinski	Santa Clara	CA	95050 US	8/7/2023
Tarcisio brasil	Santa Clara	CA	95050 US	8/7/2023
Rebecca Thoumie	Santa Clara	CA	95051 US	8/7/2023
christin heintz	Santa Clara	CA	95050 US	8/7/2023
patricia lally	Santa Clara	CA	95050 US	8/7/2023
Jim Hamilton	Santa Clara	CA	95050 US	8/7/2023
Howard Myers	Santa Clara	CA	95051 US	8/7/2023
Mary Reynolds	Santa Clara	CA	95950 US	8/7/2023
Gregory Romano	Santa Clara	CA	95050 US	8/7/2023
Trisha Cooley	Santa Clara	CA	95051 US	8/7/2023
Kelli Welsh	Santa Clara	CA	95050 US	8/7/2023
Theresa Minton	santa Clara	CA	95050 US	8/8/2023
Carl Hoffmann	Santa Clara	CA	95050 US	8/8/2023
Heidi DeLozier	Santa Clara	CA	95050 US	8/8/2023
Judy Hoffmann	Santa Clara	CA	95051 US	8/8/2023
Betty Zonia	Santa Clara	CA	95050 US	8/8/2023
Cecilia Savage	Santa Clara	CA	95051 US	8/8/2023
Virginia Beck	Santa Clara	CA	95050 US	8/8/2023
Patricia Costantini	Santa Clara	CA	95051 US	8/8/2023
Karen LaPlaca	Santa Clara	CA	95050 US	8/8/2023
Matthew Heintz	Santa Clara	CA	95050 US	8/9/2023
Florent Thoumie	Santa Clara	CA	95051 US	8/9/2023
Condie Annie	Santa Clara	CA	95052 US	8/9/2023
Kimberly Todd	Santa Clara	CA	95051 US	8/9/2023
Sue Linn Moore	Santa Clara	CA	95051 US	8/9/2023
Genevieve Rogers	Santa Clara	CA	95050 US	8/9/2023
Kathy Kelsey	Santa Clara	CA	95050 US	8/10/2023
Marie Ellis	Santa clara	CA	95051 US	8/11/2023
Kerry Maciver	Santa Clara	CA	95051 US	8/11/2023
Steve Mason	Santa Clara	CA	95051 US	8/11/2023
amytha willard	Santa Clara	CA	95050 US	8/11/2023
Joannie Gail Roldan	Santa Clara	CA	95050 US	8/11/2023
Michael Peek	Santa Clara	CA	95050 US	8/11/2023
Jeanine Peek	Santa Clara	CA	95050 US	8/11/2023
Silin Chen	Santa Clara	CA	95050 US	8/11/2023
Noah MacDonald	Santa Clara	CA	95050 US	8/11/2023
Julie Salinas	Santa Clara	CA	95050 US	8/11/2023
Michael Sicks	Santa Clara	CA	95050 US	8/11/2023
Nicole Vargas	Santa Clara	CA	95050 US	8/11/2023
Dawn Thompson	Santa Clara	CA	95051 US	8/11/2023
Matthew Floro	Santa Clara	CA	95050 US	8/11/2023
Richard Bonito	Santa Clara	CA	95051 US	8/11/2023
Maria del Pilar Bonito	Santa Clara	CA	95051 US	8/11/2023
Edward Rosen	Santa Clara	CA	95050 US	8/12/2023
Josh Goodfellow	Santa Clara	CA	95050 US	8/12/2023
Lou Camara	Santa clara	CA	95050 US	8/12/2023

Amy Hauser	Santa Clara	CA	95050 US	8/12/2023
flo Ebner	Santa Clara	CA	95050 US	8/12/2023
Linda Darnall	Santa Clara	CA	95051 US	8/12/2023
Cindi Nisi	Santa Clara	CA	95051 US	8/12/2023
Elvia Valdivia	Santa Clara	CA	95051 US	8/12/2023
Wendy Doyle	Santa Clara	CA	95050 US	8/12/2023
Stephanie McKinny	Santa Clara	CA	95051 US	8/12/2023
Constance Palmer	Santa Clara	CA	95051 US	8/12/2023
Rebecca Fung	Santa Clara	CA	95050 US	8/12/2023
Ianie iannucci	Santa Clara	CA	95050 US	8/12/2023
Diane Schneider	Santa Clara	CA	95051 US	8/12/2023
Juliette Sanchez	Santa Clara	CA	95050 US	8/12/2023
Barbara Keller	Santa Clara	CA	95051 US	8/12/2023
Roberto Sanchez	Santa Clara	CA	95050 US	8/12/2023
James Baxter	Santa Clara	CA	95051 US	8/12/2023
Mary Kimura	Santa Clara	CA	95051 US	8/12/2023
Tim Bock	Santa Clara	CA	95051 US	8/12/2023
Nena Morales	Santa Clara	CA	95050 US	8/12/2023
Katie Stamps	Santa clara	CA	95050 US	8/12/2023
Yekaterina Grigina	Santa Clara	CA	95051 US	8/12/2023
Beatriz Baker	Santa Clara	CA	95051 US	8/12/2023
