

FROM:
CIVIC CENTER ASSOC.

Received
7.26.22

Please Read:

***This is regarding the building proposal for 1601 Charities
Housing:***

Here are comments from **renters** of the buildings built by the builders of the 1601 proposal:

Cars broken into, cars stolen, Teenage dealers sell drugs, leaking roof, pipes leaking from walls causing mold, bed bugs, fleas, racist hot bed. Homeless felons and sex offender, violent renters, fourteen people in a room, homeless people still wander around the building outside.

These elements say do not build in our neighborhood.

~~STOP SIGN~~ PETITION FORM For STOP BUILD 1601 / cross street
LINCOLN

Reason for requesting ~~stop sign~~: EMA approval petition

Builder is building a low income housing -

Please Vote NO!

Due on August 3rd

Civic Center Assoc:

#	Printed Name	Address	Signature
1.	Nancy Galkey	1700 Civic Center Dr.	Nancy Galkey
2.	Alex Dalton		
3.	Orin Skocky		Orin Skocky
4.	Bill Bucho		Bill Bucho
5.	Simon YEKHAYAN	1700 CIVIC CENTER DR	Simon Yekhayan
6.	OLGA YEKHAYAN	1700 CIVIC CENTER DR	Olga Yekhayan
7.	ANSHU JINDAL		Anshu Jindal
8.	Wahid Nasir	1700 Civic Center Dr	Wahid Nasir
9.	Ryan Luciano	1700 Civic Center Dr	Ryan Luciano
10.	FELIPE CARRILLO	1700 CIVIC CENTER DR Santa Clara CA	Felipe Carrillo
11.	Xinyu Zou		Xinyu Zou
12.	Raquel Arellano		Raquel Arellano
13.	Weng Choi Wong		Weng Choi Wong
14.	Maria Tzeng	1700 Civic Center Dr	Maria Tzeng
15.	GODFREY DiGIORGIO	1700 CIVIC CENTER DR	Godfrey DiGiorgio
16.	Wai Xu		Wai Xu
17.	Isabel Tang		Isabel Tang
18.	Alex Park	1700 CIVIC CENTER	Alex Park
19.	Rebecca Bass		Rebecca Bass
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			

Missy J.

San Jose, CA

👤 0 🗨️ 1



7/14/2019

I would give it a minus 10 if possible. The only positive is the rent. But it comes at such a high cost it isn't worth it. (Ironic, huh?) Management is the most abrasive, uncultured, and disrespectful group of people. Where do they hire these people? They come and go, it is like a revolving door of really bad individuals NO ONE would hire so they send them to Charities Housing. You want your car broken in numerous times while they leave the garage gate broken for 2 months, move here! You want no notification about the hot water, move here! If you deal drugs, fight, act crazy, and know no one will do anything about it, move here!! Want a manager who belittles, shames, and acts with his/her ego instead of common decency, come here to live. And to make it more enticing we will add urine in the elevator, teenage gang members who deal here, dog feces, leaking roofs, pipes bursting in interior walls causing mold, nasty neighbors who jam 13 people into an apartment, fraudulent income verification, bigotry and favoritism. And for no extra charge they will add bed bugs, fleas, and spiders plus shoddy repairs, cheap fixtures and charge you for those same shoddy repairs which have to be paid in 10 days!!!! And as you have read on other posts, this is such a racist hot bed here. For all of you that got out, GOOD FOR YOU!! For all of you thinking about moving here, RUN JUST RUN.

The neighborhood
you preserve may be your own!!

This leads into the issue of their negative attitude towards situations not in their favor. I'm a full time student at a university, 2 hours away from San Jose, so I am only home on the weekends. Their office hours only run from Mon.-Thurs., and I assumed that by them requesting my school schedule, they would understand that I cannot make any appointments during the week. I don't have a car and I cannot skip class. Even after reiterating the fact that I am away at school and that any appointments be made on a Friday or after school has ended (winter/spring break, or summer), I've received rude comments about my lack of knowledge of the policies. To my understanding, I do know the policies and I don't ignore or reject them in any way. As a result, after numerous encounters of these situations with my parents, the other residents, and myself, I've learned that they are likely to not want to accommodate to their resident's situation and take on a rude attitude.

Pertaining to the safety situations here, there are a lot of homeless people nearby and there have been situations where cars have been keyed, stolen, broken into, etc. The garage gate is broken every now and then too, affecting the security of the residents. In addition, as much as the apartment tries to inform its residents of anything, we are sometimes not informed of situations that involve us. For example, at least once or twice a year, the fire alarm goes off in the middle of night. Most of the time, its been false alarms but we receive little to no information about why we had to stand in the street at the crack of dawn. I appreciate all of their security measures but it is not handled well to the consideration of its residents.

The low income aspect is the only good thing about this place and if my family and I could move, we would. This review is not to bash on the employees that work here because some employees are professional and helpful to residents. This review is inform current and potential residents of just some of the ongoing situations that occur but simply put, only move here if you have no other choice.

San Antonio Place

210 San Antonio Cir, Mountain View, CA

[Write a review](#)

2.9 

16 reviews ⓘ



Izzie Tiffany

8 reviews



4 years ago

Now they only take in homeless, felons, & 1 sex offender. Full of bed bugs. DONT MOVE HERE EVER!!



4



donny brooklynn

1 review



4 years ago

Big bed bug problema throw complex



Like

Archer Studios

90 Archer St, San Jose, CA

[Write a review](#)

3.0 

2 reviews ⓘ

[Most relevant](#)

[Newest](#)

[Highest](#)

[Lowest](#)



Shawn A

10 reviews



2 years ago

I lived in this apartment complex from 2012-2016. That was one of my worst experience ever. They have a horrible management and some violence tenants.

My car was damaged by one of their tenants and The apartment manager didn't do anything about it.

I don't recommend this apartment complex to anyone.



Like

CH Pensione Esperanza (San Jose) from Yelp:



Michelle O.

San Jose, CA

👤 0 🌟 18 📷 4

7/7/2021 · 🔄 Updated review

📷 3 photos

This apartment complex is disgusting. They also monitor you like you are a child. Clearly this complex is full of adults, but they lock you out of the complex like you are a child on a curfew. They don't care for their tenants. Their appliances don't even work. The space is too small and has too many problems for it to be considered livable. I would not recommend this location to my worst enemy's evil grandmother



Mani R.

San Jose, CA

👤 0 🌟 35 📷 5



10/23/2020 · 🔄 Updated review

Heads up to San Jose residents and those who care,

This apartment complex is INFESTED with Roaches. Does the front office care? The answer is no. Can you fill out a form to have your apartment sprayed and what not? Yes. Will they actually come? It's a hit or miss. When you get home from work, will there be no more Roaches, the answer is, Very Likely, but hidden. Not to mention the dead rat that was in the parking lot for days, which was finally probably picked up by the stray cats that are fed by older ladies.

Anyways, this apartment complex is infested and they don't care to do anything about it.

I am writing this review to inform all my San Jose natives, residence, and hopefully, someone who cares to correct this will see this as well.

Pictures to come.

Debby Fernandez

From: Elizabeth Elliott
Sent: Tuesday, July 26, 2022 8:48 AM
To: Lance Saleme; Congyao Tang; Debby Fernandez
Cc: Reena Brilliot; Lesley Xavier
Subject: RE: Protesting against Housing Development Plan

Good Morning Congyao and Commissioner Saleme,

I am confirming that your email, Congyao, has been received in the Planning Division and by way of my reply I am including the appropriate staff, Associate Planner Debby Fernandez, on this email thread for her review and response. Please note, your comments will be part of the public record on this item.

We appreciate you taking the time to notify us of your concerns.

Best regards,

Elizabeth Elliott
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

-----Original Message-----

From: Lance Saleme <LSaleme@SantaClaraCA.gov>
Sent: Monday, July 25, 2022 7:03 PM
To: Congyao Tang [REDACTED]
Cc: Lance Saleme <LSaleme@SantaClaraCA.gov>
Subject: Re: Protesting against Housing Development Plan

Hi Congyao,

Thank you for your input. I've forwarded your concerns to our city planning staff. Let me reassure you on a couple points... unless you live on Triton Court it's unlikely the building shadow will reach your property. Some construction noise is a part of every construction project, but they will be following the city rules in that regard which are defined to limit noise to ensure surrounding residents are not severely impacted. Parking will be reviewed to meet city standards and required to be sufficient. Santa Clara PD is more appropriate to review your crime concerns. Our objective is to build toward a safe, clean, and prosperous city.

I'm sure your concerns will be addressed by City Staff.

Thanks for the feedback,
Lance Saleme
SC Planning Commissioner

> On Jul 25, 2022, at 4:39 PM, Congyao Tang [REDACTED] wrote:

>

>

> Hi there,

>

- > I'm a new home owner at civic center drive. I just moved in this June.
- > I have never heard of this Charities Housing development plan before I moved in.
- > From the reviews of what Charities Housing have done to their other projects, I strongly oppose this project at 1601 Civic Center Dr.
- >
- > 1. Why do they have to build a 5 stories house near all the existing communities? It will severely cast shadows on the neighborhood.
- > 2. The Charities Housing never presented to us a solid plan about how to background check on their potential tenants. How do they prevent them from conducting crimes?
- > 3. The construction noise and hazard will severely deteriorate the quality of life for the neighborhood.
- > 4. The parking space on Civic Center Drive is already very crowded. Only 72 spaces for over 100 units. However Charities Housing never proved to us that they will provide enough parking spaces for their tenants. Even though other similar housing projects have low parking spaces doesn't guarantee it would work for the Civic Center Drive housing.
- >
- > Thanks,
- > Congyao

Debby Fernandez

From: Alex Shoor <alex@CatalyzeSV.org>
Sent: Monday, July 25, 2022 12:35 PM
To: Hai Nguyen; jhead@charitieshousing.org; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; Debby Fernandez; Priya Cherukuru; Ricci Herro; Yashraj Bhatnagar; Nancy Biagini; Lance Saleme; Qian Huang; Andrew Crabtree; Jonathan Veach; Reena Brilliot; PlanningCommission
Cc: Kathy Robinson; Clerk; <Projects@catalyzesv.org>
Subject: Catalyze SV Members Score Charities Housing Project on Civic Center Drive in Santa Clara

Hai and Joe,

Thank you for presenting Charities Housing's Civic Center Drive project to Catalyze SV's Project Advocacy Committee (PAC) on May 22, 2022.

Our members were very grateful to provide thorough feedback as the project comes up to a vote before the City of Santa Clara Planning Commission on August 3, 2022, followed by a vote before the City Council scheduled for late August or September of 2022.

Our members were happy to see a well-zoned project with proximity to bus routes, shopping options, and parks.

Among the best-received features were the Intensity/Zoning, which our members believe is appropriate for the area and a much-needed solution to house our teachers, service sector workers, and/or single parents.

In addition, our members liked the Sustainability elements, as well as the inclusion of appropriate parking options for vehicles and bicycles.

Yet some of our members see some room for improvement in the layout and design, as well as the provision of VTA transit passes. Overall, Civic Center Family Drive was well-received by our members and hope to see it built as a much-needed affordable housing option for local individuals and families.

- Letter: We'd like to offer our members' constructive feedback on the project.
- Scorecard: This is a more succinct summary of our members feedback, as well as a score for each applicable category. The project scored a 4.1 out of 5, which crosses our threshold for support. In other words, we support this project for approval.
- Feedback Form: We've prepared this form to make it easier for you to respond point-by-point to our members' suggested improvements. We'd like to ask Charities Housing to respond to our members' comments within 60 days from today. That would be September 25, 2022. *Is that feasible?*

In the meantime, we're happy to set up a follow up Zoom meeting to go over our members' feedback and answer any questions you might have.

In the coming days, we'll be adding the project to our website. It will include the Letter and Scorecard above.

Yours in community,
Alex

Alex Shoor
Executive Director, Catalyze SV

alex@CatalyzeSV.org | www.CatalyzeSV.org
[Get Catalyze SV apparel](#) | [Schedule time w/Alex](#)

Debby Fernandez

From: [REDACTED]
Sent: Friday, July 22, 2022 2:12 AM
To: Debby Fernandez; Debby Fernandez
Subject: Charities Housing outreach meeting as of 7/20/2022 Follow-up to the updated plans of the proposed development at 1601 Civic Center Drive

The proposed project of Charities Housing is a non-stop stressing situations for everyone in our neighborhood, most especially for the homeowners that is facing the backyard of 1601 proposed project.

