



**Council and Authorities Concurrent Meeting**

**Item # 8 RTC 22-1257**  
**1601 Civic Center Drive**

**November 15, 2022**

1



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

**1601 Civic Center Drive**

**Proposed Project**

- 106 affordable housing units
- 2 care-taker units
- 5-story (4-story wood frame over 1-story podium)

**Lincoln Street Elevation**



**Civic Center Drive Elevation**



2



# 1601 Civic Center Drive

## Project Location

- 1.4 Acre Site
- Developed in 1974
  - Unoccupied 28,950 sq.ft. 2-story office building
  - Surface parking lot
  - Perimeter landscaping
- Surrounding uses:
  - Residential 2 – 7 stories
  - Office/Commercial
  - Public/Quasi-Public/Park
  - Transportation Corridor



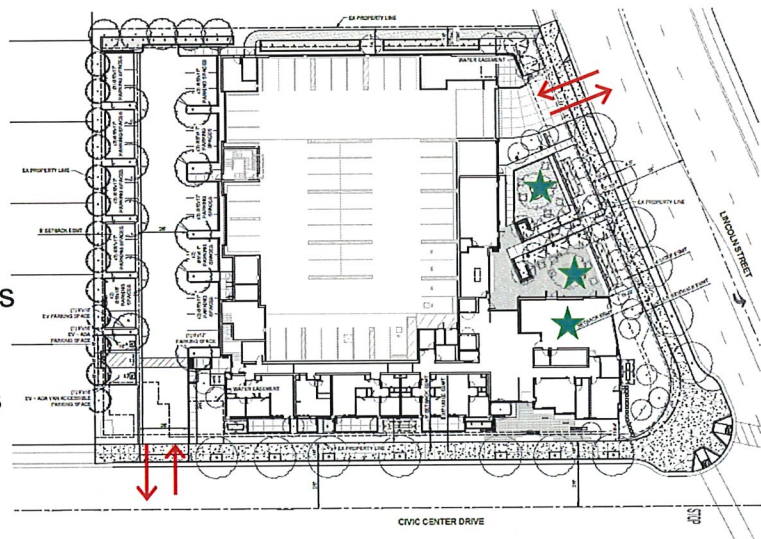
3



# 1601 Civic Center Drive

## Proposed Project

- 2 points of access
- 82 parking spaces
- 80 bicycle spaces
- Private balconies / patios
- Resident / public amenities
- Off-site improvements:
  - Complete street frontages
  - Bulb-out at corner



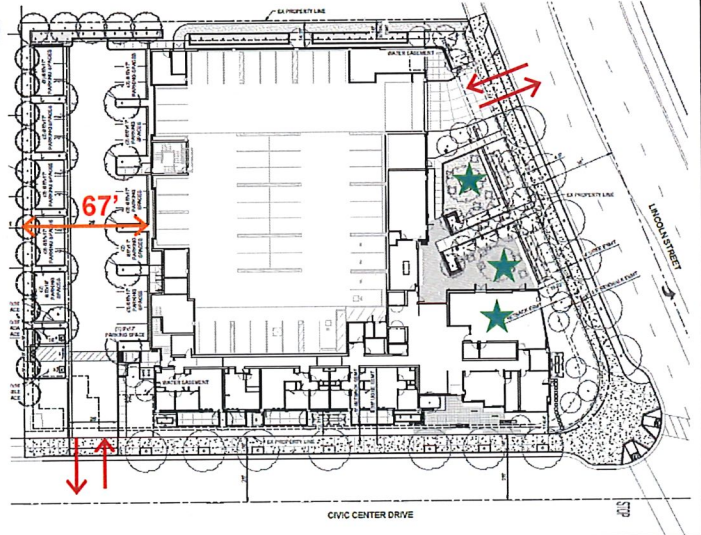
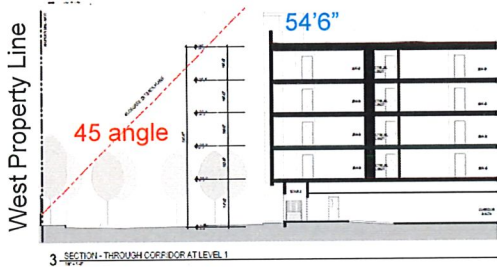
4



# 1601 Civic Center Drive

## Neighborhood Interface (West)

- 2-story townhouses
- >45 degree step back
- 67 foot set back



5



# 1601 Civic Center Drive

## General Plan and Zoning



Community Commercial  
Proposed Change to High Density Residential



General Office (OG)  
Proposed Change to PD Planned Development

6



## **1601 Civic Center Drive**

### **Community Outreach / Public Participation**

- **Noticed Community Meetings**
  - November 10, 2021
  - June 29, 2022
  - July 20, 2022
- **Concerns / issues raised by residents:**
  - Building height and density
  - Shade and shadow
  - Driveway access and on- and off-site parking
  - Tenancy, crime, security and property management
  - Construction impacts and enforcement of mitigation measures

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## **1601 Civic Center Drive**

### **Modifications to the Project in Response to Community Concerns**

- Reduced building height from 6 to 5 stories
- Increased setback from adjacent residences
- Increased open space
- Added a secondary parking access location on Lincoln Street
- Moved trash pickup location from the western side of the property to Lincoln Street.

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## 1601 Civic Center Drive

### Considerations

- Consistent with City's general land use, residential and transitional policies
- Provides resident on-site amenity spaces and services
- Provides shared community room and open space with the public
- Development is integrated into the community
- Pedestrian and transit accessible to commercial, office, public, open space and service uses
- Proximate to local bus service with connections to regional transit providers

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## 1601 Civic Center Drive

### Considerations

- Provides 106 affordable housing units
- Income level is 30% to 50% AMI (Very Low Income)
- State Mandated Regional Housing Needs Allocation (RHNA)
  - VLI: 2,872
  - LI: 1,653
  - Moderate: 1,981
  - Total: 11,632
- 2015-2023 Santa Clara built 289 VLI units
- Possible use of AB2011 and/or SB6

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## 1601 Civic Center Drive

### Planning Commission Recommendations (Incorporated into Project)

- Charities Housing to provide a transit pass upon request for each tenant.
- Continue community outreach with neighbors through an oversight program provided by the Applicant to the satisfaction of Director of Community Development.
- Designate a ride share area within the project site.
- Include a venue for the display of public art with consideration towards Native American artists.
- Give serious consideration to establishing a shared parking arrangement with nearby businesses.

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## 1601 Civic Center Drive

### Planning Commission Recommendations (Incorporated into Project)

- Failure by the developer or any contractor to comply with mitigation measures or other conditions will subject the developer to code enforcement under the City Code.
- Charities shall install a security system approved by the Director of Community Development, with security to be recorded and monitored with approximately 50 cameras. At the Director's discretion, monitoring may be required to be conducted in real-time by security personnel.

### Planning Commission Recommendation

- Adopt MND and MMRP and approve the General Plan Amendment and Rezoning, with the added conditions

12



## 1601 Civic Center Drive

### Recommended Council Actions

- Adopt a Resolution adopting the MND and MMRP
- Adopt a Resolution approving the General Plan Amendment from Community Commercial to High Density Residential
- Adopt a Resolution approving the Rezoning from OG to PD with a Density Bonus to construct a 5-story multifamily housing development with 108, 100% affordable housing units, tenant and public amenities, 82 on-site parking spaces, landscaping and public and private on- and off-site improvements
- Authorize the City Manager to negotiate and execute a density bonus agreement in a form approved by the City Attorney.

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## Council and Authorities Concurrent Meeting

**Item #8 RTC 22-1257  
1601 Civic Center Drive**

**November 15, 2022**

14


November 15, 2022


Item # 8

# Civic Center Family Housing

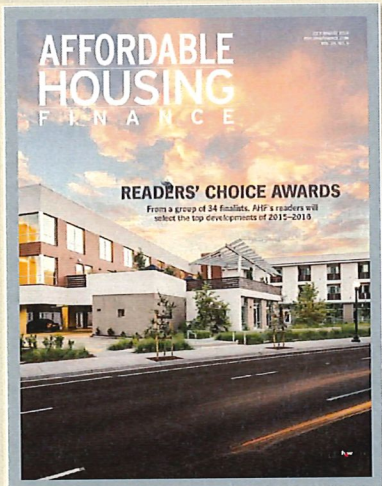
Item 8 - RTC 22-1257

1601 Civic Center Drive  
Santa Clara, CA 95050

November 15, 2022  
CHARITIES HOUSING 



## Committed Community Partner



- **Our Mission**  
To develop, preserve, own and manage affordable homes for low-income individuals and their families. Contribute to the highest standards of human dignity and participation in our community.
- **Affiliate of Catholic Charities of Santa Clara County**
  - Incorporated in December of 1993 as a 501(c)3 non-profit organization
  - Resident services provided by Catholic Charities
- **Offering 3,100 Homes for Santa Clara County Residents**
  - In operation: 29 properties, 1,453 units
  - Under construction: 2 properties, 228 units
  - In entitlement pipeline: 13 properties, 1450 units

**POST MEETING MATERIAL**

# 1601 Civic Center Apartments

## Family Living

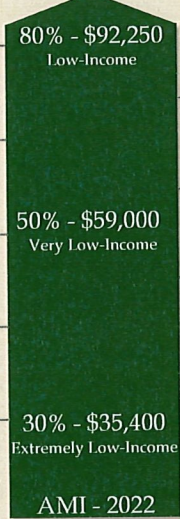
### Types of Residents We Serve

Area Median Income (AMI) based on 1-person household according to the state for 2022.