Dean Karagan	Santa Clara	CA	95051 US	8/12/2023
Joe Oliveira	Santa clara	CA	95051 US	8/12/2023
Lisa Chaney	Santa Clara	CA	95051 US	8/13/2023
Patrice christensen	Santa Clara	CA	95051 US	8/13/2023
claudine baxter	Santa Clara	CA	95051 US	8/13/2023
Laura Burkhardt	Santa Clara	CA	95050 US	8/13/2023
Danielle Kaliterna	Santa Clara	CA	95050 US	8/13/2023
Dave Maciel	Santa Clara	CA	95054 US	8/13/2023
Miguel Mateos	Santa Clara	CA	95050 US	8/13/2023
Stacy Butler	Santa Clara	CA	95051 US	8/13/2023
Cora Marandino	Santa Clara	CA	95050 US	8/13/2023
Mark Hoag	Santa Clara	CA	95050 US	8/13/2023
Peggy McCarty	Santa Clara	CA	95050 US	8/14/2023
Thomas Calvella	Santa Clara	CA	95051 US	8/14/2023
Cait D	Santa Clara	CA	95051 US	8/14/2023
Kelly F	Santa Clara	CA	95054 US	8/14/2023
Karen Gentile	Santa Clara	CA	95050 US	8/14/2023
Cecilia Altamirano	Santa Clara	CA	95051 US	8/14/2023
Carla Ayala	Santa Clara	CA	95051 US	8/14/2023
Marsha Smith	Santa Clara	CA	95050 US	8/14/2023
Monica Pound	Santa Clara	CA	95050 US	8/14/2023
Joe Garcia	Santa Clara	CA	95051 US	8/14/2023
Steven Jaroslovsky	Santa Clara	CA	95050 US	8/14/2023
Peter Fu	Santa Clara	CA	95050 US	8/14/2023
Tim Kinkol	Santa Clara	CA	95050 US	8/15/2023
Sean Waterbury	Santa Clara	CA	95050 US	8/15/2023

Naomi Craig	Santa Clara	CA	95050 US	8/15/2023
Tim Thompson	Santa Clara	CA	95051 US	8/15/2023
Laura Baker	Santa Clara	CA	95050 US	8/15/2023
Pat Vane	Santa Clara	CA	95050 US	8/15/2023
Chris Howden	Santa Clara	CA	95050 US	8/15/2023
Stewart Hill	Santa Clara	CA	95050 US	8/15/2023
Michelle LeBiavant	Santa Clara	CA	95050 US	8/15/2023
Julie Roedell	Santa Clara	CA	95050 US	8/15/2023
Randy Roedell	Santa clara	CA	95050 US	8/15/2023
LaDonna Silva	Santa Clara	CA	95050 US	8/15/2023
Robin Russie	Santa Clara	CA	95051 US	8/15/2023
Luisa Parr	Santa Clara	CA	95051 US	8/15/2023
Jon Parr	Santa Clara	CA	95051 US	8/15/2023
Alison Boyd	Santa Clara	CA	95050 US	8/15/2023
Christine Goodfellow	Santa Clara	CA	95050 US	8/15/2023
Gabrielle Seagrave	Santa Clara	CA	95051 US	8/15/2023
Nina Curry	Santa Clara	CA	95051 US	8/15/2023
John Changras	Santa Clara	CA	95050 US	8/15/2023
Thomas Burke	Santa Clara	CA	95051 US	8/15/2023
Lauren Mazareeb	Santa Clara	CA	95050 US	8/15/2023
Melissa Gilbert	Santa Clara	CA	95050 US	8/15/2023
Sandy Faria	Santa Clara	CA	95051 US	8/15/2023
Janine Bui	Santa Clara	CA	95050 US	8/15/2023
Jennifer Jones	Santa Clara	CA	95051 US	8/15/2023
Richard Luvara	Santa Clara	CA	95051 US	8/15/2023
Marya Cunha	Santa Clara	CA	95050 US	8/15/2023
Rachel Safier	Santa Clara	CA	95050 US	8/15/2023
Michelle Perata	Santa Clara	CA	95051 US	8/15/2023
Claire Blackhurst	Santa Clara	CA	95050 US	8/15/2023
Samantha Maksim	Santa Clara	CA	95050 US	8/15/2023
Justin Maksim	Santa Clara	CA	95050 US	8/15/2023
Elisha Gargiulo	Santa Clara	CA	95050 US	8/15/2023
Judy Hare	Santa Clara	CA	95050 US	8/15/2023
Tim Rupel	Santa Clara	CA	95054 US	8/15/2023
Lorraine Coronado	Santa Clara	CA	95050 US	8/15/2023
Christell Lezama Zubieta	Santa Clara	CA	95051 US	8/15/2023
Roy Smith	Santa Clara	CA	95051 US	8/16/2023
Lolet Ancheta	Santa Clara	CA	95050 US	8/16/2023
jim crouch	Santa Clara	CA	95051 US	8/16/2023
Amber Tilbury	Santa Clara	CA	95051 US	8/16/2023
Tamara Gowin	Santa Clara	CA	95051 US	8/16/2023