As of 7/20/22, outreach meeting, CH plan to lower the building height to 1 level, and this is not enough. Still Privacy and Shadow is a negative impact with adjoining 2 stories residential home, and will remain a very significant effect in our environment. I am one of the homeowner, lives right at the backyard of 1601 building.

Privacy plays an important role for us who lives at the backyard of 1601 building. How will anyone feels if you're in our position, with 5 story building watching your move night and day, into your 2 stories home right at your own backyard...I will definitely get paranoid...

CH studied about the Shadow, it will still take all our sky view, and all we will see is a 5 story building in our backyard. No matter what CH study proven, it will remain a very significant effect in our environment.

We asked CH to not have any driveway, or parking areas at the backyard of their building, but then their plan says, there will be. The word consideration does not concerns Charities Housing...No consideration for the sake of our health smelling fumes from car exhaust day and night, and don't care about noise either.

If ever CH decided to leave their backyard at no parking areas, CH needs to secure their backyard, it will raise up safety risks, it becomes a hideaway alley for convenient dumpsite, car break ins, crime activities, drug users, and more. CH then will need a security gate.

If Charities Housing worrying about financing issues, and they cannot support our demand, An example: To lower height of their building more than 1 level, so why don't they look for a suitable area for their plan project. It's a small lot for their building project.

I was reminded, that Charities Housing is partially funded by our tax dollars.

CH plan project to have Civic Center Drive entrance and exit driveway is adjoining to Triton Court must be considered in their environment study.

*** The extent of time for drivers coming out of Triton Court, with a new driveway are lying near and involving risks of the drivers from both driveway are coming out at the same time, and people constantly walk in that sidewalk, they are liable to accident.

Hear our voices again, please—

Our neighborhood wants to stay progressive, and not regressive. Have some human kindness please.

THANK YOU ...

Debby Fernandez

From: Berge Yeghyayan [REDACTED]
Sent: Tuesday, July 12, 2022 11:03 PM
To: Debby Fernandez
Subject: Charity Housing Civic Center

Hello, I am writing about the Charity Housing project on Civic Center.

That area of Santa Clara currently does not have enough parking as it is and can not sustain a new 5 story building.

Drive by there either before or after work and you could see how crowded it is. From what I read they are not building an underground parking garage.

Please reconsider what they are planning on building near my condo.

Thanks,
Berge

Debby Fernandez

From: Song, Qing [REDACTED]
Sent: Tuesday, July 12, 2022 5:13 PM
To: Debby Fernandez
Cc: Andrew Crabtree; Reena Brilliot
Subject: Concerns regarding Civic Center Drive Family Housing Project

Dear Debby,

This is Jean, a resident of the Civic Center Drive neighborhood. I read the environmental report and read the reviews of existing Charities Housing (CH) in the bay area. The more I read and learned, the more I'm concerned about this project.

I'm afraid CH barely cares about the living conditions of their residents. Hardly does CH show respect to the neighbors. I'll write in the aspects of transportation, safety and security, amenities and construction impacts.

1) Transportation

They plan to build 108 units with only 82 parking spaces at most. Note that the average car ownership in Santa Clara county is 2 cars per household. That means, 134 cars of the residents of CH are expected to do street parking. But the current parking in the neighborhood is already overcrowded. You can find zero parking spot after 4pm in Civic Center Dr. I can't imagine what the residents can do after they come back from work but can't find a parking spot.

According to the outreach meeting organized by CH, their focus of this project is the people who make 30-50% AMI. These are working people who need to commute every day. With the poor transportation nearby (no caltrain, no VTA light rail, only 2 bus routes to Palo Alto and Baypointe station), the residents have to commute mostly by cars.

I also learned that 25% of the residents would be those who have risks to become homeless. They either recently lost their jobs, or have some medical conditions. These people either have to look for jobs actively, or need to commute to hospitals frequently. In either case, they need cars to commute.

82 parking spaces are absolutely far from enough. However, CH refused to provide enough parking space to their residents. They rejected the suggestion to build underground parking. I don't understand why they can't accommodate, but they don't seem to care about their residents, let alone the burden that will be posed upon the neighborhood.

2) Safety and security

According to the reviews of other CH locations in the Bay Area, there're many car break-ins. This poses a big risk to the neighborhood. Is CH prone to attract crimes? Does CH do any security or background check to the future residents? As someone living within 2-min walk from the proposed location, I'm really worried about the change that would be brought by the project. Will it be safe to walk in the neighborhood any more? Will there be break-ins to cars and even houses? How could we protect our fences?

The proposed project creates an entry driveway along the wall with Triton Ct, and their proposed parking lot just faces Triton Ct. How much impact would be on the existing residents?

3) Amenities

Lots of CH residents complain that the places are full of bed bugs and roaches. How CH manages the places is a big question. CH isn't willing to treat these bugs before the move-in of new residents. Again, this shows how little CH cares about their residents.

One reason that CH selected this location is the Warburton medical plaza. However, that plaza only offers urgent care and treatment for sport injuries. If the residents have any other medical conditions, such as diabetes, COVID, or cancer, they have to drive to big hospitals to get treatment. CH's claim of walking distance to hospitals doesn't really hold.

Additionally, the schools in the neighborhood are almost full. With the high density that the proposed CH will bring, how the schools can accommodate more kids is another big question. If overflow happens, parents have to drive even farther to send and pick up their kids. As discussed above about the transportation, this would be very hard for both the CH residents and the neighbors.

4) Construction impacts

According to the environmental report, the noise from the construction will be up to 90 dB. This is absolutely inappropriate to a neighborhood with so many residents. 90 dB is mostly used to build airports and railways, absolutely not for houses. The construction will also bring lots of dusts, such as PM2.5 and PM10. The proposed location is just one wall against Triton Ct. This will bring great inconvenience and risks to the existing residents. I'm really pathetic about the situation.

In summary, this project will bring extremely negative impacts on both the future CH residents and the existing neighbors. I know the housing crisis in the bay area is urgent. But please, please do it good instead of evil. Please treat all the people, both low-income and high-income, with respect. Please protect the neighborhood with improved safety and security. Please provide the necessary amenities and healthy living environment to the residents.

There're other locations in Santa Clara that might tolerate 90 dB construction noise, such as those near commercial zones. These locations could be big enough to build more parking spaces. They can also have better transportation, be closer to hospitals, and have less crowded school enrollment than the proposed location. I hope you could consider my petition and cancel this project.

Thanks for reading,
Jean

Debby Fernandez

From: Olga [REDACTED]
Sent: Monday, July 11, 2022 1:37 PM
To: Reena Brilliot; Andrew Crabtree; Debby Fernandez; Mayor and Council; Lesley Xavier
Subject: Civic Center drive development concerns

Dear planning commission, as a long time Santa Clara resident, myself along with a number of my neighbours have deep concerns and are not in favour of the Charities Housing development at 1601 Civic Center Drive for below reasons.

1) The parking requirements and spaces provided are not even close to current city general guidelines of 1:1 parking to unit ratio, also the request and the city guideline of underground parking was ignored. There is a huge concern for the us, not only is street parking currently at maximum capacity, within a several block radius, often times, the emergency fire lanes are also illegally parked in at night since there is no parking anywhere. The city and Charity Housing continues to ignore our voices for this,

This development will worsen the problem and presents a dangerous situation for the residents. The park, Triton museum and city hall, are very close, The massive increase in traffic (plus those driving around looking for parking spaces, including delivery trucks is asking pedestrians and children crossing the street to be struck. I have driven by other Charities Housing properties and the parking situation is bad around their areas also.

2) This development should be very close to public transport. It is not! CalTrain or Bart transportation hubs, are not walking distance, neither is the bus transit center across the university, especially his small kids. This location encourage the use of public transport.

3) The close by schools are already at full capacity, Scott lane elementary is drained out of resources. This housing in this exact location will be a disservice to providing children the education they deserve.

4) The general plan amendment and rezone from commercial to residential is not at all in the interests of the residents, and is against the general city plan.

Controlling careless development is exactly why we voted for current administration. The goals should be what is best for the residents and growth of the city, not what is most profitable for Charities housing developments. Simply put, there are plenty of lots that are far more appropriate for this development to be useful for Santa Clara residents. This spot simply is not it.

Sincerely
Olga

Debby Fernandez

From: simon [REDACTED]
Sent: Monday, July 11, 2022 11:33 AM
To: Reena Brilliot; Andrew Crabtree; Debby Fernandez
Subject: Civic Center development concerns

Dear Debby and the planning department.

I am writing this letter on behalf of myself and a number of long time property owners and residents on Civic Center Drive. We all have deep concern and are against the Charities Housing development at the specific location 1601 Civic Center Drive for a variety of reasons I will briefly outline that are detrimental to the neighbourhood. This project would better serve Santa Clara in a different part of the city.

The parking requirements and spaces provided do not meet current city general guidelines of 1:1 parking to unit ratio, the ratio is ridiculously inadequate and the city guideline of underground parking was ignored. Several blocks around civic center and spilling into neighbourhoods, the street parking is already at full capacity. This will massively worsen the problem. In Addition, with the park, Triton museum and city hall steps away. The significant increase in traffic, plus the volume of cars now having to circle around hunting for spaces, plus delivery trucks makes it dangerous for pedestrians and children crossing the street. Especially at the 90 degree turn on civic center where 1601 building will be. The argument that a large number of 1601 residents will not have cars and use mainly public transport simply does not correspond to reality.

Simply look at other Charities Housing properties and you will see there are just as many if not more cars than any other apartment complex.

This type of development should be very close to transport hubs. It is not near CalTrain or Bart transportation hubs, nor within reasonable walking distance to the transit center across the university, this location will not encourage or facilitate the use of public transport.

The 2 close by schools are already at full capacity and Buchser middle school not taking registrations for current school year. Having this type of housing in this specific location will not help those with children.

The general plan amendment and rezone from commercial to residential will permanently remove commercial land use intended to serve the surrounding residential areas. This simply does not align with the city's general plan.

In short, nobody is against development and more housing, rather the reckless development, and poorly thought out rezoning that goes against the city plan, ignores public safety requirements and desires of the residents.

For example, a better thought out plan would be a seniors only housing project that is a better fit for this specific location.

Your truly
Simon Y.

Received 7.9.22

Mr. Rajeev Batra,
City Manager and Santa Clara City Council
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Mr. Batra, City Council and Planning Department:

My name is Miles H. Barber, and I am president of the Executive House Condominium Association at 1700 Civic Center in Santa Clara. Our complex totals 102 condominiums in our community. When our complex was built, the rule used was, one parking space per bedroom. This has worked well for 50 years.

Our Association is very familiar with the 1601 Civic Center low-income project being proposed for Santa Clara. In addition, our board of directors have spent a considerable amount of time reviewing this proposal.

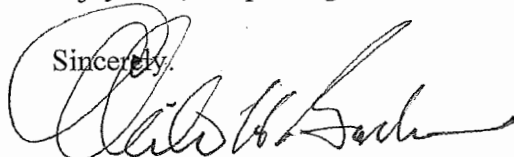
Many of our members have lived here for decades and have a good understanding of the community, the changes, infill, and growth that has contributed to our neighborhood. This began with the condos developed by Dan Texera on the east side of Civic Center, to the replacement of Underwriters Laboratory property that became dozens of townhomes. The recent infill of the Fuji Florist property has created 3-bedroom townhomes into this space that will soon be on the market. As you may be aware, these units only have two car garages.

As a result of this infill, street parking for overflow is virtually non-existent. The chance of finding a street parking space on Civic Center after 5:00 pm is virtually nonexistent. This is a serious issue for owners, tenants, visitors, delivery services, and guests.

The proposed project at 1601 proposes a point 7 (.7) parking ratio. Apparently, neighbors are to believe that low-income tenants don't drive and somehow use public transportation to access work, shopping, and entertainment. This assumption is a fallacy unsupported.

While our Association supports planned growth and infill, we do not support a five story, low income, limited parking rental project that impacts our mutual quality of life, neighborhood enjoyment, nor parking access for homeowners, tenants, and their guests.