Note: in 2022, 100% AMI median income level for a household of 1 is set at \$117,950 (household of 4 is set at \$168,500)



- Middle School Teacher \$93,063
- City Bus Driver \$73,458
- Postal Mail Carrier \$58,612
- Kitchen Cook \$46,246
- Fast Food Worker \$39,540



- Interior Designer \$81,284
- Construction Laborer \$63,963
- Retail Sales Associate \$47,665
- Grocery Clerk/Cashier \$39,436
- Full-time City of Santa Clara min. wage \$34,112

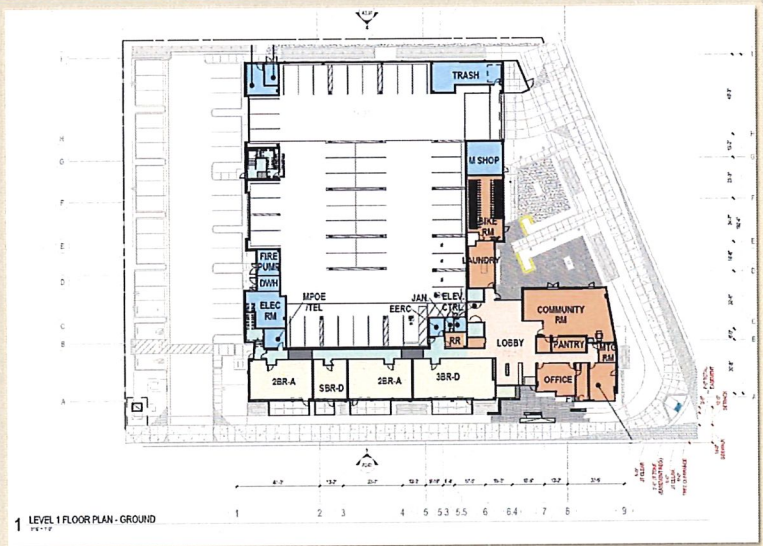
\$16.40 per hr

Source: State of California Employment Development Department - Occupational Employment and Wage Statistics Q1 2022

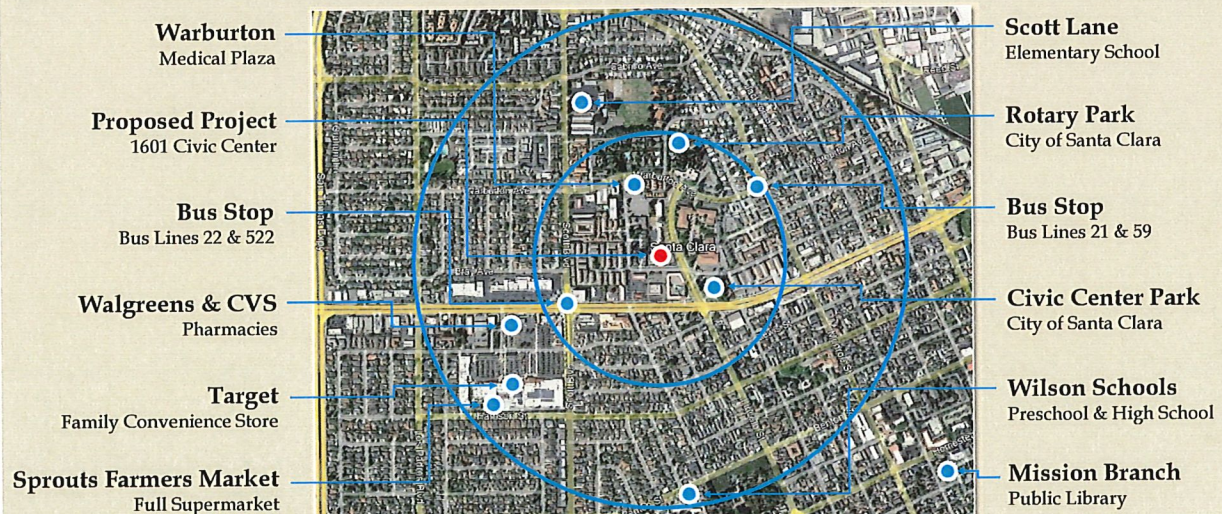


## Designed For Families

- 82 Parking spaces with 2 access
- 108 bicycle secured parking spaces
- Security gates & cameras
- 1,400 sq. ft. community room
- On-site laundry room
- Clean energy: All-electric, Solar PV



## Ideal Location Close to Amenities



## Ideal Location Close to Amenities - Transportation

**Scott & El Camino  
Bus Stop**  
Rapid Bus Line 522 and  
Frequent Bus Line 22  
Connecting Santa Clara to  
other local and regional transits  
including Caltrain, Amtrak,  
VTA Light Rail, and  
future BART



## Ideal Location Close to Amenities - Transportation



**Monroe & Warburton  
Bus Stop**  
Local Bus Lines 21 & 59  
Connecting Santa Clara to other  
local and regional transits  
including Caltrain, Amtrak,  
VTA Light Rail, and future  
BART

## Ideal Location Close to Amenities - Transportation



**Santa Clara  
Transit Center**  
Connecting Santa Clara to other  
local and regional transits  
including Caltrain, Amtrak,  
VTA Light Rail, and future  
BART

## Ideal Location Close to Amenities - Transportation



**Santa Clara  
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Connecting Santa Clara to other  
local and regional transits  
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BART

## Ideal Location Close to Amenities - Transportation



**Santa Clara  
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Connecting Santa Clara to other  
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including Caltrain, Amtrak,  
VTA Light Rail, and future  
BART

## Ideal Location Close to Amenities - Outdoor/Parks



**Rotary Park**  
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



**Rotary Park**  
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



**Warburton Park**  
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks



**Fremont Park**  
City of Santa Clara

Ideal Location Close to Amenities – Outdoor/Parks

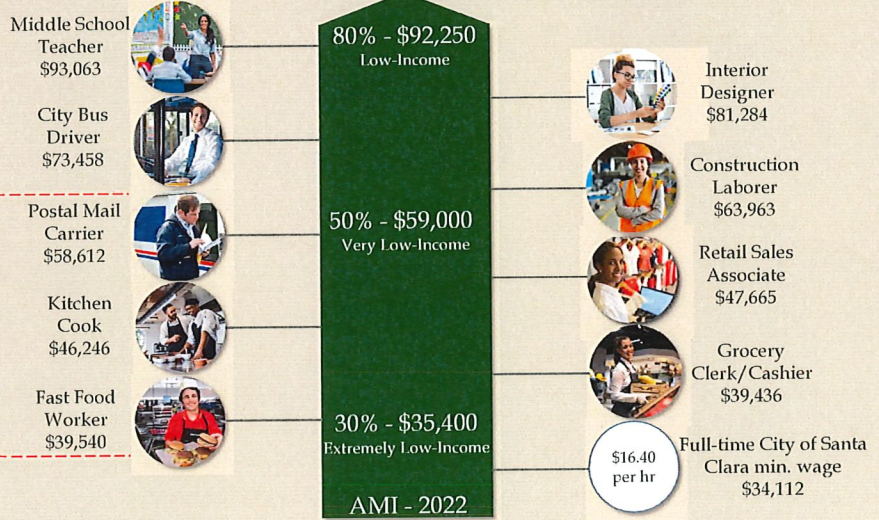


**Civic Center Park**  
City of Santa Clara

# Types of Residents We Serve

Area Median Income (AMI) based on 1-person household according to the state for 2022.