Akira Hirai	Santa Clara	CA	95050 US	8/16/2023
Dennis Shepherd	Santa Clara	CA	95050 US	8/16/2023
Sheila Meagher	Santa Clara	CA	95050 US	8/16/2023
Joe Martinez	Santa Clara	CA	95051 US	8/16/2023
Shea Salinas	Santa Clara	CA	95050 US	8/16/2023
Martha Bravo Perrault	Santa Clara	CA	95051 US	8/16/2023

Claire Allen	Santa Clara	CA	95051 US	8/16/2023
Beverly Hromec	Santa Clara	CA	95050 US	8/16/2023
Anita Quattrin	Santa Clara	CA	95050 US	8/16/2023
Nayome Mccaslin	Santa clara	CA	95050 US	8/16/2023
Keith Mullen	Santa Clara	CA	95051 US	8/16/2023
Deborah Cordova	Santa Clara	CA	95050 US	8/16/2023
timothy buell	Santa Clara	CA	95051 US	8/16/2023
Dianna Brady	Santa Clara	CA	95051 US	8/16/2023
Kathy Guerrero	Santa Clara	CA	95051 US	8/16/2023
Nancy Rosa	Santa Clara	CA	95051 US	8/16/2023
Bill Catambay	Santa Clara	CA	95051 US	8/16/2023
Roberta Hartwick	Santa Clara	CA	95050 US	8/16/2023
Joshua Graves	Santa Clara	CA	95051 US	8/16/2023
David Wharff	Santa Clara	CA	95051 US	8/16/2023
Monica Hall Bridges	Santa Clara	CA	95051 US	8/17/2023
Lynda Archer	Santa Clara	CA	95051 US	8/17/2023
Sherri Zvalo	Santa Clara	CA	95051 US	8/17/2023
Wayne Machado	Santa Clara	CA	95050 US	8/17/2023
Rachel Lukomski	Santa clara	CA	95050 US	8/17/2023
David Frank	Santa Clara	CA	95050 US	8/17/2023
Brenda Rupel	Santa Clara	CA	95050 US	8/17/2023
Lenore Sanborn de Asis	Santa Clara	CA	95051 US	8/17/2023
Susana Fernandez	Santa Clara	CA	95050 US	8/18/2023
Carol Litle	Santa Clara	CA	95051 US	8/18/2023
Nancy Bunce	Santa Clara	CA	95050 US	8/18/2023
Nadia Nilsson	Santa Clara	CA	95051 US	8/18/2023
Philip Francisco	Santa Clara	CA	95054 US	8/18/2023
Matthew Hancock	Santa Clara	CA	95051 US	8/18/2023
Stephanie So	Santa Clara	CA	95050 US	8/18/2023
Jonathon Evans	Santa Clara	CA	95050 US	8/19/2023
Emilio Francisco	Santa Clara	CA	95051 US	8/19/2023
Matthew Sesody	Santa Clara	CA	95051 US	8/19/2023
Brad Guzules	Santa Clara	CA	95051 US	8/19/2023
Phil Orr	Santa Clara	CA	95050 US	8/19/2023
PETRA Burger	Santa Clara	CA	95050 US	8/19/2023
Jessica Frank	Santa Clara	CA	95051 US	8/19/2023
Joseph Hingston	Santa Clara	CA	95051 US	8/20/2023
Mary Gottschalk	Santa Clara	CA	95051 US	8/20/2023
George Doeltz	Santa Clara	CA	95051 US	8/20/2023
Huilin Koh	Santa Clara	CA	95050 US	8/20/2023
Chris Castle	Santa Clara	CA	95050 US	8/20/2023
Maria Barnard	Santa clara	CA	95050 US	8/20/2023
Yusef Barnard	Santa Clara	CA	95051 US	8/20/2023
Charlie Barnard	Santa Clara	CA	95051 US	8/20/2023
Linda Boucher	Santa Clara	CA	95051 US	8/20/2023
Emily Wanderer	Santa Clara	CA	94103 US	8/21/2023
Rachelle Zirk	Akron		44304 US	8/13/2023

MaryJane Griego	Alvin		77511 US	8/15/2023
Mary Austin	Anaheim	CA	92801 US	8/16/2023
Angelkate Durango	Anchorage		99517 US	8/14/2023
Emma Hudson	Annawan		61234 US	8/6/2023
Camaron Harry	Anniston		36201 US	8/5/2023
Denise Burt	Aptos	CA	95001 US	8/15/2023
Taha Javidi	Ashburn		20149 US	8/12/2023
Gregg Levine	Astoria		11102 US	8/5/2023
Sam Watson	Augusta		30907 US	8/5/2023
Divya Nagendran	Aurora		60505 US	8/16/2023
Char Crowell	Austin		78746 US	8/4/2023
isabelle pw	Austin		78767 US	8/7/2023
Mary Unberhagen	Austin		78704 US	8/7/2023
Theresa Hingston	Austin	TX	78713 US	8/19/2023
Shanna Yarbrough	Austin	TX	78713 US	8/22/2023