Sincerely,



Miles H. Barber
President, Executive House Association
1700 Civic Center Drive, Santa Clara CA. 95050

Debby Fernandez

From: [REDACTED]
Sent: Thursday, July 07, 2022 9:13 AM
To: Debby Fernandez
Subject: Comments for Charity Housing planning project proposal

Charity Housing planning project proposal, and
Environmental issues—for 7/12/2022 reviews...

I continue to oppose Charity Housing planning
proposed project ,and that goes with their
environmental reports... Our community // or neighborhood wants peace of mind, and avoid years of stress ..

CH, our freedom of speech was stripped away every outreach meeting ; there has been no aggressive move to our
appeal . If you still have fairness left on you , please do not pretend you listen nor care. I am not against affordable
housing— Our neighborhood do not want to be in deep water,
so give us a better solutions by understanding our
appeal.

Lower the height of your building proposal,for the
sake of our neighborhood well being ; Shadow and

Privacy is a negative impact with adjoining 2 stories residential home ,and is very significant effect in our environment,
no matter what your study proven.

Leave backside of your building @ no parking areas,

have some consideration for the sake of our health, smelling fumes from car exhaust day and night.

Open parking lot becomes a hideaway alley for cars

break ins,dumpsite,and other crime activities... So you need security gate , and fix it promptly when
broken.

Lower your parking proportions that will increase the
severity of the already carrying capacity of parking
problem.

As of 6/29/2022 meeting, your plan proposal for main entrance and exit will be towards Lincoln street, and that's quite
acceptable for us .

Your project plan to have civic center drive entrance and exit is adjoining to Triton Court, must be considered in your
environmental study. The extent of time for drivers coming out of Triton court with a new driveway are lying near,and
involving risk if the drivers from both driveways are coming out@ the same time... People constantly walks in that
sidewalk and they

will be liable to accident because of the in & out
traffic.

Please, do not strip away the ambiance of ease
in our neighborhood ...

ACT FAIRLY—Human Kindness please—

Again, hear our voices for a better future to become
reality. THANK you .

Sent from my iPad

Debby Fernandez

From: Kevin Sloan [REDACTED]
Sent: Thursday, July 07, 2022 8:53 PM
To: Debby Fernandez
Subject: Re: 1601Civic Center Drive Meeting Details

Thank you for this, this is what I was looking for. I appreciate the help you are offering on this project.

I know there have been a lot of remarks regarding the health and shadow issues, and I want to bring up my main concern as a resident on Civic Center Drive. The parking situation on our street is already over crowded, with people parking in red zones, in the church parking lot, and double parking in spots that aren't marked. If you drive the neighborhood throughout the day and evening you will see how tightly cars are already parked, plus with the pending complex on Warburton that's nearly finished, the parking situation will only get worse.

Unfortunately, in the bay area almost everyone owns a car as it is essential for commuting. Even though the idea of low income residents relying more on public transportation, the reality is most people still own cars. Providing less than 1 spot per unit is already a way under utilizing the parking to unit ratio that is needed in the area. To better serve the parking needs, properties should provide 1 assigned spot per bedroom.

The amount of traffic and parking in the area is already way over crowded, and a large complex with inadequate parking will only make things worse.

I Also feel the need for the project to do more to our parking under ground and lower the height of the complex to better blend in the neighborhood. Adding a 5 story building next to single family homes will look out of place and impact the aesthetics of the neighborhood.

I'm all for helping those with lower incomes find affordable housing, but a new building should fit the neighborhood and current situation by being the same height as the existing office space as well as plan for an adequate number of parking.

I'm sure there are plenty of other concerns that others have mentioned but I want to make sure to voice my thoughts and concerns before anything is finalized.

Thanks
Kevin

On Thu, Jul 7, 2022, 4:43 PM Debby Fernandez <DFernandez@santaclaraca.gov> wrote:

Hello Kevin, see link below for project information and the audio from the June 29th Virtual Community Meeting. You can contact me if you have any comments or questions.

Regards,

Debby

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/420/2495?alpha=C>

From: Kevin Sloan [REDACTED]
Sent: Wednesday, July 06, 2022 2:06 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Subject: 1601Civic Center Drive Meeting Details

Hi Debby

I was unable to attend the meeting last week and was curious if you had the meeting record I could review. If I have any concerns or questions around the project and how it will impact our neighborhood, are you the best point of contact to reach out to?

Thank you

Kevin

Debby Fernandez

From: Planning
Sent: Wednesday, July 06, 2022 2:00 PM
To: Debby Fernandez
Subject: FW: 1601 Civic Center Dr Charity Housing

Hi Debby,

Forwarding this comment over to you as 1601 Civic Center Drive is your project.

Thanks,

Tiffany Vien | Associate Planner
Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450



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

From: CommunityService <communityservice@SantaClaraCA.gov>
Sent: Wednesday, July 06, 2022 12:44 PM
To: Planning <Planning@santaclaraca.gov>
Cc: CommunityService <communityservice@SantaClaraCA.gov>
Subject: FW: 1601 Civic Center Dr Charity Housing

From: Ayush Chopra [REDACTED]
Sent: Wednesday, July 6, 2022 8:22 AM
To: CommunityService <communityservice@SantaClaraCA.gov>
Subject: 1601 Civic Center Dr Charity Housing

Hi there,

I'm a permanent resident of 1690 Civic Center Dr, Santa Clara, CA 95050 and I'm really sad how the city is ignoring the plight of the current neighborhood residents about regarding the planned development by Charity Housing on 1601 civic center Dr.

Charity Housing meetings are a joke, they just call all concerns from residents as thanks for your comments and move on. The residents form the city, not elected officials - and if the community doesn't want to be disrupted you have no right to enforce your ideas on us. I'm sad this is the state of affairs but listen to the community please. There is no infrastructure to support this project- come walk down the street and you'll see.

Thanks!
Ayush

Debby Fernandez

From: nancy breuninger [REDACTED]
Sent: Tuesday, July 05, 2022 10:54 PM
To: Debby Fernandez
Subject: 1601 CONTENT Issues

Civic Center Neighbors [REDACTED]
To: Civic Center Neighbors
Mon, Jul 4 at 9:13 PM
Hi All,

A while ago, a community member asked if we know about other Charities Housing (CH) properties having issues that we should be aware of. I have done some research on CH's existing properties and found many tenant reviews on Yelp and Google.

The reviews are mixed. Some have praised the inexpensive rent and nice building. However, some reviews indicate they commonly have car break-ins and problematic tenants. One reviewer said they have sex offenders on site and another said they have violent tenant. Other common issues are hygiene such as bed bugs, roaches and rats.

For simplicity, I have only compiled the negative reviews and not the positive ones. Please review with caution that these are hearsay and take it with a grain of salt.

The issues like car break-ins and bed bugs are common for high-density affordable housing. If the reviews are any indication of what is to come for 1601 Civic Center, I don't think the project is suitable for the location. This project is more suitable for an urban environment like San Jose, or out on a busy street away from quiet residential neighborhoods. There are vacant lots on El Camino or elsewhere in Santa Clara that are more suitable for the project.

Please see attached if you are interested in reading user reviews of existing CH properties. 10 pages total.

Thanks,
Civic Center Neighbors

- Please remember to review the quality of Care and Content for 1601, the heck with the buiding.

[CH tenant reviews.pdf](#)

Debby Fernandez

From: nancy breuninger [REDACTED]
Sent: Tuesday, July 05, 2022 12:13 AM
To: Debby Fernandez
Subject: Re: Charities Housing Tenant Reviews
Attachments: CH tenant reviews.pdf

Additional information:

On Monday, July 4, 2022 at 09:13:47 PM PDT, Civic Center Neighbors [REDACTED] wrote:

Hi All,

A while ago, a community member asked if we know about other Charities Housing (CH) properties having issues that we should be aware of. I have done some research on CH's existing properties and found many tenant reviews on Yelp and Google.

The reviews are mixed. Some have praised the inexpensive rent and nice building. However, some reviews indicate they commonly have car break-ins and problematic tenants. One reviewer said they have sex offenders on site and another said they have violent tenant. Other common issues are hygiene such as bed bugs, roaches and rats.

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Please see attached if you are interested in reading user reviews of existing CH properties. 10 pages total.

Thanks,
Civic Center Neighbors

Debby Fernandez

From: Congyao Tang [REDACTED]
Sent: Friday, July 01, 2022 11:14 AM
To: Debby Fernandez; Reena Brilliot; Andrew Crabtree; Mayor and Council
Subject: Protesting against 1601 Civic Center Dr Charities Housing

Hi there,

I'm a new home owner at civic center drive. I just moved in this June.

I have never heard of this Charities Housing development plan before I moved in.

From the reviews of what Charities Housing have done to their other projects, I strongly oppose this project at 1601 Civic Center Dr.

1. Why do they have to build a 5 stories house near all the existing communities? It will severely cast shadows on the neighborhood.
2. The Charities Housing never presented to us a solid plan about how to background check on their potential tenants. How do they prevent them from conducting crimes?
3. The construction noise and hazard will severely deteriorate the quality of life for the neighborhood.
4. The parking space on Civic Center Drive is already very crowded. However Charities Housing never proved to us that they will provide enough parking spaces for their tenants.

Thanks,
Congyao

Debby Fernandez

From: Dwarkanath Sakpal [REDACTED]
Sent: Thursday, June 30, 2022 6:44 PM
To: Debby Fernandez
Cc: Reena Brilliot
Subject: Serious concerns re: 1601 Civic center dr. proposed project by CH

Hi everyone,

I am residing at Civic center dr. and this project is just behind my backyard .

We moved into this property last year with no idea that this project is forthcoming and since then we are engaged with the Santa clara county re: this project. It a nightmare for all the neighbourhood.

I strongly recommend that a **Shadow study** be performed . the city should insist on it.

Although my house is not directly abutting the proposed development , I am concerned for all the other home owners on my side. What if they want to install solar panels in their backyard or on the rooftops , how will the proposed building impact their ability to get adequate sunshine /energy?

Will the sign a **solar easement** that their development building and any proposed vegetation not block the sun ?

We have been informed that parking lot for the proposed project will be just behind our backyard . there will be noise and pollution even at odd hours .

The area has a high density and things will get totally messed up with this huge building of 5-6 stories comes up. Instead town houses with max. 3 stories is preferable.

Kindly give serious thought to our concerns mentioned above.

Thanks

DW Sakpal

Please give serious thought to this

Debby Fernandez

From: nancy breuninger [REDACTED]
Sent: Wednesday, June 29, 2022 7:33 PM
To: Debby Fernandez
Subject: Corner of Lincoln and Civic Center

Mayor and Assistants.

We would like to address some issues not discuss in the Planning Meeting of 6/29/2021.

We were having technical challenges and could not ask the following questions:

1: What criteria is used to rent. Do the people have drug, or criminal histories?
Do they have a job? Because their is no work around Santa Clara city. We also already have a theft problem of car catalytic

converters and cars! People have worked hard on careers and schooling to afford million dollar homes. Now a questionable building is smack in the middle.

2. Where is the water coming from. the fountains are all turned off and the farmers are complaining of no water for crops.

3. We (our community) asked the Planning Board over and over again for a Park. Now we get a huge building that does nothing for home owners in our community. It blocks out homeowners light etc.

Please consider these aspects before allowing such a building to be built!

Thank you very much

Nancy and Alex Dalkey

Debby Fernandez

From: Frankovitchy [REDACTED]
Sent: Wednesday, June 29, 2022 9:14 PM
To: Debby Fernandez
Subject: new housing building project

Here at 1700 Civic Center Drive we oppose to the new housing project at 1601 Civic Center Drive, especially as I heard it is a several stories high building for several reasons. The area is crowded enough, we don't want more people here. More tall buildings change the view of the area. We don't want to look like New York City or San Francisco, we want to preserve the small-town look-like features of our neighborhood. But not only that. Not only that there will be more noise, air pollution, there will be more homeless people, more crime (which already rising) in the area. There will be less parking space available, longer waiting lines in food stores and banks, etc., we are tired of it already. Altogether we oppose to that project.

Sandor Fazekas, owner of unit 213 at Executive House Condominiums.