Note: in 2022, 100% AMI median income level for a household of 1 is set at \$117,950 (household of 4 is set at \$168,500)



Source: State of California Employment Development Department - Occupational Employment and Wage Statistics Q1 2022

# Our Neighborhood



## Our Neighborhood



## Residential Neighborhood Characteristic

**Executive House**  
7-stories attached



## Residential Neighborhood Characteristic

**Executive House**  
7-stories attached

**Verona**  
3-stories attached



## Residential Neighborhood Characteristic

**Boulevard**  
3-stories attached



## Residential Neighborhood Characteristic



## Open & Inviting



## Private Yet Active



## Civic Center Multifamily – Contact Info

- Charities Housing
  - Kathy Robinson – Director of Housing Development
    - [krobinson@charitieshousing.org](mailto:krobinson@charitieshousing.org)
  - Joe Head – Business Development
    - [jhead@charitieshousing.org](mailto:jhead@charitieshousing.org)
  - Hai Nguyen – Project Manager
    - [hnguyen@charitieshousing.org](mailto:hnguyen@charitieshousing.org)

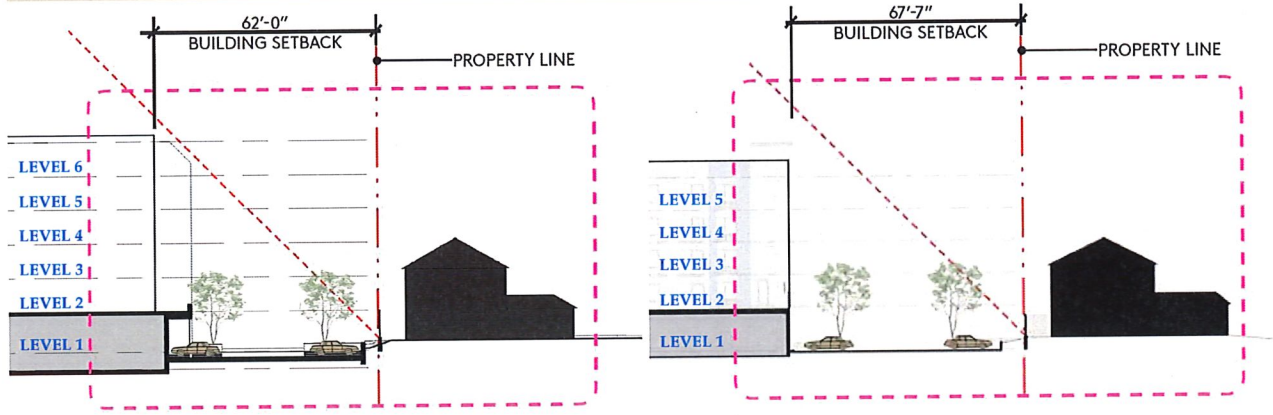
## Civic Center Multifamily – Questions



## Designed With Neighbors in Mind: Design Evolution Based on Public Comments

| Key Project Elements               | Previous 2020 Concept             | Current 2022 Concept          |
|------------------------------------|-----------------------------------|-------------------------------|
| Stories                            | 6                                 | 5                             |
| Height                             | 66 ft.                            | 59 ft.                        |
| Total Units                        | 119                               | 108                           |
| Density                            | 84.4 du/ac                        | 77.1 du/ac                    |
| Open Space                         | 12,800 SF                         | 17,000 SF                     |
| Parking                            | 96 (0.8 ratio w/ parking stacker) | 82 (0.76 ratio w/ no stacker) |
| Parking Access                     | Civic Center                      | Civic Center & Lincoln        |
| Set-back at Western Property Line  | 62 ft.                            | 67 ft.                        |
| Landscape at Western Property Line | 5 ft.                             | 6 ft.                         |
| Trash Collection Pick Up           | Civic Center                      | Lincoln                       |