Steven Carrillo	Baldwin		11510 US	8/19/2023
Aspen Weyman	Baltimore		21210 US	8/12/2023
Johnny Winebrenner	Baxter		38506 US	8/15/2023
Brandy Billsney	Baxter		38506 US	8/15/2023
Nancy Carter	Belchertown	MA	1007 US	8/13/2023
Bob Freitas	Belvedere Tiburon	CA	94920 US	8/7/2023
Cindy Kreiman	Bentonville		22610 US	8/12/2023
Chris Jackson	Beverly Hills		90210 US	8/5/2023
Erika Garcia	Birmingham		35292 US	8/15/2023
Tionna Powell	Brockport		14420 US	8/19/2023
qiaoyan zheng	Brooklyn		11237 US	8/7/2023
qiaodan Wang	Brooklyn		11220 US	8/7/2023
Lucy Lin	Brooklyn		11215 US	8/7/2023
Lan fang Zhang	Brooklyn		11218 US	8/7/2023
Juan Ye	Brooklyn		11232 US	8/7/2023
xiaoyun dong	Brooklyn		11210 US	8/7/2023
Adnan Pasha	Brooklyn	NY	11202 US	8/13/2023
Yuliia Potereiko	Brooklyn		11203 US	8/13/2023
Tetiana Melnyk	Brooklyn		11230 US	8/15/2023
Tymothy McCormick	Brooklyn		11215 US	8/15/2023
Adam Kaluba	Burleson	TX	76028 US	8/6/2023
haibo hu	Cambridge		2140 US	8/13/2023
Robin Reynolds	Campbell	CA	95008 US	8/5/2023
John Espinola	Campbell	CA	95008 US	8/19/2023
G. Diane Matthews-Marcelin	Carson		90746 US	8/4/2023
Gloria Fama	Carson	CA	90746 US	8/17/2023
shreya bondre	Cary		27518 US	8/7/2023
Ray Hughes	Charleston		29402 US	8/15/2023
Yeyna Roblero	Charlotte		28208 US	8/15/2023
diana kolaski	chicago		60654 US	8/5/2023
Kelly Herron	Chicago		60608 US	8/5/2023
Pablo jose Esparza	Chicago		60608 US	8/6/2023

Jonathan Roldan	Chicago		60639 US	8/8/2023
Larry Ladd	Chico		95928 US	8/7/2023
Ed Stocks	Chippenham	CA	95050 US	8/15/2023
Aaron McDaniel	Cincinnati	OH	45202 US	8/12/2023
Audri Shimkaitis	Clifton Heights		19018 US	8/7/2023
Billy Norries	Cookeville		38501 US	8/15/2023
Aaron Taylor	Corona		92880 US	8/14/2023
Austin Ward	Corvallis	OR	97330 US	8/15/2023
Tina Tran	Cupertino	CA	95014 US	8/11/2023
Vasil Pajcini	Cupertino	CA	95014 US	8/12/2023
Aubrey Tandiana	Dallas		75243 US	8/20/2023
Leonardo Guzman	Daly City	CA	94014 US	8/4/2023
Landen	Davison		48423 US	8/12/2023
Cynthia Arnold	Denton	TX	76209 US	8/12/2023
Sherry Anderson	Denver	CO	80219 US	8/19/2023
Leilani Moore	Detroit		48272 US	8/5/2023
Sheila Giles	Detroit		48221 US	8/19/2023
R J	Diamond Bar		91765 US	8/21/2023
Kyle Alderman	Dothan		36301 US	8/6/2023
Melissa Kauffman	Downingtown		19335 US	8/16/2023
UPTON Sterling	East Orange		7017 US	8/5/2023
Lauryn Hoy	Eau Claire		54701 US	8/7/2023
Yolanda Grajeda	El Paso		79941 US	8/16/2023
Zaily Fonseca	Elizabeth		7202 US	8/12/2023
Siara Hergenrader	Elkhorn		68022 US	8/19/2023
Anna Young	Elyria		44035 US	8/21/2023
Janelle Hoover	Enid		73703 US	8/19/2023
Nadia Sindi	Eugene		97440-0059 US	8/7/2023
Denton Jenkins	Flushing		11412 US	8/7/2023
Daniel Hurst	Frakes		40940 US	8/12/2023
Susan Amos	Fredericksburg		78624 US	8/19/2023
Anthony Green	Fremont	CA	94536 US	8/5/2023
Mello Linda	Fresno	CA	93737 US	8/7/2023
Kenneth Hancock	Fresno	CA	93722 US	8/9/2023
Carolyn Washington	Gary		46407 US	8/13/2023
Steven Vierra	Gold Canyon	AZ	85118 US	8/16/2023
VIERRA Debi	Gold Canyon	AZ	85118 US	8/17/2023
Kavya Inampudi	Grand Rapids		49534 US	8/11/2023
Brighton Emling	Grantsville		84029 US	8/15/2023
Kaitlyn Deneau	Hackensack		56452 US	8/19/2023
J G	Hampton		23669 US	8/12/2023
Gimme Punch promo	Hell		92870 US	8/16/2023