Debby Fernandez

From: Myra Cao [REDACTED]
Sent: Tuesday, June 28, 2022 6:28 PM
To: Debby Fernandez
Subject: Deep Concerns regarding Charity Housing Civic Center Drive Development

Hi Debbie,

I hope this email finds you well. I'm a current resident living in Hillebrant Place, which is only a few hundred feet away from this Civic Center Drive Development project. I'm writing to express my deep concerns over this project as a current resident, whose life will unavoidably be severely impacted by this project.

First of all, Charity Housing ("CH") did not start this development project well. In fact, I had not been notified of anything until one neighbor told us about the news last year when CH already determined to build the low-income housing condo. I've heard about the same complaints from many neighbors. This is unacceptable. Current residents are the key stakeholders in this issue, and we have the right to be notified timely about issues that will impact our quality of life. This already made me wonder what CH is trying to hide from us.

Subsequently, since CH's possession of the land and its proposal of the low-income housing project, we experienced more thefts and illegal parking. We pointed those issues out to CH during the zoom meetings on Nov.10 and Dec.2, with the hope that CH could improve their attitude, or could at least pretend to be a good organization that cares about current residents' opinions - which is what people usually expect from a charity organization. But of course, we were disappointed again. All the issues still remain and none of our opinions were even considered by them judging from their behavior - such as moving the entrance of ALL of their parking to Lincoln Street, block access from their shared fence with their wall-to-wall neighbors, assign their parking and prevent overflow from their project into Civic Center Drive by registering and monitoring the cars on their property and ensuring their tenants do not have more than the 72 parking spaces planned into their project. None of those get done. After such a long time into it, a reasonable person can already conclude that CH is an organization that does not care about current residents' opinion, and does not care about building a harmony community. Given its track record, how can anyone trust that CH can manage the low-income housing project well? How can anyone believe that this organization is here to help people?

In addition to the above, the project itself is very questionable. As I mentioned earlier, this is already a crowded area. Is it really a good idea to build a 5-story building in such a small and expensive place? Will it really bring any benefits to CH's future customers to have such a cold and detached organization to manage this low-income project? Or will CH be the only party that can benefit from this project, which already defeats this project's purpose. The project itself is already hard to be implemented in such small space and with CH's bad Management, this just makes things worse. I highly doubt about CH's ability and attitude to manage this project, and I strongly oppose this project. If this project were to continue, I can only see a darker and darker future in this area. I don't see it bring any benefits to current residents and I don't see it bring any light to the future of Santa Clara.

Appreciate your patience in reading this long email.

Best,
Yue

Debby Fernandez

From: James Wang [REDACTED]
Sent: Tuesday, June 28, 2022 6:11 PM
To: Debby Fernandez
Subject: Response to Civic Center Housing Project

Hi Debby,

Hope you're doing well.

I recently received a notice for public review for the Civic Center Drive family housing project and saw your contact information listed for any follow up comments. I currently live on Hillbrant Pl and read through the CEQA assessment and I noticed that the study mostly focuses on the impacts around construction and existence of the property but neglects to take into consideration the impact on surrounding area with the increase in population. For example, the main issues I'm concerned about are noise, traffic, and safety. Given an increase of 108 units, I would think it's reasonable to assume a roughly 3 person headcount increase per unit or 324 additional residents in a very small area. Given the residential nature of the houses in the area, it would seem like a significant increase to population density in the immediate area which usually leads to higher levels of noise and reduced level of safety. I was on a call many months back regarding this development where the developers noted that there is already crime and noise in this area so it's not creating anything new. While I agree that this isn't new, but any significant increase in population density, regardless of background, will lead to issues, whether intentional or not (i.e. accidents).

Additionally, the development cites that there will only be 82 parking spaces included for the 108 units. There is already congestion in street parking along civic drive and there has been spill-over into guest parking in the Hillebrant Pl neighborhood (we've had cars being towed for parking in guest parking over long periods of time) and as such, I would only imagine the parking situation getting worse. While the developers have previously cited that not all units are expected to own a car, I would challenge that by adding that most families own at least 1 car in this neighborhood and many own more than one. Given that this is low income housing and the developers themselves have cited that these are career professionals who may just earn a lower salary, I find it difficult to believe that they would not own an old used car given the necessity for commuting to work, grocery shopping, etc. We've all heard of people living out of their cars when they can't afford housing so I would imagine primary transportation vehicles would not be excluded from each household. Also, besides parking issues, there is also a concern for through traffic on Hillebrant Pl. We've always had vehicles driving through the area even though there is a safety issue to children and I would expect the increase in population density to further this problem. This also applies to foot traffic as well as there may be more people cutting across private property and decreases to overall area sanitation. I believe on a previous call, one of the residents in the area cited dumping of trailer sewage on their property which they had to clean up themselves.

Lastly, I saw that the study noted that aesthetics were not taken into account as this requirement is waived for residential units. While I understand that aesthetics are generally bottom of mind when it comes to low income housing, it does significantly impact the immediate community and mental health of neighbors which can lead to long term conflicts between current residents and any new incoming ones. I believe that given the points noted, a low income housing that is in line with the current office building and the surrounding homes would be more in line with the community. If the project was limited to two stories with enough parking spaces to at least cover one vehicle per unit, then the community would likely be much more receptive to the propose. In it's current state, it feels rushed and it feels like the developers just want to push this through as they've already made a financial commitment in purchasing the land in the first place. While it is important to provide low income housing, it should not completely disregard the current residents in order to allow developers to generate short term funds at the cost of long term stability of the community.

I hope these comments can be reviewed along with everyone else's from the community and that a more appropriate propose can be pushed forth for this property. I appreciate your time in reading this and hope you have a great upcoming July 4th weekend.

Best,

James

Debby Fernandez

From: Vasily Igishev [REDACTED]
Sent: Wednesday, June 22, 2022 2:28 PM
To: Debby Fernandez; Reena Brilliot; Andrew Crabtree
Subject: 1601 Civic Center Dr

Hello,

I'm a homeowner here in the Boulevard community and I'm quite concerned about this new construction proposed by Charity Housing at 1601 Civic Center Dr.

That doesn't make any sense to me to increase the density of the Santa Clara population when there are just a few places you can go for a walk or just spend some time outside.

The lack of public areas is a shame for such a rich city and the very heart of Silicon Valley. City budget money should be spent on the homeless problem, which is huge here, especially around Civic Center.

And I don't think the apartments for low-income individuals would resolve it. That will only make it worse in the neighborhood, by attracting more homeless people around the community, regardless of what "research" says.

Why I don't see the homeless in Sunnyvale? In Mountain View? Santa Clara is the oldest city in the valley, with vivid and bright history, and today it looks miserable - the downtown and civic center both are frozen in time, just like we're back in the 80s. Look at any European city's downtowns - there are beautiful and modern public areas, people enjoy places where they live and folks from nearby cities come there to spend some bucks.

We need something like Main Street Cupertino project here. Or at least develop a good-looking park, so folks could spend time with their families outdoors.

Frankly saying, we already have a lot of noise from construction across the El Camino (Villa Bella) and new townhouses at 1900 Warburton Avenue, and any new construction will make the noise pollution only worse.

So, I could only stand new development in case it will bring profit to the community - like a green park or modern public area with retails and stuff. Otherwise, I'm strongly against this charity house proposal.

Best regards,
Vasily Igishev.

Debby Fernandez

From: [REDACTED]
Sent: Tuesday, June 14, 2022 10:43 AM
To: Debby Fernandez; hnguyen@charitieshousing.org
Subject: Civic Center Drive Family Housing Project

OPPOSE the General Plan Amendment from Community Commercial to High Density Residential, Rezone from General Office (OG) to Planned Development (PD) and Architectural Review.

The project will have a significant impact on the environment. Increased traffic, lack of parking, increased crime, and probably shootings.

USPS has no capacity of servicing increased housing because of lack of staff. Currently, mail delivery does not occur daily, is delayed, and once we did not get mail for 4-business days.

The whole idea of creating low income housing in an entire building is outdated and harkens back to the projects of the 1950s and 1960s. It created pockets of poverty, increased crime, drug dealing, shootings, etc. Smart cities no longer build consolidated low income housing, because of the problems it creates for the community, police, and for a good quality of life.

The best way to create low income housing is to spread it out throughout the entire community. Every project, be it for individual homes, condos, or apartments, should have ALL income levels.

The neighborhood, the entire block, where the project is proposed is low density, and incorporating high density would not fit with the neighborhood.

Furthermore, no adequate mitigation measures have been proposed, and the project and the City both have not been respectful in engaging with the existing community. The project is being ramrodded through, without really listening to and addressing the community concerns. City Council meeting at 1:00AM for agenda items regarding this project in order to HIDE issues is not good faith. Hope Charity meetings with residents, where are questions are NOT answered is NOT good faith.

The project as proposed will be a major disaster for the community and for the City of Santa Clara.

The City has a history of poor planning. Just walk around the City and observe the mis-mash of housing. This project will take away the sense of community that is essential for safety and security.

As a senior citizen, and decades long resident, I will no longer feel safe walking in my neighborhood.

Thanks,
Edna T. Pampy
1680 Triton Court
Santa Clara, Ca 95050

Sent from [Mail](#) for Windows

Debby Fernandez

From: Debby Fernandez
Sent: Wednesday, February 02, 2022 8:01 AM
To: 'Brent Strysko'
Cc: [REDACTED]
Subject: RE: 1601 Civic Center Drive Concerns

Hello Brent,

In response to your inquiry below, properties within 500 feet of the project site boundaries were mailed a community meeting notice by the applicant (see attached notice). You may be outside this radius. If you did not receive the notice and you would like to receive future notices of upcoming community meetings and public hearing meetings on this item, please send me your address and I will add you to the mailing notification list. You can also visit the City's projects listing webpage for project information

[1601 Civic Center Drive | Projects Listing | City of Santa Clara \(santaclaraca.gov\)](#)

Note, there is also a link to responses to public comments received on the webpage submitted for the project.
<https://www.santaclaraca.gov/home/showpublisheddocument/76173/637781097800270000>

Thank you for your comments below. They will be made part of the public record.

Regards,
Debby

From: Brent Strysko [REDACTED]
Sent: Monday, January 24, 2022 3:09 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; gsciara@santaclaraca.gov
Cc: [REDACTED]
Subject: 1601 Civic Center Drive Concerns

Hi Debby and Gloria,

I am the homeowner of a Live / Work townhome in the Catalina community and only recently became aware of the proposed project at 1601 Civic Center Drive. Should I have received a community notice flyer in the mail?

In addition to the concerns in regards to:

- (i) insufficient parking
- (ii) absent management and security of the property thus far by Charity Housing (homeless are still residing near and possibly inside the property)

raised by other members of the community (which I share), I also wanted to understand what the city's vision for the El Camino + Lincoln intersection now is. Before purchasing this property I was very excited by the El Camino Real Specific Plan envisioning professional work units on the El Camino side of Catalina pulling in foot traffic from Civic Center Park and dedicated commercial space at 1601 Civic Center Drive. However, now with the proposal for this corridor to be high density residential housing, it seems this area is trying to be a commercial, residential, and rapid rehousing area all in one. Any increase of vehicles parked on the street, will (sadly) result in more smash-and-grabs driving away further business.

While I understand why several neighbors would like this lot to be a park, I also understand the logistical and financial challenges this poses to the city. Has it been considered this lot remain a commercial space or be rezoned to community mixed use (with a combination of low-income and live/work units similar to Catalina)?

If you have not done so recently, I advise you to drive around this block to understand the existing concerns.

Thanks,
Brent Strysko

Debby Fernandez

From: KEYHAN SINAI [REDACTED]
Sent: Sunday, January 09, 2022 10:22 PM
To: Debby Fernandez
Cc: Reena Brilliot; Andrew Crabtree; Deepa Hotchandani; Morteza Shafiei
Subject: Summary of zoom meeting with Charities Housing 1601 Civic Center Drive Project on Dec. 2 2022
Attachments: Summary_of_Zoom_12-2-2021_Meeting_with _Charities_Housing_Rev_1-9-22.pdf

Dear all,
Happy New 2022!