# Designed With Neighbors in Mind: Set Back and Landscaped

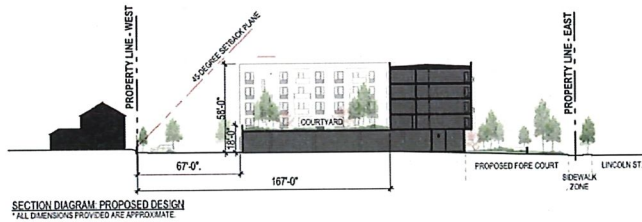


Previously Proposed Concept

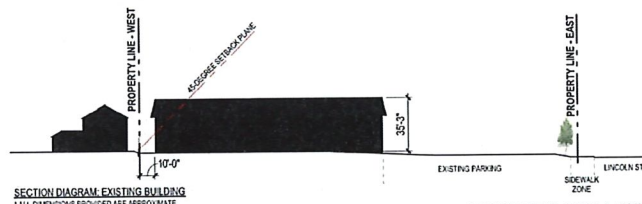
Currently Proposed Concept

# Designed With Neighbors in Mind: Set Back and Landscaped

Proposed Building



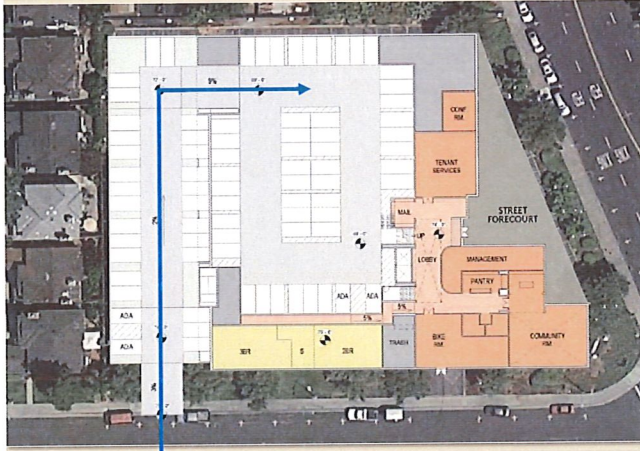
Existing Building



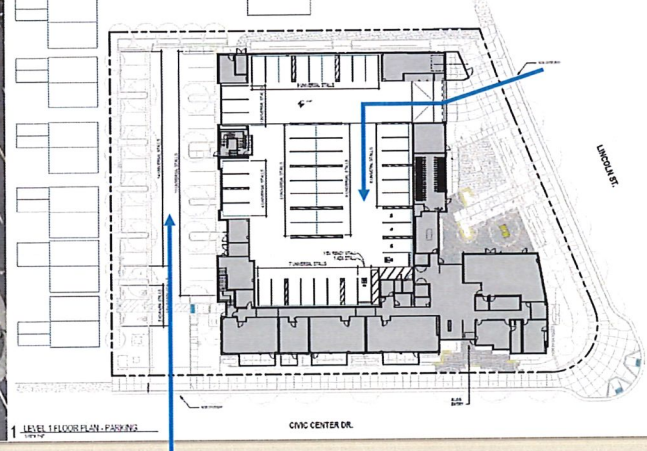
SECTION DIAGRAM: EXISTING / PROPOSED



## Designed With Neighbors in Mind: Parking Entrance

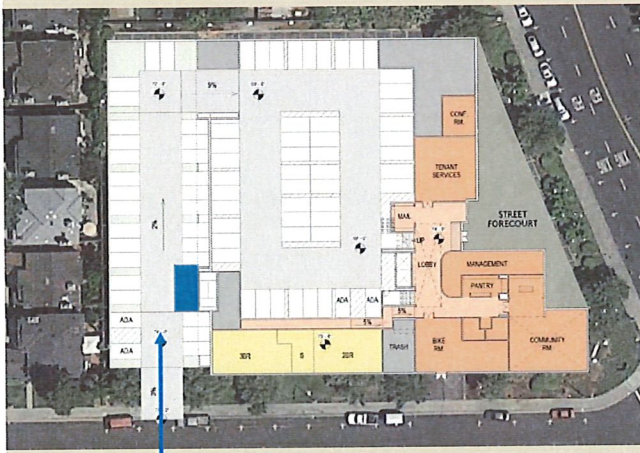


Previously Proposed Building

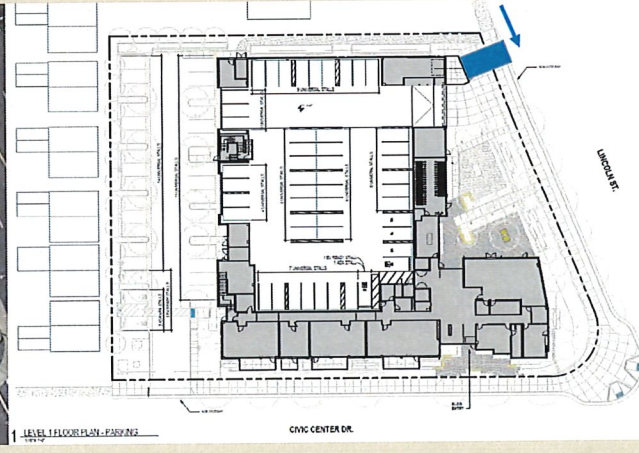


Currently Proposed Building

## Designed With Neighbors in Mind: Trash Collection Pick Up



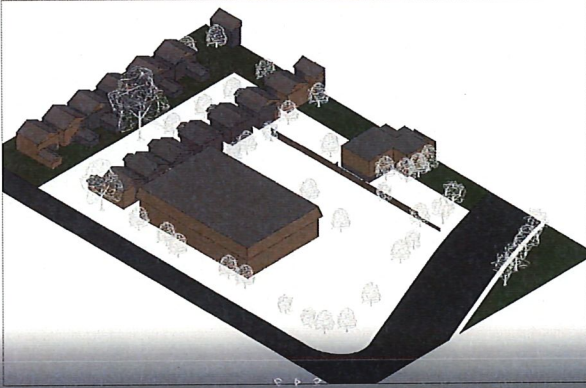
Previously Proposed Building



Currently Proposed Building

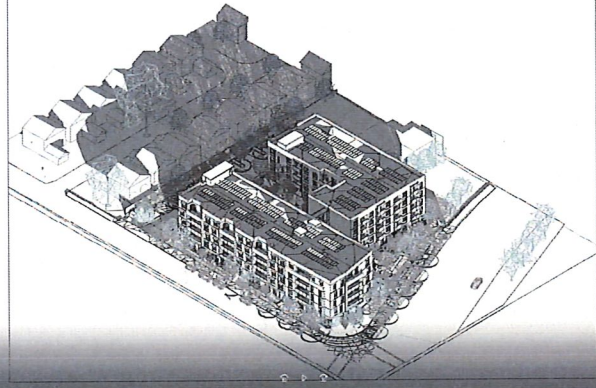
# Designed With Neighbors in Mind: Shadow Analysis

2 of 33 | [December 21, 2021 - 07:35]



**Existing Building**  
Winter Solstice  
Shadow Appears - 7:30 AM

[2 of 33] | [December 21, 2021 - 07:35]



**Proposed Building**  
Winter Solstice  
Shadow Appears - 7:30 AM

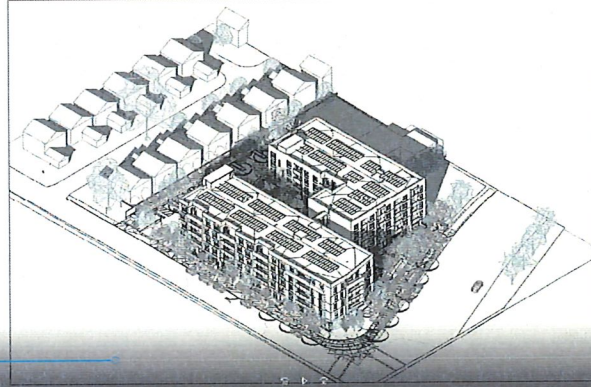
# Designed With Neighbors in Mind: Shadow Analysis

15 of 38 | [December 21, 2021 - 10:53]



**Existing Building**  
Winter Solstice  
Shadow Vacates - 11:00 AM

[11 of 38] | [December 21, 2021 - 09:53]



**Proposed Building**  
Winter Solstice  
Shadow Vacates - 10:00 AM

## Walkable & Pedestrian Friendly



## Development Schedule

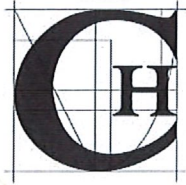
### Entitlement & Approvals

CEQA: Sept. 2021 - July 12<sup>th</sup>, 2022  
Planning Commission: August 3<sup>rd</sup>, 2022  
City Council: November 15<sup>th</sup>, 2022  
Development Review: ~Dec. 2022  
Building Permit Submittal: ~Feb. 2023

### Construction

~Jun. 2024 - ~Jun. 2026

Item # 8  
11-15-22



## CHARITIES HOUSING

November 15, 2022

Mayor and Councilmembers  
City of Santa Clara  
1500 Warburton Ave  
Santa Clara, CA 95050

RE: Civic Center Multifamily Affordable Housing  
1601 Civic Center Drive

Dear Mayor and Councilmembers:

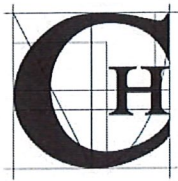
Charities Housing is a Santa Clara County based non-profit housing development corporation that has 30-years of experience developing, owning and managing affordable housing throughout Santa Clara County. Our portfolio contains over 1,400 rental apartments, located in 29 developments in eight different jurisdictions. Please see the attached selected list of affordable housing developments for your reference. These developments serve Santa Clara County's most vulnerable citizens; those who qualify as extremely low and very low-income, those with special needs, seniors and those who work in entry level or minimum wage jobs that are the economic engine of our community. These folks are local fast-food restaurant workers, the landscaper that cuts the grass, the staff that provides care to your children or elderly parents, the clerk at the local grocery store, or the postal carrier who delivers mail. They are people we all encounter every day, who cannot afford the market rate rents in this overheated economy. Charities Housing's mission is to provide homes that are affordable so that everyone can live with dignity and continue to participate and contribute to the Silicon Valley community.

Charities Housing is not new to the City of Santa Clara. Charities currently owns and manages two affordable developments in the City; Homesafe Santa Clara and The Westwood Ambassador Apartments. Homesafe Santa Clara is a new construction development built in 2001. This development which service Domestic Violence Survivors and their Children, was a joint project with the Domestic Violence Service providers, who were looking for "next step" housing for families exiting shelters.

The second development is The Westwood Ambassador Apartments. This development, located on Newhall Street, was undertaken by Charities to try and preserve affordable housing. The for-profit owner of the property was selling the property because the requirements to keep the rents affordable was expiring and the low-income residents were going to be displaced. Charities' purchase of the property ensured that the rents would remain affordable, and the residents could remain in their homes. Charities just completed approximately \$6.5 million in rehabilitation at the Westwood Ambassador to preserve the long-term viability of the physical asset and improve the living experience for the residents.

Charities newest proposed development at 1601 Civic Center Drive will be owned and managed by Charities Housing. The Civic Center Multifamily Housing Development will receive the same dedication and attention in maintaining the integrity of the property and the health and wellbeing of the residents, as can be found at Homesafe Santa Clara and The Westwood Ambassador.

**POST MEETING MATERIAL**



## CHARITIES HOUSING

Over the past two years, while developing the Civic Center plans, concerns and suggestions by the neighboring property owners were heard. In response, Charities made significant changes to the design while weighing the need to preserve the development's feasibility and the competitiveness for funding.

One objection to affordable housing, expressed by the Civic Center neighbors as well as in other communities, is the fear of a reduction in property values. According to multiple sources and publications, affordable housing has no impact on home values of nearby properties. Trulia, a well-known online real estate marketplace, conducted research on the effect of low-income housing. Based on their studies in the nation's 20 least affordable housing markets which includes San Jose and other Bay Area markets, low-income housing built during the 10-year span of their research showed no effect on nearby home values. This information can be obtain on via this [link: www.trulia.com/research/low-income-housing/](http://www.trulia.com/research/low-income-housing/). Similarly, other more recent 2022 research studies conducted by UC Irvine's Livable Cities Lab which focused their research on Orange County and Bloomberg's City Lab which focused their research on Alexandria, Virginia, concluded that there is no negative impact on property values. UC Irvine's study can be obtained via this [link: https://www.mercurynews.com/2022/06/02/uci-study-finds-affordable-homes-dont-dent-oc-property-values-or-increase-crime/](https://www.mercurynews.com/2022/06/02/uci-study-finds-affordable-homes-dont-dent-oc-property-values-or-increase-crime/). And Bloomberg's study can be obtained via this [link: https://www.bloomberg.com/news/newsletters/2022-05-03/citylab-daily-does-affordable-housing-lower-property-values](https://www.bloomberg.com/news/newsletters/2022-05-03/citylab-daily-does-affordable-housing-lower-property-values).

Parking is another concern expressed by the community throughout the community outreach process. However, based on our experience, the currently proposed parking ratio is appropriate. We'd also recommend the Council to review the attached letter from C.J. Gabbe, a Santa Clara University professor of environmental studies, which mentioned that the Santa Clara University and its students has conducted research on this very topic of parking demands for affordable housing developments.

Charities Housing is confident that the Civic Center Multifamily Affordable Housing development will be an asset to the City of Santa Clara. During the last year and a half of meetings with neighbors, stakeholders, school representatives and individuals from the community, support for the development has grown. Folks have come to understand the magnitude of the housing crisis, the merits of the development and the reputation of Charities Housing as a responsible developer and property manager.

We respectfully request your support for the Civic Center Multifamily Affordable Housing project at your City Council meeting to be held on September 27, 2022. Thank you for your consideration of this request.