AnnaSophia Viccari	Hermitage		16148 US	8/15/2023
Brianna Russell	Holland		49424 US	8/7/2023
Oswaldo Diaz	Hollywood		33025 US	8/12/2023
Alex Kowtun	Hornell	NY	14843 US	8/6/2023
Triba Channel	Houston		77063 US	8/13/2023

Marianela Zubieta	Houston	TX	77002 US	8/16/2023
Maria Manahan	Houston	TX	77005 US	8/16/2023
shecilah shotaro	Humble		77338 US	8/15/2023
Rebecca Burrill	Hyannis		2601 US	8/12/2023
Billy Roster	Independence		64055 US	8/11/2023
Crystal Wall	Indianapolis		46224 US	8/19/2023
ayla boynton	island park		11558 US	8/21/2023
Oscar Stern	Jacksonville		32223 US	8/12/2023
Kelly Hughes	Jasper		47546 US	8/12/2023
Sydnie Greenwood	Kailua-Kona	HI	96740 US	8/5/2023
nash snyder	Kansas City		64118 US	8/16/2023
Marjorie Scott	Kelseyville	CA	95451 US	8/13/2023
Joshua Bode	Kihei		96753 US	8/15/2023
Maddie Hogue	Kings Mountain		28086 US	8/16/2023
D Worley	Kingsport		37660 US	8/15/2023
Gordon Poston	Kingstree		29556 US	8/13/2023
Elaine Goodman	Lake Worth		33463 US	8/12/2023
Elizabeth Cardenas	Laredo		78045 US	8/6/2023
Janet FILOSA	Lauderhill		33126 US	8/5/2023
Robert Walker	Lee's Summit	MO	64063 US	8/19/2023
Vicky Gardner	Leesburg		20175 US	8/15/2023
Edith C	Littleton		80126 US	8/12/2023
Brittany Partin	London	GA	US	8/7/2023
Randy Lopes	Long Beach	CA	90802 US	8/7/2023
Deborah Settle	Los Altos	CA	94024 US	8/17/2023
Felix Lee	Los Altos Hills		94022 US	8/7/2023
Jamie Dufault	Los Angeles		90006 US	8/8/2023
Daniel Hendel De La O	Los Angeles	CA	90014 US	8/12/2023
Tasneem Nakhal	Los Angeles		90096 US	8/13/2023
Dulce Flores	Los Angeles		90011 US	8/16/2023
Jim Blamey	Los Gatos	CA	95032 US	8/7/2023
Sheryl Poulson	Los Gatos	CA	95030 US	8/15/2023
Susan LeClair	Los Gatos	CA	95032 US	8/16/2023
Samantha Ellis	Louisville		40291 US	8/7/2023
Travis Walker	Louisville		40204 US	8/13/2023
Samnang Man	Lowell		1851 US	8/4/2023
Beckey Vasquez	Lubbock		79412 US	8/6/2023
Matthew Garcia	Lubbock		79415 US	8/14/2023
Keegan Bryant	Lutz		33559 US	8/11/2023
Austin Maynhart	Lyons		43533 US	8/7/2023
armando José Palomeque	MÃ©rida		97203 Mexico	8/18/2023
Nathe Lharel	Maitland		32751 US	8/20/2023
Rosie K	Mansfield		2048 US	8/16/2023
jennifer valentine	Massapequa		11758 US	8/6/2023
Selamawit Woldeyohannes	Miami		33018 US	8/14/2023
Valeria Diaz	Miami		33180 US	8/16/2023
Zlata Korobkova	Midvale		84047 US	8/15/2023

Michelle Pogrebinsky	Millbrae	CA	94030 US	8/9/2023
Bing Wong	Millbrae		94030 US	8/12/2023
Lindsay Mello	Milpitas	CA	95035 US	8/16/2023
Jennifer Conkel	Minford		45653 US	8/8/2023
Ryan Resurreccion	Morgan Hill	CA	95037 US	8/12/2023
David Tripp	Morgan Hill	CA	95037 US	8/14/2023
Jenny Fedorova	Mountain View	CA	94040 US	8/16/2023
Yumi Harris	Mountain View	CA	94040 US	8/16/2023
Corinna Chung	Mountain View	CA	94043 US	8/17/2023
Adrian Davis	Mulberry		33860 US	8/14/2023
Landon Jennings	Murfreesboro		37129 US	8/12/2023
Jessica Nguyen	Murrieta		92563 US	8/16/2023
Sanjay Stokes	Napa	CA	94559 US	8/9/2023
Natalie Scott	Napa	CA	94559 US	8/9/2023
Angelina Gallardo	Nevada City	CA	95959 US	8/9/2023
Karlene Humphrey	New Carrollton		20784 US	8/5/2023
Dababy Isreal	New Orleans		70123 US	8/19/2023
Angel Loyo	New Port Richey		34653 US	8/16/2023
Aideth Ortega	New York		10118 US	8/7/2023
Mahdi Mohammadian	New York		10013 US	8/11/2023