On behalf of the HOAs (five) that participated in the zoom meeting of Dec. 2 2021, I am submitting the following letter for your consideration and tracking. We appended our Summary letter for the Nov. 10 2021 meeting with CH, with new questions in RED and also appended answers we received to our Nov. 10 2021 questions (fourteen) in RED. Once you read the letter , it will become clear how little CH has answered our questions/concerns from the two public meetings on Nov. 10 and Dec. 2 . There are 22 days between the two meetings with negligible tangible outcome to our neighbors. The evasion, deflection and lack of candor was shocking, and this raises serious questions about the efficacy of this type of "engagement". We respectfully request answers by **CH to all our questions** before moving further in the public engagement/approval process.

We appreciate the engagement and effort that City Staff, especially Debby Fernandez, have expended in monitoring and tracking of our concerns. We appreciate your acknowledgement of receipt and any action taken.

Best Regards
Keyhan Sinai

Debby Fernandez

From: Debby Fernandez
Sent: Monday, December 06, 2021 8:47 AM
To: [REDACTED] Reena Brilliot
Subject: RE: CHD Project DETAILS as of 11/10/2021

Thank you for comments. They will be made part of the public record for Planning Commission and City Council consideration.

Regards,
Debby

-----Original Message-----

From: [REDACTED]
Sent: Friday, December 03, 2021 10:39 PM
To: Reena Brilliot <RBrilliot@SantaClaraCA.gov>
Cc: Debby Fernandez <DFernandez@santaclaraca.gov>
Subject: Re: CHD Project DETAILS as of 11/10/2021

and 12/2/2021

CHD is trying to push through a dense 5 story 106 rental units with 72 parking exclusively low income apartments at @1601 civic center drive and Lincoln Street, across the City Hall, about 1 to 2 minutes walks from my house, situated @ the backyard of this 1601 building. The neighborhood continues to oppose this project, and suggesting building should be no more than 2 levels— parking spaces should be minimum 1 parking per bedroom + guest parking.

17 single family homes is just @ the backyard of 1601 civic center drive building Parking spaces that was designed @ the back of 1601 building should be located by Lincoln Street, in front of City Hall, due to health hazards issues, exposure to polluted air from exhaust of potentially malfunctioning cars just few feet away from 1601 building backyard.... The existing property is NOT ZONED for high density housing.... Apparently the developer has applied for a zoning amendment with the city of Santa Clara.... We're not anti-affordable housing, this is about preventing a developer from pushing an unpopular project @ a prime spot, which happens to be our backyard... The CHD needs to stop piling people in one place.... CHD should look for a right or suitable area for their housing project.

SHADOW is important for everyone, and that goes without saying Noise, Traffic, School, Petty Crimes, Parking, Homeless people with mental problems, Drug Users, Car thieves, and I can name more are important to quality of life... My question, what will happen when CHD cannot fund their housing anymore; what I gather was, it will turn to the government to fund it, and assist the homeless people for their housing.

The City needs to preserve the quality of life in our community.... Health hazards can be prevented and that goes to our safety concerns, especially in the near future to come Our community actually needs a neighborhood Park, instead for an already dense population.... The City mentioned about Park Project underway in the neighborhood this coming year... Please accommodate our neighborhood for your park project... The City has park fund, to allocate to New Park.... Our community will continue to voice out our concerns to counteract this ongoing issues.

This proposed ultra dense CH project has been stressing us completely, it's overwhelming, and it's a torture to our existence.

Our community wants to move forward to be progressive to a peaceful living, safe, orderly community, and not regressive.

To all the City members, you are the pillar of our community strength—

Make Santa Clara a better place to live and work .

THANK You.....

On Dec. 2, 2021, multiple HOAs along Civic Center Drive held a zoom meeting with Charities Housing regarding the proposed development at 1601 Civic Center Drive. An overwhelming majority of HOA residents along Civic Center Drive are against the current proposal in terms of height, layout, available parking, etc. and instead support a City Park on the site of "1601". We ask that the City ensure that our concerns are addressed before providing any permits to this development. The meeting took about 124 minutes. 50 minutes were spent on our HOAs' presentation, 25 minutes were allocated to resident questions; Debby Fernandez, our City planner took about 8 minutes clarifying the planning process, the current 2010-2035 planning cycle, and how the "1601" project defaulted to the General Plan once the ECR Specific plan was delayed. It was encouraging to hear that the City staff is aggregating and compiling our community concerns under "themes" to preserve the community input. Charities Housing had about 41 minutes to comment and respond to questions. Most of the questions **were the same as those raised** during the previous November 10, 2021, Community Meeting. **We were disappointed that with few exceptions, questions from the Nov. 10, 2021, were unanswered.** Our community came away with a re-enforced belief that Charities Housing **is deliberately evasive and refuses to be accountable for its past actions or provide guarantees that it will be a good future neighbor.** CH has not acknowledged any role, let alone responsibility, for the 13 months of hell it put our community through by not placing a security fence around its property. Is it CH's intent to kill time by engaging in "process discussions" and drawn-out meetings which sap the energy and focus of our community? Between Nov. 10 and Dec. 2, 2021, our community spent over 220 minutes in direct engagement with CH and got very few straight answers. We propose that our questions be answered prior to any further meetings. Business etiquette dictates that there be a **tangible, and measurable outcome for each meeting before proceeding to Mr. Head's proposed "focus groups"**. Meetings for the sake of meetings do not get us far. We were also **very** disappointed to hear Mr. Head, falsely state that our community had accused CH of misrepresentations *to the City*. He later retracted his statement but only after our objection that our statement was that CH has not been transparent with its *neighbors*. As far we know, CH *never disclosed to the City or us* that 25% of its tenant pool would come from Rapid Rehousing. Or to disclose if background checks are required for Rapid Rehousing prospective tenants, or if such checks will prevent tenants with criminal backgrounds from becoming tenants. As an example of how evasive CH was during the Dec. 2 meeting: In the last minute of the meeting an insistent neighbor was finally able to get a 2 second confirmation from Mr. Head that indeed Rapid Rehousing tenants are allocated up to 25% of the tenant pool. CH made no response to our previously proposed parking solutions. It appears they feel the City or the neighbors are by default responsible for coming up with "solutions" to problems they create. Is it CH's intention to dodge answering hard questions, while checking off boxes such as "has the

project engaged with community?" as part of the formal approval process? Changing the question, evading 2 second answers, talking 'process' generalities ad infinitum, are hall marks of a deceptive, obstructive, and nontransparent approach. It is not our community's job to extract confessions out of CH about their true intention and plans. Below we have duplicated our questions from the Nov. 10, 2021, meeting and any answers we received during the Dec. 2 meeting, in RED. Additional questions from the Dec. 2 meeting are appended to the end in RED.

1. We will not accept a 5-story 60 feet high building with 106 units next to 2-story single family homes. We will lose the view of the sky and be boxed in next to a tall building 4 times the height of our homes. Our privacy will be impacted adversely. **We will not accept any building higher than 2 levels next to our homes**, the same as the height of the current commercial building on 1601. A 60 feet tall building with 72 unassigned parking spaces **will destroy the look and feel of the neighborhood**, and requires a substantial revision to recent plans for the neighborhood. Can "Charity" please disclose how many of their executives or architects actually live next to a building 4 times as tall as their personal homes?

Answer: No comment or answer to any of the above, other than:

Question: Will "Charity" revise their plan to 2-stories? Answer: No

Question: If "no", why not? Answer: variety of reasons, no specifics given.

2. The application shows 17 parking stalls and a driveway next to the common fence with Civic Center Village HOA. Several more parking spaces are visible from our windows. **We will not accept a driveway, or parking stalls next to or visible from our windows or fence. This would be only 12 feet from our living space and kitchen areas.** We will be exposed daily to smoke and fumes from potentially malfunctioning older cars. Noise and traffic from cars and foot traffic from people will disrupt our sleep and working hours, as it did for 13 months, while "Charity" conveniently ignored our safety and wellbeing. **We ask that "Charity" relocate the driveway, access to parking, and parking stalls to be from Lincoln Street.** We do not wish to see a parking lot or drive-way from our windows. The Lincoln Street side of "1601" is far more suitable for access to parking and a drive way. **We also ask that "Charity" install assigned parking space in the ratio of 1 car per bedroom rented, and enforce this via a residential manager and private security at its own cost.** This may require installing multi-level underground parking on the Lincoln St. side of "1601. We need a green area next to our homes, free of hazardous fumes from potentially malfunctioning cars, noise, and traffic. The driveway "Charity" proposes next to our homes will inevitably turn into a dumpster. For 13 months SCPD's response to dumping behind our homes was delayed or non-existent, probably because SCPD had higher priorities. Since the drive way and parking stalls are not visible from Lincoln St., it is difficult for the City to enforce the code. We

ask "Charity" to hang its dirty laundry along Lincoln St. so it is visible to code enforcement, the police, and City Council members. For a long 13 months we suffered from petty crime and blight behind our fences because it was hard to see or monitor from Lincoln St. This made it easier for "Charity" to get away with their gross negligence for as long as they did. We ask that "Charity's 13-month gross negligence in maintaining and securing their property and endangering the health and safety of their wall-to-wall neighbors be given serious and prime consideration in considering the approval of their project.

Answer: No comment, acknowledgment, or answer to any of the questions in 2.

3. We believe low-income tenants are less likely to afford EV vehicles or "clean" cars. They are far more likely to own older and potentially malfunctioning cars. We ask that "Charity" make an inventory of the types of cars their tenants own and make a periodic report to the City. Exhaust from such older potentially malfunctioning cars will poison our air and homes. Noise from traffic, people slamming doors and speaking or yelling loud at night will disturb our sleep. During the day, traffic and noise only 12 feet away from our home offices will ruin our work-from-home livelihood. During the 13 months from April 2020 to May 2021, when "Charity" refused to secure their property with a fence, wall to wall neighbors had to deal with shady people smoking or consuming drugs inside cars with tinted glass or in the open area next to the fence, because it was not visible from Lincoln St. We ask that "Charity" screen tenants for drug use and criminal background checks, and ban Marijuana and other drugs on their premises. We do not wish to smell dope when in our homes. In addition, we know from experience, how in many "affordable" apartments, when tenants leave, they dump old furniture along the driveway for the landlord to haul away. Before long the driveway "Charity" proposes next to our fence becomes a convenient dumpster and hiding place for drug users, and bicycle thieves, as it did for 13 months. We will not accept any driveways, walk-ways or parking stalls next to our fence. The current alley next to our fence is an access point for trespassers who continue to poke holes in the fence. **We ask "Charity" to block access via car or foot traffic to their property from along the wall-to-wall fence with Civic Center Village HOA.** This means no drive ways, walk ways or access to the property from along the fence.

Answer: No comment, acknowledgment, or answer to any of the questions in 3.

4. There is only **72 unassigned** parking stalls in the "Charity" application of 8-13-2021. This is a shocking reduction from the 96 spaces in the original proposal of 12-8-2020 and results in 0.7 parking spaces per unit. In response to an FAQ for Charity's property on 397 Blossom Hill Road, San Jose, "Charity" states: "parking is not a factor in CEQA", implying "Charity" doesn't care about parking as long as it cannot be challenged based on CEQA. This is proof to us that "Charity" has a track record of disregarding the reality

on the ground and wishes to get its way regardless of the cost to us. Almost everyone in our neighborhood agrees we are suffering from a severe parking shortage. Previous developments all underestimated the need for parking. Developers and flawed studies by highly paid consultants who only serve the interests of developers are to blame. We the neighbors know more about the parking in our neighborhood than consultants whose motive is to sanitize developers' profit-driven projects.

We ask that "Charity" allocate 1 assigned parking space per bedroom and if necessary build underground multi-level assigned parking to prevent spillover of parking into the neighborhood. We ask that "Charity" (not the City or neighbors) be responsible for monitoring, maintaining, and enforcing the parking spaces allocated to its project throughout its lifetime, and accept the cost of doing so. We ask that parking space be assigned in every lease and that "Charity" take vetting steps so that their tenants strictly adhere to the parking space assigned to them and maintain their cars so that there is no pollution from their cars. This includes verifying the number of tenants in each unit, checking DMV registrations under each renter's name on an annual basis to disqualify or evict tenants who own more cars than they are assigned to have (i.e. cheat), prohibiting malfunctioning cars on their property, and for "Charity" to pay the cost of renting garage space, if their tenants exceed their allocation of assigned parking spaces. We also ask that "Charity" annually report the results of "1601"s "parking space utilization" to a joint City and neighborhood watch-dog committee who shall have the authority to impose fines in case the project exceeds its allocated parking. We believe if "Charity" truly believes that 0.7 spaces per unit is adequate for their project, they should put their pocket where their mouth is, and not saddle their neighbors with a serious parking problem. The concessions "Charity" claims must have a basis in reality. "Charity" must be willing to adhere to the assumptions underlying the concessions it feels entitled to, and not shift the cost of compliance and enforcement to neighbors and the City. There is no one-sided- "affordability" lunch.