Sincerely,

Kathy Robinson  
Director of Housing Development

**From:** C.J. Gabbe <cj@cjgabbe.com>  
**Sent:** Thursday, September 22, 2022 3:16 PM  
**To:** lgillmor@santaclaraca.gov; kwatanabe@santaclaraca.gov; rchahal@santaclaraca.gov;  
khardy@santaclaraca.gov; kpark@santaclaraca.gov; sjain@santaclaraca.gov;  
abecker@santaclaraca.gov  
**Cc:** MayorandCouncil@santaclaraca.gov  
**Subject:** Letter in support of the 1601 Civic Center development  
  
**Categories:** 1601 Civic Center

Dear Mayor Gillmor and Members of the City Council:

I am a Santa Clara resident and professor of environmental studies at Santa Clara University, and I write in support of the 1601 Civic Center proposal. As you know, we are in the midst of an extreme housing affordability crisis. About 42% of Santa Clara renters live in housing that is unaffordable to them (>30% of income on rent) and nearly 20% experience severe unaffordability (>50% of income on rent). Charities Housing has created an attractive and thoughtfully-designed project – in a centrally-located area that is well-served by public transit – to meet our immediate housing needs.

I recently supervised an SCU senior capstone team, in partnership with Charities Housing, that assessed transportation and parking around the Civic Center site. The students conducted a walk audit, analyzed spatial data, surveyed parking at comparable affordable housing developments, and analyzed TransForm’s GreenTRIP data from around the Bay Area. One notable finding was that the median affordable housing development in the region averaged fewer than one parking space per housing unit and had a maximum parking occupancy of 75%. The team’s analysis demonstrated that the Civic Center site is well-located for car-free (or car-lite) living and the proposed parking ratio is reasonable given the project’s proximity to public transportation, schools, grocery stores, and other services.

I commend Charities Housing for their 1601 Civic Center proposal. This is exactly what Santa Clara needs and I urge you to approve it without further conditions. I look forward to testifying in favor of the project and in the meantime please let me know if I can provide any additional information.

Sincerely,

C.J. Gabbe

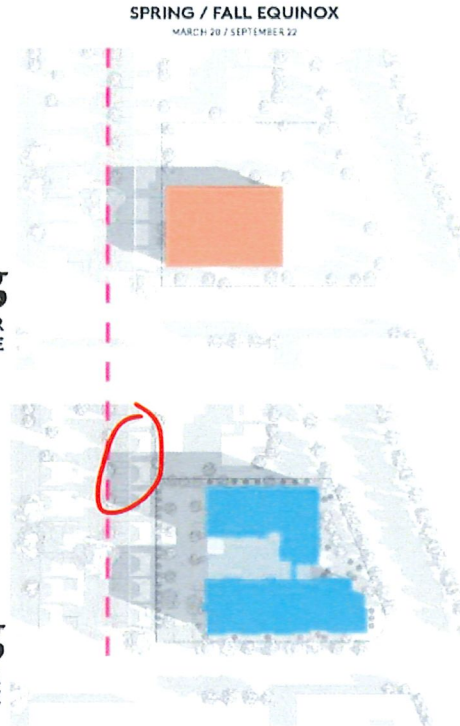
*Item #8  
11-15-22*

AXONOMETRIC VIEW

NOTE: STUDIES SHOWN ARE APPROXIMATE ONLY. TREES HAVE BEEN OMITTED AND TOPOGRAPHY MAY NOT REPRESENT EXACT CONDITIONS SURROUNDING THE SITE.

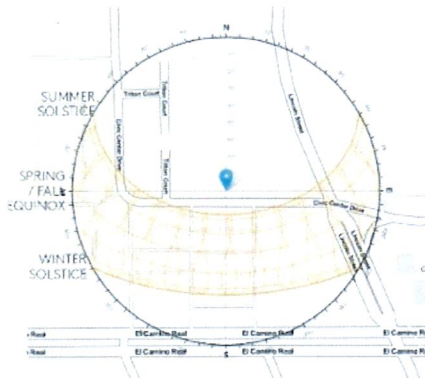
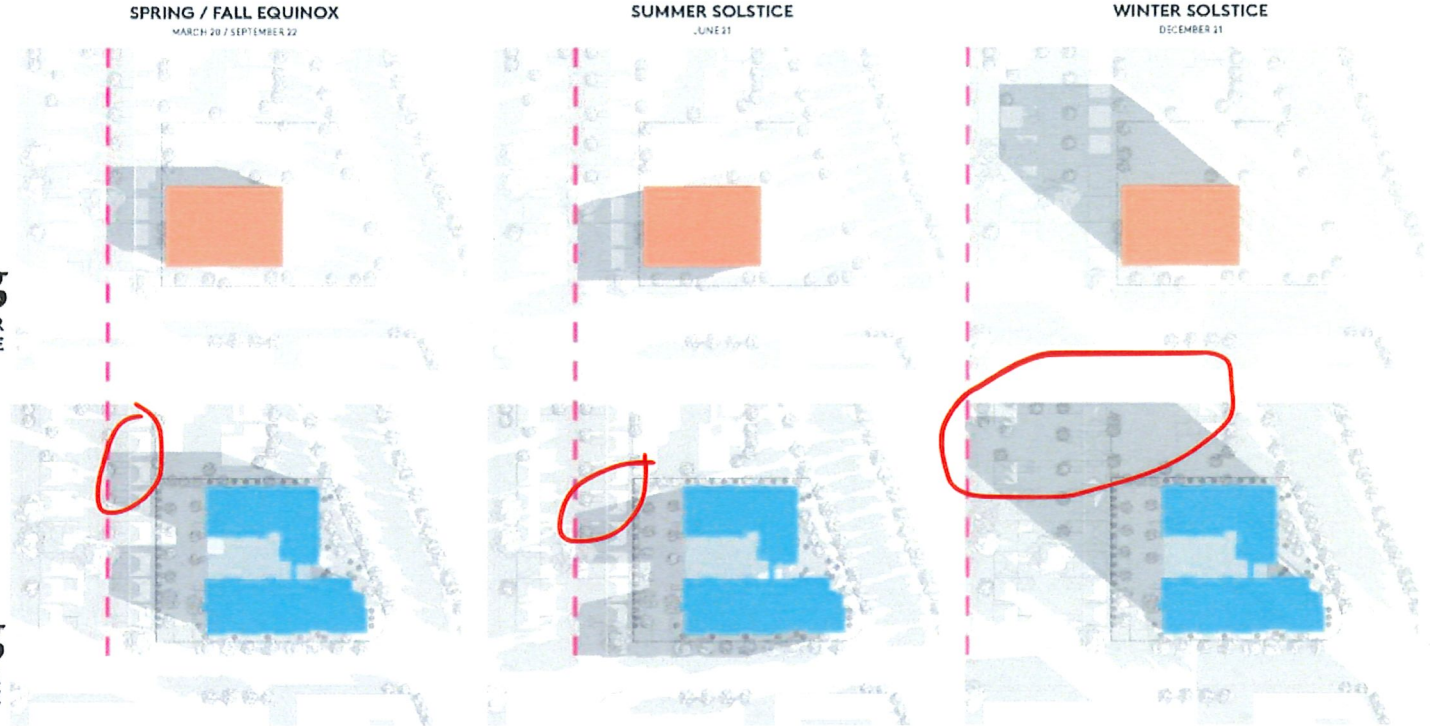
## Existing Building