Brhan Biede	New York		10006 US	8/13/2023
Michael Naseri	New York		10013 US	8/13/2023
m surla	New York		10004 US	8/20/2023
Lisa Gutierrez	Newcastle	CA	95658 US	8/4/2023
Rob Ballagh	Norfolk		23514 US	8/7/2023
Alexander Fell	norman		73072 US	8/16/2023
Mahdi Syahmoshtei	North Bergen		7047 US	8/16/2023
Grace Williams	Oakdale		95361 US	8/15/2023
Alicia McHugh	Oakland	CA	94603 US	8/5/2023
Jeanine Deeb	Oakland	CA	94612 US	8/12/2023
Kristy Wolk	Oakland	CA	94621 US	8/14/2023
Devinniyah black	Oregon City		97045 US	8/15/2023
Elizabeth Nolin	Oriental		28571 US	8/19/2023
Cora Cunningham	Orlando		32837 US	8/5/2023
Claribel Gonzalez	Orlando		32802 US	8/12/2023
Sonic Son	Oroville		95966 US	8/4/2023
Garry Rankin	Oroville	CA	95966 US	8/16/2023
Yonatan Berhane	Oxnard		93033 US	8/14/2023
Alyce Davis	pacifica		US	8/16/2023
Kruz Fackler	Palm Coast		32137 US	8/13/2023
Scott Grasmoen	Palo Alto	CA	94301 US	8/15/2023
Karen Huffman	Paso Robles	CA	93446 US	8/17/2023
Amirali Safarzade	Paterson		7512 US	8/11/2023
LeeAnn Trevino	Pendleton		97801 US	8/11/2023
Kash Brown	Pensacola		32503 US	8/15/2023
Alphanso Llewellyn	Perris		92571 US	8/5/2023
Joshua Curphey	Peterborough	PE7	US	8/6/2023

Danielle Ricketts	Philadelphia		19151 US	8/5/2023
Maureen Pomykacz	Philadelphia	PA	19125 US	8/21/2023
Gibran Garcia	Phoenix		85041 US	8/5/2023
Gabrielle Quarles	Pikesville		21208 US	8/15/2023
Gary Williams	Pilot Hill	CA	95664 US	8/15/2023
Ashley Cuendet	Pinckney		48169 US	8/7/2023
Jason Gutierrez	Portland	OR	97208 US	8/4/2023
Paige Gutierrez	Portland	OR	97208 US	8/5/2023
Ronald Rodacker	Portland		97252 US	8/11/2023
Asher Wright	Portland		97214 US	8/11/2023
david yuan	Portland		97207 US	8/15/2023
Deborah Cipolla	Portland	OR	97224 US	8/21/2023
ELFREDA O'Connor	Poughkeepsie		12603 US	8/5/2023
Lynn Delucchi	Prescott Valley	AZ	86314 US	8/12/2023
Donovan Baker	Provo		84601 US	8/7/2023
Amtuljameel Hameed	Purcellville		20132 US	8/19/2023
Adrian Mehdipourarab	Reston		20190 US	8/11/2023
Angie Véliz	Riverhead		11901 US	8/15/2023
Noreen Pollei	Rockledge	FL	32955 US	8/4/2023
Paulina Guzman	Roseville	CA	95678 US	8/7/2023
Marissa Nichols	Roseville	CA	95628 US	8/12/2023
Angie Novotny	Roseville	CA	95661 US	8/14/2023
Robert Greenwood	Sacramento	CA	94291 US	8/5/2023
Nadine Houle	Sacramento	CA	94203 US	8/8/2023
Frank Lemmon	Salem	OR	97305 US	8/7/2023
Michael Bevenue	San Antonio		78208 US	8/15/2023
Cheryl Rudlaff	San Diego		92116 US	8/7/2023
Demetrius Pritchett	San Diego		92101 US	8/8/2023
Sana Mustahsan	San Diego		92101 US	8/16/2023
Julie Carboni	San Francisco	CA	94142 US	8/5/2023
Suzanne Yee	San Francisco		94121 US	8/7/2023
Lily Sobers	San Francisco		94142 US	8/7/2023
Jim Vernon	San Francisco		94114 US	8/7/2023
Rudolph Garcia	San Francisco	CA	94102 US	8/7/2023
Mark Nemtsov	San Francisco	CA	94131 US	8/9/2023
Mike Neunfinger	San Francisco	CA	94142 US	8/10/2023
Amihan Floro	San Francisco	CA	94142 US	8/11/2023
Daniel Kleemeyer	San Francisco	CA	94142 US	8/12/2023
Frank Giacomelli	San Francisco	CA	94130 US	8/12/2023
Stephen Richards	San Francisco		94124 US	8/12/2023
Bryan Deng	San Francisco		94133 US	8/12/2023
Jacquelyn Montellato	San Francisco	CA	94129 US	8/15/2023
Donald Ferguson	San Francisco	CA	94109 US	8/16/2023