Answer: No comment, acknowledgment, or answer to any of the questions in 4.

5. Charity's project will negatively impact the environment: To our understanding there is only one EV charging station in "Charity's plan, making it clear that even "Charity" does not anticipate its tenants will own EV cars. "Charity" is already profiting from a long list of tax exemptions, environmental policies, waivers and concessions on parking, density, height, setbacks, etc. Why does it not do its part by having more EV stations? Surely they can understand when there is a shortage of parking, cars tend to circle the neighborhood several times, producing more green-house gases and pollution. It is very likely that low-income tenants pack their apartments with more residents than the lease allows, and own more polluting cars. Each tenant needs a car to go to their job so they can afford the high cost of living in this area. Working people cannot afford the risk of using unreliable public transportation to get to their jobs, which may be during grave-

yard shifts and odd hours. Why then does "Charity" assume each unit will have 0.7 parking spaces? This will have a serious and lasting negative impact on our quality of life and environment. In the FAQ for their 397 Blossom Hill project in San Jose "Charity" claims "parking is not a factor in CEQA" and that they only "occasionally hire paid security" as "warranted". This will surely lead to another disaster in our neighborhood. "Charity" took 13 months to put up a fence and that was only after the damage to their neighbors was already done. Security should not be left in the discretion of "Charity", or their sense of "charity". **We ask that "Charity" have a resident manager and 24/7 hired security and make that contact information available to the community and guarantee the cost of enforcement.** "Charity" cannot again pass the cost of security and parking enforcement to the City or us neighbors as it did for 13 months. If "Charity" cannot "afford" the cost of security and parking enforcement, 2 level housing, etc. then perhaps it should consider an "affordable" economically viable area in Santa Clara better suited to density, and not insert this ultra-dense project in an already congested neighborhood. In the same FAQ "Charity" claims "enforcement" is the City of San Jose's responsibility. During our 13 month ordeal, "Charity" routinely shifted the cost and burden of reporting and monitoring crime and blight to us neighbors and the burden of enforcement to the police, while completely absolving itself of any responsibility to monitor or secure their property. We have no assurance that promises "Charity" makes today will be kept tomorrow. Does anyone hold "Charity" accountable for exercising the "charity" in its name?

We realize it is Kathy Robinson's job to be the apologist and publicist for "Charity". We believe "taking responsibility" and owning a "problem" improves credibility. Regrettably, we see no indication of such a good-neighbor quality in "Charity". Please note the denial and total lack of accountability in the following published report on "Charity":
<https://sanjosespotlight.com/east-san-jose-housing-group-looks-to-hold-developers-accountable/>

"Peter Ortiz, a community organizer and policy advisor for the Alum Rock Santa Clara Street Business Association, founded the East San Jose Tenants Coalition in early April after a San José Spotlight article revealed deplorable conditions at Renascent Place, a homeless housing site. The site was developed by Charities Housing and managed by the John Stewart Company. One resident called Renascent Place "nasty as hell" with broken windows, exposed wiring and an overwhelming smell of mildew.

Ortiz grew concerned when he learned Charities Housing planned to construct one or two apartment complexes on Alum Rock Avenue in East San Jose. Kathy Robinson, director of development for Charities Housing, said it typically develops, owns and manages all of its properties.

"We decided to have John Stewart manage Renascent Place for us...because it was so large with 160 units, and because it's 100% permanent supportive

housing,” Robinson said. “In many people’s opinion, John Stewart is the gold standard for managing this extremely difficult population. We thought it was a good idea to hire a professional so it could be done well.”

The “Gold Standard”?! Is this how “Charity” monitors its “gold standard” sub-contractors? Is the 13 month ordeal we suffered due to the lack of a \$2000 fence, another example of the “gold standard” “Charity” aspires to? We extrapolate from our own 13-month hellish experience and that of others that “Charity” will surely destroy our neighborhood.

In retrospect, it is clear Charity’s refusal to put up a fence for 13 months was seriously detrimental to the homeless and very low-income individuals they claim to advocate. We witnessed at least one trespassing arrest of a mentally challenged individual . When “Charity” boarded up their building in June 2020, they effectively evicted the homeless from the inside of “1601” to the outside parking lot. By doing so and their refusal to put up a fence they made the evicted individuals vulnerable to trespassing arrests, crime, the elements, and other hazards. “Charity” even removed the garbage can from their property and suspended garbage service, to save a few dollars, while trash/garbage generated by the evicted persons accumulated behind our homes. In which book does this conduct qualify for “Charity” towards the homeless and very low-income individuals?

Answer: No comment, acknowledgment, or answer to any of the questions in 5.

6. City planning is done on a 70–100-year scale. Our homes were zoned and built only 30 years ago with that 60-100 year view. Why is “Charity” campaigning the City to suddenly change plan after only 30 years? Why cannot this “Charity” do its ultra-dense project elsewhere in more suitable areas of the City and stop uprooting neighbors who cannot afford to purchase homes that have appreciated 25% in the last year? “Charity’s project is neither affordable nor charitable to us.

Answer: Debby Fernandez, our City planner, answered the part of the question clarifying the planning process. However, our dilemma of being uprooted remains. Is the State, the City, or Charity Housing going to offer us subsidized affordable housing and relocation as well?

7. “Charity” campaigned hard and secretly behind our backs to sanitize their proposal of 12-8-20 and are only contacting us now after they contacted every City Council Member without our knowledge. This is in the context of their ignoring wall-to-wall neighbors’ requests for direct contact for a full 13 months to put up a fence. The petty crime that occurred on the “1601” property turned neighbor’s lives **into a living hell** during the Covid pandemic. An RV dumped its toilet tank within 20 feet of our living areas at 11:30 pm on Friday April 16 2021 (SCPD Case # 21-0416162). To date, neighbors impacted

by this criminal incident have received no acknowledgement or apology. Instead we all witnessed the dismissive smile on Mr. Hai Nguyen's face during the Nov. 10 zoom meeting, when this incident was mentioned. Would Mr. Nguyen ingratiate us with his dismissive smile if we were City officials or the SCPD? His smile messages an arrogant sense of "impunity", that no matter what you neighbors say "we are not sorry and will get our way". We hope the City thinks otherwise. This and multiple other dumping and petty crime incidents were entirely preventable if "Charity" had put up a \$2000 fence around their property earlier. To put their negligence and lack of caring in context: "Charity" has been ingratiating itself to SCPD and the City with the "Charity" in its name. In June 2020, they were notified via SCPD that trespassers were sleeping in their building and using the bathrooms. Within a short time "Charity" boarded up their building to make it amenable to SCPD who started using the building for training. Why then did they ignore our calls for 13 months to put up a fence? Their conduct towards the homeless occupying their building was also reprehensible: 1st: They were evicted from inside to outside the building disturbing the neighbors' peace and security. 2nd: At least one was arrested. 3rd: The cost of police visits and neighbors monitoring was staggering compared to the cost of a fence. Why did this so-called "Charity" ingratiate itself to the respected and high-profile SCPD, while hiding from us and ignoring us? Why were they able to afford the cost of boarding up every window and entrance around their building but not the lesser cost of a fence? What stopped "Charity" from ingratiating their organization to us when we needed them? Why such selective "charity" towards SCPD? We believe the homeless people arrested on "1601" would have not been arrested if "Charity" had put up a fence to keep them out so they would not be charged for trespassing. Hitherto, "Charity" has treated us neighbors too as "disposable" toilet paper and an afterthought. They want our approval now because they want to maximize the "1601" project's approval chances. Please inform "Charity" to stop insulting our intelligence, don't add insult to injury, and stop shoving a 60 feet tall building down our neighborhood's throat. Even if they succeed, it will not make for good long term relations with Santa Clara residents.

Answer: No comment, acknowledgment, or answer to any of the questions in 7.

8. The "Charity" proposal of 12-2020 contains a detailed list of concessions and waivers they feel entitled to claim. Their application of 8-13-2021 however deletes all such references. We ask that "Charity" re-insert these back into their application or separately provide as an addendum, a detailed list of the concessions and waivers they are claiming. We ask that they include the underlying calculations and rationale used to claim such waivers/concessions, and list references to the supporting sections in California Housing Law (e.g. sections in AB 2345 or other Housing Laws) invoked to claim such exemptions. We are confident "Charity" has this information and ask that they disclose and release it to us.

Answer: No comment, acknowledgment, or answer to any of the questions in 8.

9. We noticed "1601" was originally shown as part of the El Camino Real Specific Plan. In fact the proposal of 12-8-2020 states "pending approval of the El Camino Real Specific Plan ". How was "Charity" able to "switch plan" and now seek approval under a modification of the General Plan? Who approved their exit from the El Camino Real Specific Plan, especially after the ECR Specific Plan was delayed? Why was this process so opaque? What happens if every developer is allowed to switch plans as they please? We ask if this was done to avoid adherence to the objective standards being proposed under the now-delayed El Camino Specific Plan, which would have reduced the density and concessions "Charity" is claiming.

Answer: Debby Fernandez, our City planner, clarified that once the ECR Specific Plan was delayed, the "1601" project defaulted to the "General Plan". We observed how CH eagerly answered this question, which is related to the City, while avoiding hard questions relating to themselves.

10. To the City: Is it really a good idea to have a high concentration of low-income people in a small area? Why not plan for 10-20% affordable housing for every market price housing development, and spread out the low-income? That way everyone would be well integrated into the community, and low-income people can equally benefit from schools and public amenities. Limiting a large number of low-income people in one small place is similar to segregation.

Answer: No comment, acknowledgment, or answer to any of the questions in 10.

11. Santa Clara already provides more affordable housing units than neighboring cities AND there will be plenty of opportunities to spread affordable units throughout the many projects coming online within the next 5-10 years. This high-density tower of low-income residents is a horrible and short sighted idea. It is "unaffordable" environmentally, and fiscally. It is only "affordable" to "Charity", which can add to its profit margins by passing on the cost of its for-profit-but-tax-exempt business to the City and its neighbors as its questionable track record and misleading name indicate.

Answer: No comment, acknowledgment, or answer to any of the questions in 11.

12. How does "Charity" guarantee that its building, which would be on top of a water table less than 10 feet deep, will not sink or collapse, potentially onto nearby homes? It has been 30+ years since the 1989 earthquake and this area is ripe for the "big one".

Answer: Joe Head commented that CH cannot **afford multi-level parking** because of the presence of the water table and risk of an earthquake. We are puzzled why CH can afford a 5-story building but not a multi-level parking? There is a flaw in this logic. Why

is the presence of a water table detrimental to multi-level parking above/below ground, but not to a 5-storey building? Why not reduce the number of units /stories so that no multi-level parking is required in the first place? CH evaded answering this question directly. The “answer” they gave was self-serving in every respect, and logically flawed.

13. We are concerned “Charity” may house very low income formerly homeless or unhoused people eligible under the Rapid-Rehousing assistance program. As we understand, government guidelines do not allow background checks or mental assessments of such applicants. Rapid Rehousing assistance is offered without preconditions, such as employment, income, absence of criminal record, or sobriety. We ask that “Charity” disclose whether it plans to rent to individuals eligible under the Rapid Rehousing program.

Answer: A brave resident extracted a “Yes” from Joe Head in the last minute of the meeting. Up to 25% of the tenant pool is allocated to Rapid Rehousing tenants. But there was silence on how background checks for tenants would be practiced, if at all. Our community is concerned that a negative background check cannot be used to automatically disqualify a tenant. This adds to the risk profile of our neighborhood. Several neighbors expressed concern that tenants with violent, or sex-offender criminal unchecked backgrounds live in proximity to neighborhood children and the daycare at the church on 1700 Lincoln St.