EXISTING- ONE HOUR AFTER SUNRISE



## Proposed Building

PROPOSED- ONE HOUR AFTER SUNRISE



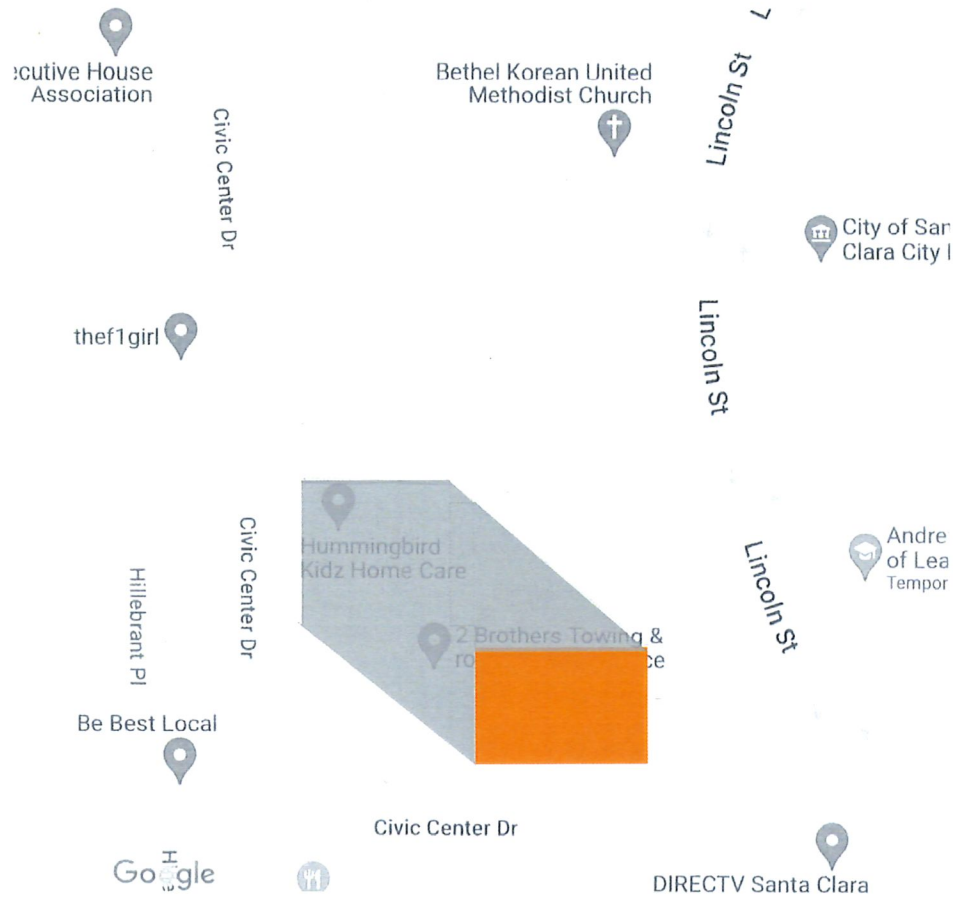
## # houses in shadows

|          |   |   |    |
|----------|---|---|----|
| Existing | 3 | 3 | 9  |
| Proposed | 6 | 5 | 19 |

SUN STUDIES: PROPOSED & EXISTING

# Winter

## Existing



## Proposed



## POST MEETING MATERIAL

Martha Martinez

Item # 8

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**From:** Olga <olgav68@yahoo.com>  
**Sent:** Sunday, November 13, 2022 11:14 PM  
**To:** Mayor and Council; Anthony Becker; Raj Chahal; Kevin Park; Kathy Watanabe; Lisa Gillmor; Karen Hardy  
**Subject:** 1601 civic center drive  
**Attachments:** IMG\_20221113\_211221.jpg; IMG\_20221113\_211110.jpg; IMG\_20221113\_211035.jpg

Hello Mayor and Council, I attached photos to add to official record regarding how out of control the parking is on Civic Center Drive and Warburton. It has been a constant problem with residents repeatedly complaining. The development on 1601 Civic Center Drive will make this worse. The safety of residents and access to emergency services is already compromised and will only be worse with this development. The line needs to be drawn somewhere with development that hurts public safety. Please factor this in at the next council meeting.  
thank you for your attention to this  
Olga

Martha Martinez

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**From:** Tahir Naim <tahirjnaim@yahoo.com>  
**Sent:** Monday, November 14, 2022 12:47 PM  
**To:** Mayor and Council  
**Subject:** Re: Development of 1601 Civic Center Drive

Hello,

I spoke and listened to the petitioners re acquiring this site for a new park. I remain against such an action. Regarding some of the reasons given in support of a park or against the 5-story building, in addition to what I wrote below before, I'll add the following statements.

Shadow - Looking at the site and surroundings, this concern affects very few of the neighbors and for only a few hours per day. Most of this shadow will be cast on the church and on Lincoln.

Street Parking - On my 3-5 times that I ride down this street (the name escapes me if it changes from Civic Center) with the high rise and the townhomes I do see the street parking largely taken at the varying times of my ride. Even with the walkability for some things, it seems true that VTA sucks. So tenants should be expected to have a car. I would suggest that if not already proposed, that an amount of underground parking be provided or that the development explore using the under-used parking by the church parking lot on the same block (possibly that by the Triton).

Traffic Congestion - On my bike rides I just don't see this. Even with the current high rise and townhomes, these streets are largely deserted throughout the day.

Park - I like parks. Particularly the one around the Triton with its redwood glade. In counting park space we must also count the open space around the Civic Center. Related to this, with the Civic Center proposed to be redeveloped, I suggest closing off Warburton between Lincoln and the edge of the parking lots on the other side of there so that the park can be extended across the street as part of the redevelopment and City Hall consolidated into a building either sited on El Camino with underground parking for neighborhood residents free or at nominal cost and pay parking for others. Might even close of Lincoln so children and the elderly can just walk into the park from that side. This way we don't need to take private land proposed to be used for a worthy purpose like lower-income housing. Particularly when there is a good grade school just up the street.

Sincerely,

Tahir J. Naim  
District 2 Resident

On Wednesday, September 28, 2022 at 09:48:36 AM PDT, Tahir Naim <tahirjnaim@yahoo.com> wrote:

Hello,

While I'm curious about the park proposal I'm leaning towards the 5-story development assuming it is not entirely BMR affordable housing. I think these projects are best when they are mixed use.

Looking at the surrounding housing I think this is an appropriate site for a 5-story building. I suggest in a wedding cake style. If we are favoring transit-oriented, walkable development, I think the number of parking spaces might be reduced. In any event such parking should be underground.

Alternatives - I respectfully suggest this area be redeveloped with the new Civic Center in mind. In this respect, a park might be considered if Scott Elementary were to be moved to this area. There is that square with the library and bandshell and something like that square might be the design at this location.

On the other hand, given the proximity to El Camino, Wells Fargo and the Target/Sprouts shopping, along with that at SmartnFinal/Riley's Auto, developing as dense housing seems apt. Caltrain is only minutes away, even by bus. A building of that height will not have much shadow if done wedding-cake style and there aren't really backyards to peer into of the surrounding properties.

The building that is there has been a real blight in the 8 years that I've been bicycling by on my way to Franklin Mall. Redevelopment as housing, particularly mixed use with an eye on seniors and teachers would be great. In doing so, it's vital that thought be given to the floorplans of the units. Skyline in San Jose had a great location and lovely exterior, but the apartment floorplans really sucked. Tiny balconies that were useless and nowhere near enough closets (if the unit had closets).

Ceiling heights will also have to be considered in light of warming if the benefit of passive cooling is to be realized. 10' or 12' is likely best. If we have to go 6 stories so be it. If memory serves from my interrupted Leadership Santa Clara education, buildings above 6 stories bring significantly higher building costs and demands on water supply.

I hope these thoughts will inform your consideration.

Sincerely,

Tahir J Naim  
District 2

**Nora Pimentel**

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**From:** Milo Trauss <milotrauss@gmail.com>  
**Sent:** Friday, November 11, 2022 2:31 PM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org  
**Subject:** Item 8: I Support Affordable Housing in Santa Clara

Mayor and Councilmembers,

I am a big supporter of building new homes.

The vote to postpone Charities Housing's Civic Center Drive Family project in Santa Clara on September 27th was very disappointing because this is a project that you need to approve.

**These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.**

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & grocery workers.
- Some opponents are still using scare tactics about the residents of this project. Santa Clara must not bow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

Thanks for your consideration,  
Milo Trauss

## Nora Pimentel

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**From:** Kate Conley <conley.kaitlin@gmail.com>  
**Sent:** Friday, November 11, 2022 1:26 PM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve. These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

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Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

<Your Name>

## Nora Pimentel

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**From:** Laurie Duckham-Shoor <duckshoor@gmail.com>  
**Sent:** Friday, November 11, 2022 1:15 PM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesccc.org; Public Comment; projects@catalyzesiliconvalley.org  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve. These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

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Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

<Your Name>

Sent from my iPhone

## Nora Pimentel

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**From:** Laurie Duckham-Shoor <duckshoor@gmail.com>  
**Sent:** Friday, November 11, 2022 1:06 PM  
**To:** Clerk; Public Comment; Anthony Becker; Andrew Crabtree; Debby Fernandez; gkepferle@catholiccharitiesscc.org; hnguyen@charitieshousing.org; jhead@charitieshousing.org; Jonathan Veach; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; projects@catalyzesiliconvalley.org; Reena Brilliot; Raj Chahal; Sudhanshu Jain  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers, I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve. These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options. I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & grocery workers. - Some opponents are still using scare tactics about the residents of this project. Santa Clara must not bow to unfounded fears about affordable housing. - At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns. Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors. With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays. <Your Name>

## Nora Pimentel

---

**From:** Matt Savage <msavage08@gmail.com>  
**Sent:** Friday, November 11, 2022 12:24 PM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkepferle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org  
**Subject:** Item 8: Please Support Affordable Housing for Families!