Stella Zamore	San Francisco	CA	94142 US	8/16/2023
Jane Salinas	San Francisco	CA	94142 US	8/17/2023
Jason Amarante	San Francisco	CA	94142 US	8/19/2023
James Vogt	San Francisco	CA	94131 US	8/19/2023

Paula Faria	San Jose	CA	95117 US	8/4/2023
A C	San Jose	CA	95125 US	8/4/2023
bob emerson	San Jose	CA	95125 US	8/4/2023
Heather Unruh	San Jose	CA	95125 US	8/5/2023
Scott Miller	San Jose	CA	95117 US	8/6/2023
Carol Milazzo-Gioia	San Jose	CA	95118 US	8/7/2023
Michelle Sandoval	San Jose	CA	95126 US	8/7/2023
April Smith	San Jose	CA	95128 US	8/7/2023
James McNamee	San Jose	CA	95124 US	8/7/2023
Leticia Bejarano	San Jose	CA	95122 US	8/7/2023
Lois Tarter	San Jose	CA	95129 US	8/7/2023
Brianna Ramirez	San Jose	CA	95110 US	8/7/2023
Mary Tuccoli	San Jose	CA	95118 US	8/7/2023
Robyn Riedstra	San Jose	CA	95117 US	8/8/2023
Laura Haws	San Jose	CA	95128 US	8/8/2023
Tanner Condie	San Jose	CA	95117 US	8/9/2023
Michael Guizar	San Jose	CA	95122 US	8/9/2023
Sammy Salazar	San Jose	CA	95122 US	8/9/2023
Steven Goldine	San Jose	CA	95136 US	8/10/2023
Michelle Sandri	San Jose	CA	95110 US	8/10/2023
David Sanfilippo	San Jose	CA	95125 US	8/11/2023
Dan Ondrasek	San Jose	CA	95124 US	8/11/2023
Kelly Adams	San Jose	CA	95117 US	8/11/2023
Brianna Miller	San Jose	CA	95050 US	8/11/2023
David Troup	San Jose	CA	95112 US	8/12/2023
Jennifer Cordeiro	San Jose	CA	95128 US	8/12/2023
Jed Ordinario	San Jose	CA	95112 US	8/12/2023
Michele Garzoni Welch	San Jose	CA	95131 US	8/12/2023
Erika Isidro valdovinos	San Jose	CA	95116 US	8/12/2023
Marian Lin	San Jose	CA	95117 US	8/12/2023
Jeff Mansur	San Jose	CA	95117 US	8/12/2023
Robert Rosenberg	San jose	CA	95120 US	8/12/2023
david Alday	San Jose	CA	95128 US	8/13/2023
David Von Raesfeld	San Jose	CA	95110 US	8/13/2023
Delorme MckeeStovall	San Jose	CA	95116 US	8/13/2023
Robin Carbone	San Jose	CA	95126 US	8/14/2023
Lori Rendon	San Jose	CA	95112 US	8/14/2023
Kevin Liebenow	San Jose	CA	95134 US	8/14/2023
Alicia Schoolcraft	San Jose	CA	95116 US	8/14/2023
Deanna Sisneros	San Jose	CA	95118 US	8/14/2023
Susan Thomas	San Jose	CA	95127 US	8/15/2023
Isabel Nelson	San Jose		US	8/15/2023
Kenn Tavernia	San Jose	CA	95112 US	8/15/2023
Savannah Rosenberg	San Jose	CA	95120 US	8/15/2023
Marin Faria	San Jose	CA	95125 US	8/15/2023
Linda Lipsius	San Jose	CA	95110 US	8/15/2023
Juan Moyoli	San Jose	CA	95141 US	8/15/2023

Ilene Guy	San Jose	CA	95141 US	8/15/2023
Carol Imper	San Jose	CA	95125 US	8/15/2023
Patty Kohler	San Jose	CA	95116 US	8/16/2023
Jody Stefani	San Jose	CA	95117 US	8/16/2023
Lisa Persson	San Jose	CA	95125 US	8/16/2023
Cheryl Fleming	San Jose	CA	95112 US	8/16/2023
Carol Haskell	San Jose	CA	95128 US	8/16/2023
Theresa Corsick	San Jose	CA	95112 US	8/16/2023
Kathleen Lunetta	San Jose	CA	95110 US	8/16/2023
John Albanese	San Jose	CA	95125 US	8/16/2023
Dennis Montellato	San Jose	CA	95127 US	8/16/2023
Renee Stokowski	San Jose	CA	95124 US	8/18/2023
James Donald	San Jose	CA	95112 US	8/19/2023
Galina Jelez	San Jose	CA	95126 US	8/19/2023
Elaine LEFFLER	San Jose	CA	95128 US	8/19/2023
Gregory Elsner	San Jose	CA	95117 US	8/19/2023
Joanne Harris	San Jose	CA	95112 US	8/20/2023
Judie Ciesla	San Jose	CA	95126 US	8/20/2023
Amy Huber	San Jose	CA	95112 US	8/20/2023