14. Please make no mistake: For 13 months “Charity” refused to engage or reveal its identity to us with the express purpose of preempting our opposition to its 12-8-2020 proposal. They hid from us while diligently working behind the scenes to move their proposal forward. We were shocked we knew nothing about their 12-8-20 “proposal” while most of the Council knew about it. Their lack of transparency and misleading name has bred a huge distrust and opposition in our neighborhood. Their project has now existed for 12 months, budgets have been diverted to it, amongst other sources, from the Santana West settlement. Significant mind-space and traction has been achieved at the expense of us Citizens. During the public meeting we heard two lobbyists and one “native” Santa Clara support “Charity”. We believe the native “Santa Clara” claiming “Charity is being “blamed” for things “it did not do”, is a beneficiary of “Charity’s “affordable” housing. We ask that the City set a rule for any speaker, who derives a benefit or is connected with “Charity” directly or indirectly, identify themselves as such, and disclose the nature of their relationship with “Charity”. We neighbors are concerned “Charity” will bring individuals affiliated or benefiting from its projects, show up in public meetings to downplay the overwhelming opposition to this project.

Answer: No comment, acknowledgment, or answer to any of the questions in 14.

In addition to the 14 items above, during the Dec. 2, 2021 meeting, new questions and concerns listed below were raised:

Dec. 2 Q1-A neighbor raised questions about the shadow analysis presented by CH.

Mr. Head claims that the existing building casts more shadow on our homes! This is not

true. At least 3 of our homes have a **fully unobstructed view** because the existing building is located in the corner of 1601. It is clear to us Mr. Head has never visited the back yard of the 1601 property to understand the impact of the proposed 5-story building. He seems to trust the software that spit out the 0.7 parking ratio or the shadow analysis more than his neighbors. So much for mutual trust.

Regrettably, Mr. Head displayed a penchant for scaring us (for lack of a better word) with the potential for a 100 feet commercial building using the existing zoning “without any additional approvals” if our community did not agree to the “better” alternative of a 5-story rental building. He also implied there were “plans for a taller building” in place before they came up with their proposal. We are puzzled what the reference to a “taller building” means, which is presumably worse than the proposed 5-storey building. We would also like to remind Mr. Head, with all due respect that bullying one’s neighbors with the cryptic and vague possibility of a taller building “if we don’t agree to the 5-storey version”, does not go very far to create the kind of “dialog” that he would like to establish with our neighbors. What are you really saying Mr. Head? Why are you even mentioning a 100 feet building? How is it relevant?

Our wall-to-wall neighbors are concerned that the shadow cast by a 60 feet building will reduce the economic feasibility of solar roofs during the renewal process and negatively impact our 30+ year homes. State law guarantees access to economically viable solar roofs and sunlight and we believe a 5 –story building casting a shadow over our homes violates State Law.

Dec. 2 Q2-Another resident commented how unsafe it is to have a driveway entrance to the 1601 property from Civic Center Drive, and that increased traffic along Civic Center Drive will increase the possibility for accidents, petty crime, and vandalism. Families crossing the drive-way with their children, bikes, or pets are at risk of collision with cars passing through the entrance drive way. Civic Center Drive is becoming a pedestrian-unfriendly neighborhood, even without the “1601” project. Whatever happened to the idea of a “pedestrian-friendly” neighborhood?

Dec. 2-Q3-What is the estimated cost for this project?

Dec. 2-Q4-Will this project be funded by SCC Measure A? - If yes, how much?

Dec.2-Q5-How much of cost of the Project will be paid by City of Santa Clara?

Dec. 2-Q6-Who will have ownership of the property after it is built? What is the annual cost to the City/County after the building is placed in service?

Dec.2-Q7- Will this Project qualify for SB-35 provisions after the General Plan Amendment and Rezone is approved?

Dec. 2_Q8- Is there any safeguards against Charity Housing increasing the percentage of units reserved for Rapid Rehousing tenants **after** the building is placed into service?

Dec. 2_Q9- Will Rapid Rehousing tenants receive Section 8 rental vouchers, and if so, will those be accepted by the landlord (Charity Housing)?

Dec. 2_Q10- Several neighbors raised concerns about the parking study proposing diagonal parking along Civic Center Drive. We believe the proposed solution is a short-term patch that will quickly lose effect once the "1601" project with its 0.7 parking space per unit is adopted. And that it will aggravate safety and traffic hazards.

Debby Fernandez

From: Debby Fernandez
Sent: Monday, December 06, 2021 9:09 AM
To: Jamie Lau
Cc: Gloria Sciara; Reena Brilliot
Subject: RE: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hello Jamie.
Thank you for your comments below.
Regards,
Debby

From: Jamie Lau [REDACTED]
Sent: Friday, December 03, 2021 12:05 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Cc: Gloria Sciara <GSciara@santaclaraca.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>
Subject: Re: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hi Debby,

We are concerned about the type of tenants that will be brought by the rapid rehousing, due to the fact that they don't discriminate background, substance abuse or mental illness. The program supposedly to accept all people in need to help them out of homeless. Criteria of program is that they are certified homeless and earn less than 30% average median income.

For your information, there is a kids daycare just adjacent to 1601 Civic Center Drive. It's a daycare run by the neighboring Korean Church. They share the same property fence. It would be concerning to have unchecked tenants living next door to a child daycare.

I hope City Planning will take all risk factors into considerations when reviewing the 1601 Civic Center application.

Thank you,
-Jamie

On Dec 3, 2021, at 11:22 AM, Debby Fernandez <DFernandez@santaclaraca.gov> wrote:

Hello Jaime, thank you for the information. I had to leave about 7:15 last night so did not here the discussion.

Regards,
Debby

From: Jamie Lau [REDACTED]
Sent: Friday, December 03, 2021 10:31 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Cc: Gloria Sciara <GSciara@santaclaraca.gov>

Subject: Re: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hi Debby,

FYI, at the end of last night's meeting, Charities Housing confirmed that it will have at least 25% Rapid Rehousing tenants. Not sure if you have already left the zoom call at the time, so just letting you know.

Page 8 and 9 of the following county of Santa Clara doc says rapid rehousing program will not screen background and substance abuse: <https://osh.sccgov.org/sites/g/files/exicpb671/files/RRH%20Operations%20Manual%202021.pdf>

The above manual also describes the program on the county level.

Thanks,
Jamie

On Nov 18, 2021, at 6:14 PM, Jamie Lau [REDACTED] wrote:

Hi Debby,

Here is a recent Charities Housing approved in Mountain View Shoreline, very similar to 1601 Civic Center: <https://www.mv-voice.com/news/2021/06/28/mountain-view-city-council-earmarks-16m-for-costly-new-84-unit-affordable-housing-project>

*In the article, it says "Like all projects using the county's Measure A funds, **a portion of the units will be set aside for housing the homeless.** A third of the units will be devoted to permanent supportive housing or "**rapid rehousing**" for those in emergency need of a place to live. The remaining two-thirds will be available to those making up to 80% of the area's median income."*

For the Mountain View one, they are also doing rapid rehousing so to receive Santa Clara Measure A funding. A good question for them is to ask if they are receiving any funds requiring them to do rapid rehousing (halfway/transitional house for homeless).

They are not lying with the info given during community outreach, because it says tenants will have income level mostly <30% AMI "Area Median Income". Rapid Rehousing applicants criteria is <30% AMI. It is possible that "<30% AMI" is inclusive of rapid rehousing applicants, and they are not telling you that.

Another issue I want to bring to your attention is **SB-35**, a senate bill that allows speedy approval of affordable housing project once rezone is approved. Here's a link for your

reference: [https://en.m.wikipedia.org/wiki/California_Senate_Bill_35_\(2017\)](https://en.m.wikipedia.org/wiki/California_Senate_Bill_35_(2017))

It says:

“ SB 35 requires cities include comprehensive rental market information in their biyearly housing element report and allows developers to submit an application subject to streamlined approval processes in municipalities not meeting Regional Housing Needs Assessments (RHNA).[7]

The development must:

- *be on land zoned for residential use.[7][8]*
- *designate at least 10% of units as below market housing if located in localities that did not meet above moderate income RHNA.[8]*
- *designate at least 50% of units as below market housing in localities that did not meet low income RHNA.[8]*
- *not be constructed in an ecologically protected area.[7][8]*
- *be multi-unit housing and not single family homes.[7]*
- *pay construction workers union-level wages.[7]*

If the development meets all state mandated criteria, localities must approve the project in either 60 days if the development contains less than 150 housing units or 90 days if the development contains more than 150 units of housing.[9] ”

I remember seeing the 11/10 Charities Housing’s outreach presentation showing Santa Clara isn’t meeting much of the affordable housing needs. So if the project gains approval for rezone, they will meet all of the above criteria and can invoke SB-35. By then, the City will have to approve the project within 60 days.

With that being said, City Planning should ensure this Project has no loose ends on any level prior to rezone decision. Once rezoned, there is no going back.

I am not sure if you are aware of this SB-35 law, and I doubt Charities Housing mention it to you. If you don’t, I hope you are aware of it now.

Thanks,
Jamie

On Nov 18, 2021, at 5:01 PM, Jamie Lau

██████████ wrote:

<https://siliconvalleyathome.org/endorsement/1601-civic-center-santa-clara/>

Thanks,
Jamie

On Nov 18, 2021, at 4:55 PM, Debby Fernandez
<DFernandez@santaclaraca.gov>
wrote:

Jamie, I think it would be helpful if you and I had a phone conversation. By your questions below it appears there may be some confusion as to the type of project this is. You can reach me at 408-615-2457

Regards,
Debby

From: Jamie Lau

Sent: Thursday, November 18, 2021 4:49 PM

To: Debby Fernandez
<DFernandez@santaclaraca.gov>; Gloria Sciara
<GSciara@santaclaraca.gov>

Subject: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hi Debby and Gloria,

I have following questions after attending the 11/10/2021 community outreach meeting for 1601 Civic Center Drive Charities Housing (file number PLN21-15206). Besides **questions needing a response below**, I also share my thoughts on the project. Although my thoughts do not require a response, I appreciate it if you can spend some time reading them and take into considerations when reviewing Project's application.

Questions (response needed)

1. What percentage of units will be for Rapid Rehousing Program?
Can this percentage be increased in the future

to the discretion of owner?

2. What percentage of units will be for interim/transitional/half-way housing for homeless? Can this percentage be increased in the future to the discretion of owner?
3. If there are any number of units for interim/transitional/half-way/Rapid Rehousing for homeless, will the owner of Project or the housing management conduct criminal background check and mental illness assessment for every single tenant applicant under such program?
4. If there are any number of units for interim/transitional/half-way/Rapid Rehousing for homeless, is there any local laws/ordinance that prevent owner or Project or the housing management to conduct criminal background check and mental illness assessment for every single tenant applicant under such program?
5. What is the total cost of the Project before occupancy of building? How much is City of Santa Clara contributing to the total cost of Project? How much is County of Santa Clara contributing to the total cost of Project?
6. What is the cost per year that the City of

Santa Clara needing to pay for the Project after approval of occupancy? Such cost may would include social services, subsidies and other expense related to the Project.

7. What is the cost per year that the County of Santa Clara needing to pay for the Project after approval of occupancy? Such cost may would include social services, subsidies and other expense related to the Project.
8. If there are any future cost per year that would incur to the City or County of Santa Clara, what are those costs, and what are the method for estimating such costs?
9. Will City of Santa Clara Planning inform Santa Clara Police, Santa Clara Valley Water, Silicon Valley Power, and Santa Clara School District of the Project, and include the entities for Initial Study per CEQA?
10. Will City of Santa Clara Planning conduct field surveying of surrounding neighborhood before making a recommendation on the Project's general plan amendment and rezone application? If yes, what kind of surveys will be done?
11. Santa Clara City Code, Title 18.54.050, Design Standards for Planned Development states:

“The proposed development plan must be designed to provide an environment of a stable, desirable character not out of harmony with its surrounding neighborhood.” What methods and measures will be City of Santa Clara Planning using to ensure such design standards are met when reviewing Project’s application?

12. Besides the 11/10/2021 community outreach, will there be more outreach meetings in the future before Planning making a decision of the application? If yes, can such meetings be more interactive, such as allowing attendees to type comments and questions on the chat box, while made chat box public and visual?