Mayor and Councilmembers,

Please support our families and vote in favor of this project!

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve.

These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & grocery workers.
- Some opponents are still using scare tactics about the residents of this project. Santa Clara must not bow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

Matt Savage  
(650) 793-2366

"You must be the change you wish to see in the world."  
-Mahatma Gandhi

## Nora Pimentel

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**From:** Noelle Boesenberg <noelle.boesenberg@gmail.com>  
**Sent:** Friday, November 11, 2022 8:58 AM  
**To:** Clerk; Public Comment; Anthony Becker; Andrew Crabtree; Debby Fernandez; gkeperle@catholiccharitiesscc.org; hnguyen@charitieshousing.org; jhead@charitieshousing.org; Jonathan Veach; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; projects@catalyzesiliconvalley.org; Reena Brilliot; Raj Chahal; Sudhanshu Jain  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve. These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. **I strongly urge you to vote Yes on Item 8**, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & grocery workers.
- Some opponents are still using scare tactics about the residents of this project. Santa Clara must not bow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

Yet, I have one last recommendation to make this an even better project: **incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.**

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8.

I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. *But no more delays.*

Noëlle Boesenberg

--

Noëlle Rábago Boesenberg, CMP, CIS, CTE  
(408)650-4490  
[noelle.boesenberg@gmail.com](mailto:noelle.boesenberg@gmail.com)

## Nora Pimentel

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**From:** Kathryn Hedges <biolartist@gmail.com>  
**Sent:** Friday, November 11, 2022 8:50 AM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; Lalo Mendez  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve.

These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options. Talk to residents at a Charities Housing complex on Newhall near Winchester, not angry NIMBYs.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. Much of the opposition is based on disinformation spread by opponents to frighten members of their HOAs. Charities Housing can't violate state laws and place sex offenders in a complex near a school just because they're in a program for Rapid Rehousing. But the homeowners don't understand this and the appeal to protecting their children is emotional enough that they're not fact checking those mailers.

I think it's ridiculous to complain they need a park when there's a park right behind the Triton Museum. I had a craft booth there once at the Museum benefit art fair. Santa Clara already has so much more park space per person than San Jose.

I strongly urge you to vote Yes on Item 8, for the following reasons:

- 108 affordable homes are desperately needed for future residents like our local teachers & grocery workers.
- Some opponents are still using scare tactics about the residents of this project. Santa Clara must not bow to unfounded fears about affordable housing.
- At Catalyze SV's urging and with key direction from the Planning Commission, Charities has agreed to provide transit passes for residents and a designated rideshare area. These improvements address neighbor parking concerns.

Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors. Public art should be a permanent outdoor project (murals or sculptures) not just decorations in the interior spaces of the building (although both would be great). Even sculpted benches as I saw at Milpitas Civic Center would be a good feature.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

Kind regards,  
Kathryn Hedges

## Nora Pimentel

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**From:** Michael Kevane <mkevane@scu.edu>  
**Sent:** Friday, November 11, 2022 8:30 AM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Jonathan Veach; Reena Brilliot; hnguyen@charitieshousing.org; jhead@charitieshousing.org; gkeperle@catholiccharitiesscc.org; Public Comment; projects@catalyzesiliconvalley.org  
**Subject:** Item 8: Yes on Civic Center Family Drive

Mayor and Councilmembers,

I'm very disappointed the vote on Charities Housing's Civic Center Drive Family project in Santa Clara was postponed back on September 27th. Regardless, this is a project that you need to approve. These are key homes that will directly benefit many low-income and working families in Santa Clara who desperately need affordable home options.

I reiterate the need to provide what the city needs – housing opportunities, as opposed to being deterred by a handful of very local opposition. I strongly urge you to vote Yes on Item 8, for the following reasons:

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Yet I have one last recommendation to make this an even better project: incorporate a more active, vibrant ground floor to promote neighbor interactions and get to know our neighbors.

With the recommendation above, I urge you to approve the Civic Center Family Drive project, item 8. I want to see you committed to providing affordable housing options. Feasible improvements to the project can be understandable. But no more delays.

<Your Name>

**Nora Pimentel**

---

**Subject:**

FW: PMM FW: 11/15/22 CC Meeting Item #8 RE: PLN21-15206 1601 Civic Center Drive

**From:** [stanger5013@aol.com](mailto:stanger5013@aol.com) <[stanger5013@aol.com](mailto:stanger5013@aol.com)>

**Sent:** Monday, November 14, 2022 12:34 AM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>

**Subject:** PLN21-15206 1601 Civic Center Drive

To whom this may concern,

I have been a long time resident of the old quad area. I was born and raised in Santa Clara. I come from a multi generational family residence in Santa Clara. I'm writing because I oppose the plans for the charities housing proposed for the corner of Civic Center drive and Lincoln ave. I personally am not a fan of low income housing. even though I am sympathetic to people getting a second chance to get on their feet, I'm not a fan of the clientele that low income housing brings. I would like the city to take a look at calls for service and or police resources used when it come to low income housing properties in this city. I feel that we don't need low income housing anywhere in this city. the property taxes and rent that people pay in this city should be enough revenue for this city to survive. you can't tell me that this city needs to take income from low income housing when this city has the stadium, the convention center, hotels and for the time being Great America. as well as all the tech companies and retail in this city. I think Santa Clara needs to look at other cities who have decline low income housing in their cities and follow their protocol and mimic their polices and procedures for Santa Clara. I don't think people who pay high property taxes and high rent want to deal with the low income clientele that it brings with it. we as citizens of Santa Clara have to do with rising crime and the rising population of the un housed in our city.

Thank you for listening and understanding from a long time Santa Clara resident.

## Nora Pimentel

---

**From:** Ayah Moustafa <ayahmoustafa@gmail.com>  
**Sent:** Monday, November 14, 2022 3:36 PM  
**To:** Public Comment

*Dear Mayor Gillmor and City Councilmembers,  
My name is Ayah. I am a resident of the City of Santa Clara and I support the Civic Center Drive Family Housing Project because our city needs more deeply affordable housing near jobs, public transit, parks and services. In my experience looking for affordable housing in the City of Santa Clara I have struggled to find housing that is affordable to me because of my limited income. This project will help other residents of Santa Clara like me who grew up in this community and because of a disability cannot afford to live here independently.*

*Ayah*

**Nora Pimentel**

---

**From:** Alex Shoor <alex@catalyzesiliconvalley.org>  
**Sent:** Monday, November 14, 2022 8:02 PM  
**To:** Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Clerk; Debby Fernandez; Andrew Crabtree; Reena Brilliot  
**Cc:** Hai Nguyen; Joe Head; Gregory Kepferle; Public Comment; Lalo Mendez  
**Subject:** Re: Item 8: Yes on Civic Center Family Drive

# CATALYZE SV

Mayor & Councilmembers,

On behalf of Catalyze SV members who live in Santa Clara and beyond, I'm again joining our members emailing you about the 1601 Civic Center Drive project in Santa Clara.

To spare your email volume, I'll keep my remarks brief and ask you 2 simple things:

1. Approve this project (Item 8) tomorrow without any further delays.
2. As [Catalyze SV members suggested](#), incorporate a more active, vibrant ground floor to promote neighbor interactions

Thanks very much - Alex

--

Alex Shoor  
Executive Director | Catalyze SV  
[Get Catalyze SV apparel](#) | [Schedule time w/Alex](#)

**\*Please note my new email address & our org's new domain\***  
[alex@catalyzesiliconvalley.org](mailto:alex@catalyzesiliconvalley.org) | [www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)





On Sep 26, 2022, at 8:15 PM, Alex Shoor <[alex@catalyzesiliconvalley.org](mailto:alex@catalyzesiliconvalley.org)> wrote:

Mayor and Councilmembers,

On behalf of Catalyze SV members who live in Santa Clara and beyond, I'm going to join our chorus of members emailing you this week.

We urge you to support Charities Housing's Civic Center Family Drive project located at 1601 Civic Center in Santa Clara.

[Our members scored it a 4.1 out of 5](#) (before the Planning Commission's recent direction, which might result in a higher score if scored today).

Yes, we understand there is more opposition to this project than is common to projects like this.

Yet that doesn't change these undeniable, fundamental facts:

- We must have more affordable housing in our Valley to keep the California Dream alive for everyone.
- And every project is crucial to reaching that goal.

- And every home you approve — including 108 homes in this project at 5 stories — is indispensable.

If you make improvements to this project tomorrow while still ensuring it is feasible, we can understand and appreciate that. After all, that's what the Planning Commission did. And to their credit, many of these improvements were reasonable ones that [Catalyze SV members suggested](#). We think some of them have made the project better.