Rosemary Barnes	San Jose	CA	95117 US	8/20/2023
Jarrod Hayes	San Luis Obispo		93401 US	8/5/2023
Lindsay Ringer	San Luis Obispo	CA	93401 US	8/17/2023
Russell Saunders	San Marcos		78666 US	8/12/2023
Lynette Aguzzi	San Ramon	CA	94583 US	8/14/2023
Christopher Williams	Sanford		27330 US	8/5/2023
Dennis Roberts	Santa Cruz	CA	95062 US	8/15/2023
Peter feain	Saratoga	CA	95070 US	8/7/2023
Arezou Khorasani	Saratoga	CA	95070 US	8/16/2023
Quentin Lucas	Sardinia		45171 US	8/16/2023
maxine curtin	Scottsdale		85255 US	8/7/2023
Shannon Giovannoli	Scottsdale	AZ	85251 US	8/15/2023
David Montejano	Seattle		98198 US	8/16/2023
Tony Lentini	Snellville		30039 US	8/13/2023
Cristy Lake	Snoqualmie		98065 US	8/6/2023
Sheri McCoy	Soquel	CA	95073 US	8/15/2023
Makayla Adams	Southfield		48076 US	8/15/2023
Becky Fox	Spicewood	TX	78669 US	8/16/2023
Katie Burns	Spokane	WA	99212 US	8/15/2023
Sharyn Jarzombek	Spring Branch		78070 US	8/15/2023
Naidelis Torres	St. Cloud		34772 US	8/12/2023
Niyah Johnson	St. Petersburg		33712 US	8/13/2023
Nelson Ceron	Stevenson	CT	6491 US	8/16/2023
evelyn ward	Stockton	CA	95206 US	8/13/2023
Melissa Rodrigues	Sunnyvale	CA	94089 US	8/7/2023
Mandeep Kaur	Sunnyvale		94086 US	8/13/2023
Rob Mayer	Sunnyvale	CA	94089 US	8/15/2023
Joshua Frazzitta	Sunnyvale	CA	94085 US	8/15/2023

Brian Randall	Sunnyvale	CA	94088 US	8/18/2023
Charmaine Murray	Tampa	FL	33617 US	8/5/2023
Sheyla Leon lopez	Tampa		33605 US	8/15/2023
Hope Goldstein	Teaneck		7666 US	8/16/2023
KeUndra F.	Terrell		75160 US	8/15/2023
Julia Pacheco	Tewksbury		1876 US	8/12/2023
Pecola Warren	Toccoa		30577 US	8/15/2023
Petagaye Fagan	Toledo		43609 US	8/5/2023
Ronnie Shillingburg	Toms Brook		22660 US	8/7/2023
Katherine Carlisle	Trinidad	CO	81082 US	8/11/2023
Timmithy James	Tucson		85701 US	8/7/2023
Mia Shamel	Tulsa		74186 US	8/7/2023
Armel Lairer	Turlock		95380 US	8/12/2023
Min Wang	Union City		94587 US	8/11/2023
Samir Desai	Utica		13501 US	8/13/2023
Sally Gilmore	Vergennes	VT	05491-9245 US	8/7/2023
Kimberly Shuman	Vero Beach	FL	32962 US	8/4/2023
Michael Medero	Virginia Beach		23458 US	8/7/2023
Adam St Clair	Washington	DC	20068 US	8/15/2023
AKIO KIOSHI	Watsonville		95076 US	8/7/2023
Jason Gutierrez	Weatherford	TX	76085 US	8/4/2023
Joy Saili	West Valley City		84120 US	8/16/2023
Chase Bergner	Westminster		92683 US	8/15/2023
Cadence Wilson	Wills Point		75169 US	8/16/2023
Kat Nicole	Winter Garden		34787 US	8/7/2023
Rosario Rodgers	Winter Garden		34787 US	8/13/2023
Sheena Mawson	Woodside	CA	94062 US	8/15/2023
Jack MacDonald-Hilton	Worcester		1609 US	8/15/2023
Taffy Williams	Yonkers		10710 US	8/12/2023
Dan De Yo	Yorba Linda		92886 US	8/15/2023
Kathy Pedone	Yountville	CA	94599 US	8/12/2023
Norm Wilmes	Yuba City		95991 US	8/7/2023
michelle waldrup	Zion		60099 US	8/5/2023
Andrew Floyd			US	8/7/2023
Willie Knox			US	8/7/2023
Lisa Manzo		AL	US	8/7/2023
rafael cucueco			US	8/7/2023
Christopher Bean			US	8/8/2023
Morgan Cox			US	8/11/2023
The Glee Club			US	8/11/2023
Oakley Reed			US	8/11/2023
Alla L			US	8/12/2023
Karen Forster			US	8/12/2023
KID\$ LOYE			91504 US	8/13/2023
Regan Davis			US	8/15/2023
Shameeka Boltinghouse			US	8/16/2023
Daisy Perez			US	8/19/2023

Jada Wales

US

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