For instance, at the Commission's direction, Charities Housing has agreed to provide transit passes for some residents and a designated rideshare area. These improvements also have the benefit of addressing the parking concerns of neighbors.

That's one thing we can all agree on: more cars driving through our neighborhoods create more traffic & worse air quality. So encouraging other ways of getting around can reduce congestion, pollution & the cost of living. But creating more parking will do the opposite.

As the [Obama Administration's Housing Toolkit](#) affirms, parking has:

*"a disproportionate impact on housing for low-income households because these families tend to own fewer vehicles but are nonetheless burdened by the extra cost of parking's inclusion in the development. The significant cost of developing parking – from \$5,000 per surface parking spot to \$60,000 underground – is incorporated at the start of the project, which can impede the viability and affordability of the construction."*

Santa Clara and Charities Housing could even go a step further to make this project better by addressing a last [recommendation from our members](#): incorporating a more active, vibrant ground floor to promote interactions between the new residents and the existing neighbors. Active ground floors can promote more safety by putting more "eyes on the street."

But if you deny this project, unfortunately, many people will interpret that as the Council opposing an affordable housing project, let alone one that has been responsive to improvements from neighbors, Catalyze SV and the Planning Commission.

Santa Clara can balance the needs of those fearful of development with those who want and need it. Santa Clara can directly address those fears. Santa Clara can educate folks on the benefits of quality affordable housing projects. Santa Clara can resolve issues of neighborhood amenities or safety that may be totally unrelated to this project.

But Santa Clara must not kowtow to opposition by denying affordable homes we absolutely need. So y'all need to approve all 108 homes!

And if you're looking for more evidence of the quality of affordable housing projects, peek at these appealing photos below from days ago of a Charities Housing project almost finished in West San Jose

With our input in mind, Catalyze SV firmly urges you to approve Item 6, the Civic Center Family Drive project. Good luck at tomorrow's meeting - Alex

--

Alex Shoor  
Executive Director | Catalyze SV  
[Get Catalyze SV apparel](#) | [Schedule time w/Alex](#)

**\*Please note my new email address & our org's new domain\***  
[alex@catalyzesiliconvalley.org](mailto:alex@catalyzesiliconvalley.org) | [www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)

<Sept 2022 Photo 2 of Charities Housing Project on Page St.jpeg><Sept 2022 Photo of Charities Housing Project on Page St.jpeg>

## POST MEETING MATERIAL

Martha Martinez

Item # 8

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**From:** Olga <olgav68@yahoo.com>  
**Sent:** Sunday, November 13, 2022 11:14 PM  
**To:** Mayor and Council; Anthony Becker; Raj Chahal; Kevin Park; Kathy Watanabe; Lisa Gillmor; Karen Hardy  
**Subject:** 1601 civic center drive  
**Attachments:** IMG\_20221113\_211221.jpg; IMG\_20221113\_211110.jpg; IMG\_20221113\_211035.jpg

Hello Mayor and Council, I attached photos to add to official record regarding how out of control the parking is on Civic Center Drive and Warburton. It has been a constant problem with residents repeatedly complaining. The development on 1601 Civic Center Drive will make this worse. The safety of residents and access to emergency services is already compromised and will only be worse with this development. The line needs to be drawn somewhere with development that hurts public safety. Please factor this in at the next council meeting.  
thank you for your attention to this  
Olga





Martha Martinez

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**From:** Tahir Naim <tahirjnaim@yahoo.com>  
**Sent:** Monday, November 14, 2022 12:47 PM  
**To:** Mayor and Council  
**Subject:** Re: Development of 1601 Civic Center Drive

Hello,

I spoke and listened to the petitioners re acquiring this site for a new park. I remain against such an action. Regarding some of the reasons given in support of a park or against the 5-story building, in addition to what I wrote below before, I'll add the following statements.

Shadow - Looking at the site and surroundings, this concern affects very few of the neighbors and for only a few hours per day. Most of this shadow will be cast on the church and on Lincoln.

Street Parking - On my 3-5 times that I ride down this street (the name escapes me if it changes from Civic Center) with the high rise and the townhomes I do see the street parking largely taken at the varying times of my ride. Even with the walkability for some things, it seems true that VTA sucks. So tenants should be expected to have a car. I would suggest that if not already proposed, that an amount of underground parking be provided or that the development explore using the under-used parking by the church parking lot on the same block (possibly that by the Triton).

Traffic Congestion - On my bike rides I just don't see this. Even with the current high rise and townhomes, these streets are largely deserted throughout the day.

Park - I like parks. Particularly the one around the Triton with its redwood glade. In counting park space we must also count the open space around the Civic Center. Related to this, with the Civic Center proposed to be redeveloped, I suggest closing off Warburton between Lincoln and the edge of the parking lots on the other side of there so that the park can be extended across the street as part of the redevelopment and City Hall consolidated into a building either sited on El Camino with underground parking for neighborhood residents free or at nominal cost and pay parking for others. Might even close of Lincoln so children and the elderly can just walk into the park from that side. This way we don't need to take private land proposed to be used for a worthy purpose like lower-income housing. Particularly when there is a good grade school just up the street.

Sincerely,

Tahir J. Naim  
District 2 Resident

On Wednesday, September 28, 2022 at 09:48:36 AM PDT, Tahir Naim <tahirjnaim@yahoo.com> wrote:

Hello,

While I'm curious about the park proposal I'm leaning towards the 5-story development assuming it is not entirely BMR affordable housing. I think these projects are best when they are mixed use.

Looking at the surrounding housing I think this is an appropriate site for a 5-story building. I suggest in a wedding cake style. If we are favoring transit-oriented, walkable development, I think the number of parking spaces might be reduced. In any event such parking should be underground.

Alternatives - I respectfully suggest this area be redeveloped with the new Civic Center in mind. In this respect, a park might be considered if Scott Elementary were to be moved to this area. There is that square with the library and bandshell and something like that square might be the design at this location.

On the other hand, given the proximity to El Camino, Wells Fargo and the Target/Sprouts shopping, along with that at SmartnFinal/Riley's Auto, developing as dense housing seems apt. Caltrain is only minutes away, even by bus. A building of that height will not have much shadow if done wedding-cake style and there aren't really backyards to peer into of the surrounding properties.

The building that is there has been a real blight in the 8 years that I've been bicycling by on my way to Franklin Mall. Redevelopment as housing, particularly mixed use with an eye on seniors and teachers would be great. In doing so, it's vital that thought be given to the floorplans of the units. Skyline in San Jose had a great location and lovely exterior, but the apartment floorplans really sucked. Tiny balconies that were useless and nowhere near enough closets (if the unit had closets).

Ceiling heights will also have to be considered in light of warming if the benefit of passive cooling is to be realized. 10' or 12' is likely best. If we have to go 6 stories so be it. If memory serves from my interrupted Leadership Santa Clara education, buildings above 6 stories bring significantly higher building costs and demands on water supply.

I hope these thoughts will inform your consideration.

Sincerely,

Tahir J Naim  
District 2

**From:** [Marisa Welling](#)  
**To:** [Marisa Welling](#)  
**Subject:** RE: PMM FW: 11/15/22 CC Meeting Item #8 RE: PLN21-15206 1601 Civic Center Drive  
**Date:** Wednesday, November 16, 2022 10:04:24 AM

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**From:** [stanger5013@aol.com](mailto:stanger5013@aol.com) <[stanger5013@aol.com](mailto:stanger5013@aol.com)>  
**Sent:** Monday, November 14, 2022 12:34 AM  
**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>  
**Subject:** PLN21-15206 1601 Civic Center Drive

To whom this may concern,

I have been a long time resident of the old quad area. I was born and raised in Santa Clara. I come from a multi generational family residence in Santa Clara. I'm writing because I oppose the plans for the charities housing proposed for the corner of Civic Center drive and Lincoln ave. I personally am not a fan of low income housing. even though I am sympathetic to people getting a second chance to get on their feet, I'm not a fan of the clientele that low income housing brings. I would like the city to take a look at calls for service and or police resources used when it come to low income housing properties in this city. I feel that we don't need low income housing anywhere in this city. the property taxes and rent that people pay in this city should be enough revenue for this city to survive. you can't tell me that this city needs to take income from low income housing when this city has the stadium, the convention center, hotels and for the time being Great America. as well as all the tech companies and retail in this city. I think Santa Clara needs to look at other cities who have decline low income housing in their cities and follow their protocol and mimic their polices and procedures for Santa Clara. I don't think people who pay high property taxes and high rent want to deal with the low income clientele that it brings with it. we as citizens of Santa Clara have to do with rising crime and the rising population of the un housed in our city.

Thank you for listening and understanding from a long time Santa Clara resident.