My Thoughts for your Considerations

I am a long time Civic Center neighbor and have only learned of this Project less than a month ago. I am shocked to see the City would even considering a review of this application, because the Project doesn’t make sense.

The Project doesn’t make sense because: 1) the proposal is to build an ultra high-density 5-story high rise in the middle of a single family and low-density condo community. 2) The high density new units will crowd the usually quiet streets with foot and vehicular traffic. The proposed building

is definitely out of harmony with is surrounding neighborhood in many ways, against the design standards of general plan amendment from City Codes.

Not only the application doesn't make sense, I think the developer did not consider the existing community for Project design. Although they are entitled to not build a parkland, have less parking ratio and more units per acre, they should really design with considerations of existing conditions, which is what an ethical company would do. Developer only cares that they can profit off the highest density, leaving our community with the burden. I hope Santa Clara City Planning will consider actual existing conditions when reviewing Project's application, with long-term effect in mind. This Project will hurt the community forever.

My other concern with this Project is Charities Housing's opaque info on the type of occupancy in the building. The tenants are supposedly "low income" units, but how much are these units are transitional/halfway housing for homeless under the Rapid Rehousing, who are also considered "low-income"? Under federal guidelines of Rapid Rehousing, housing providers are not allowed to do background check or mental assessment on applicants under this program. If there are units dedicated for that program, or capable of converting to such housing in the future - we need to know.

Before pandemic, I worked in the San Francisco's blight neighborhood Tenderloin. Everyday I walked by homeless encampment. I have several close-calls of insane individual attempted to attack me for no reasons while I was simply walking. I called the police but they can't do anything for me, because the suspects have fled. I definitely have fear if I would have to live less than a block away from a housing containing individuals with similar condition.

I want to let you know that my family chose to live in this neighborhood because we love its peaceful and safe characters. I do not have to worry about someone attacking me while doing walks, or a car making a speedy turn running me crossing a street. I enjoy seeing the blue sky and lovely single family homes when I looked out the window. If this project were to built, it would transform this neighborhood in a way that can never go back. It breaks my heart that the City would even consider this Project.

I am not against affordable housing and helping unhoused individuals that were victims of society. I believe we can help them without hurting existing communities safety and neighborhood harmony. I also believe the Project needs to have neighborhood support to be successful in long term. I think there are better alternative sites for such housing, and 1601 Civic Center is a poor choice.

Please spend some time walking in our neighborhood (which is just outside of your office), think about the design standards of City Code on general plan amendment. You will see that this Project should not be recommended for approval.

Thank you,
-Jamie Lau

Debby Fernandez

From: Debby Fernandez
Sent: Tuesday, November 30, 2021 4:08 PM
To: 'Dan Smith'
Subject: RE: 1601 Civic Center Drive - Sidewalks & Street Gutters - Not Cleaned in Months

Hello Dan, thank you for the information and comments expressed below. I have brought your concerns to the attention of the Charities Housing for action to address the sated conditions occurring on and along the site.

Regards,
Debby

From: Dan Smith [REDACTED]
Sent: Monday, November 29, 2021 8:19 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Subject: 1601 Civic Center Drive - Sidewalks & Street Gutters - Not Cleaned in Months
Importance: High

Good Morning -

We found your contact info on two sign boards posted inside the fencing surrounding the abandoned property at the corner of Lincoln & Civic Center (1601 Civic Center Drive is posted on the sign boards, though not anywhere on the abandoned building).

Whoever owns 1601 Civic Center Drive has not removed Olives, Olive Pit and Leaves from the Sidewalk around the property (Civic Center & Lincoln), nor have they cleaned the Street Gutters in several months.

It is a hazard to those walking on Civic Center and on Lincoln. And once the rains come again - the Leaves & Olive Pits will most likely clog the Storm Drain at the corner of Civic Center and Lincoln.

Immediate attention needed. If someone slips and falls because of the hazards on the sidewalks - both the property owner and the City will face lawsuits.

Furthermore - whoever owns that building is placing dishes of dry and canned cat food inside the fence at the sidewalk that leads to a boarded-up door on the Civic Center Drive side of the building. This is not only attracting Crows & Sea Gulls (which then defecate on our parked cars), but also attracting squirrels and skunks. This is not acceptable across the street from our City Civic Center (nor anywhere else in our City).

Please contact whoever to have these serious issues addressed a.s.a.p.

Thanks!

Dan Smith
[REDACTED]

Debby Fernandez

From: Debby Fernandez
Sent: Tuesday, November 30, 2021 4:04 PM
To: sneha shah; Gloria Sciara
Subject: RE: Charities housing - 1601 civic center dr

Hello and thank you for expressing your comments and concerns below. They will be made part of the public record.

Regards,
Debby

From: sneha shah [REDACTED]
Sent: Thursday, November 25, 2021 9:25 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Gloria Sciara <GSciara@santaclaraca.gov>
Subject: Charities housing - 1601 civic center dr

Hello

I am a resident of Santa Clara for 10+ years and have lived on Civic Center Dr for 8years now. The neighborhood has always been so family friendly and safe. Though in the past few months, the vacant lot at 1601 has caused several issues - increase in homeless folks, garbage disposal on road, people playing loud music, smoking marijuana and making the community unsafe.

I would greatly urge to not destroy the neighborhood, house prices and make this place further unsafe. Please take into account the several concerns raised by the community.

Thanks
Sneha

Debby Fernandez

From: Debby Fernandez
Sent: Tuesday, November 30, 2021 4:02 PM
To: happybcq; Gloria Sciara
Subject: RE: Concerns and questions on 1601 Civic Center Dr. Charity Housing

Hello and thank you for expressing your comments and concerns below. The project webpage will continue to be updated as the project proceeds through the process and notification of community and public meetings for continued participation will be added to the webpage as they are confirmed.

Regards,
Debby

From: happybcq [REDACTED]
Sent: Thursday, November 25, 2021 1:40 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Gloria Sciara <GSciara@santaclaraca.gov>
Subject: Concerns and questions on 1601 Civic Center Dr. Charity Housing

Dear Debby and Gloria,

I am a neighbour from Catalina community on Civic Center Dr. I am writing to express my concern and have some questions about the "Charity" housing project at 1601 Civic center Dr.

First of all, thank you for disclosing the project on the city website, and keeping record of community meeting (youtube video). This is important for us, the citizen of Santa Clara city, the neighbors in stake, to have some awareness of such important planning.

The first and foremost concern is SAFETY. It is unbelievable how bad the situation is in this area. Just in the past two weeks I faced two theft crimes consecutively! In one incident, a man with hoodies and face mask wandered in front of my house, found two packages from Amazon, and simply took them away as if it is his stuff. There was another man standing behind, watching all these, smirking... All of these happened under bright sunlight, 1pm on Saturday, and all of these were recorded under security camera. Security camera? That means nothing to such people.

I wish this was just one incident. Unfortunately, not a few days later, I got my bike stolen directly out of garage, again, right underneath security camera which recorded everything... This reminds me, this is not a safe community, lock your door every minute, front door, garage door, every door...

Can you, the city planner, do anything to improve this? To the bare minimum, not to make it worse?

It is common sense that people in dire poverty have a high chance to misbehave, not only petty crime, theft, but also even severe criminals. Why does the city want to pack so many (106 units) Extremely Low Income people (<30% AMI) in such an already congested neighborhood with existing safety issues? I strongly object the current proposal.

Instead of the 106 units "charity" houses, **can the city zone this lot (1601 Civic Center Dr.) to a low density residential area with single family or townhomes, of which a certain percent (e.g. 10-20%) is reserved for low income buyers (e.g. 60-80%AMI)?** Just like what Catalina and many other new communities do in Santa Clara, Sunnyvale, Mountain Views, and elsewhere... **Why cannot 1601 Civic Center do the same?**

Look forward to your feedback.

P.S. If you'd like, I can send you the vedios for both crime events mentioned above.

Thanks,
Brayden

Debby Fernandez

From: Debby Fernandez
Sent: Tuesday, November 30, 2021 3:56 PM
To: KEYHAN SINAI; Gloria Sciara; Andrew Crabtree
Cc: Morteza Shafiei; Deepa Hotchandani
Subject: RE: Civic Center Village HOA feedback and unanswered questions for Charities Housing on 1601 Civic Center Drive

Hello Keyhan, thank you for the provided information below and attached. It is being made part of the public record.
Regards,
Debby

From: KEYHAN SINAI [REDACTED]
Sent: Wednesday, November 24, 2021 4:35 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Gloria Sciara <GSciara@santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>
Cc: Morteza Shafiei [REDACTED]; Deepa Hotchandani [REDACTED]
Subject: Civic Center Village HOA feedback and unanswered questions for Charities Housing on 1601 Civic Center Drive

Dear all,
First and foremost, we wish you all a Happy and safe Thanksgiving!

Second:
We had a Community meeting on Nov. 10 2021 with Charities Housing in order to hear from them, register our objections, and a few specific demands. There was not enough time to ask or even discuss any questions, even though the time was extended. On behalf of Civic Center Village HOA and myself I am respectfully submitting the attached letter listing our objections, demands, and a few remaining questions. We sincerely appreciate the time you take to consider our detailed feedback and incorporating them into the planning process. As you are already aware our community has serious concerns with both the technical and "credibility" aspects of the Charities Housing Project. We appreciate an acknowledgement of receipt.

Sincerely
Keyhan Sinai

Debby Fernandez

From: Debby Fernandez
Sent: Tuesday, November 23, 2021 10:16 AM
To: Hai Nguyen (hnguyen@CharitiesHousing.org)
Subject: FW: Cannot sleep after seeing the new city plan :(

Hello Jasmine, thank you for your comments below. They will be made part of the public record.

Regards,
Debby

From: Jasmine C [REDACTED]
Sent: Friday, November 19, 2021 5:51 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Gloria Sciara <GSciara@santaclaraca.gov>
Subject: Cannot sleep after seeing the new city plan :(

Hi Debby and Gloria.

I'm living in the Triton Ct neighborhood. After seeing the new city plan, which is to build a 5 story high affordable apartment for extremely low income people at 1601 Civic Center Dr, I feel so uncomfortable and disappointed.

I respect the low income people a lot, but we cannot deny that there are a lot of safety issues among these people, drugs, druks, crimes, etc. The chosen site is just in the backyard of our neighborhood. It is too close to us. I literally cannot sleep well after hearing this news. Please imagine if these people lived only 65 feet (based on what the Charities housing said in their presentation) away from your house, how could you sleep well?

If we do plans like this, there will be more and more low income people and homeless people moving to Santa Clara and those people who have decent jobs will go away. If we do plans like this, in a few years, Santa Clara will be a city of Crime. Actually I'm thinking of moving to other cities after hearing this news. I'm a software Engineer, working at Google. And I will not recommend any of my friends or coworkers to live in Santa Clara. If Santa Clara city could do this kind of thing to me today, this could happen to others in this city in the future. I thought Santa Clara city, although it is not the best, is a very good city among all the other cities in California. I don't understand why we want to do this to a beautiful city.

Does the city really consider what the neighborhood community thinks?
If you do, could we please have a park at 1601 Civic Center Dr?

Thank you.

Best,
Jasmine

Debby Fernandez

From: Dwarkanath Sakpal [REDACTED]
Sent: Sunday, November 21, 2021 9:24 PM
To: Debby Fernandez; Gloria Sciara
Subject: Proposed project on 1601 Civic Centre drive - serious concerns

Hello Debby/ Gloria

We have been given to understand that 106 units at 1601 Civic centre drive are for an extremely low income group . In other words it is for eligible homeless people with no background check . This has come as yet another rude shock . I am a senior citizen who has recently moved into this neighbourhood (Triton Ct) and ever since then the entire community is sitting on the edge as to the prospect of this project where there is absolutely no transparency . The entire neighbourhood was kept in the dark till August 2021 . I just can't imagine that our entire life saving which we have put in this house would get severe hit as far as the marketable value of the property is concerned.

I on behalf of the entire community we appeal to you to reconsider building a smaller project, say 2-3 story town houses as there is no space in the 1.4 acre plot for this mammoth project which if it comes up will create parking problems , law and order as these people would be squatting in and around the neighbouring areas and disturb peace and create mess.

Expecting a favourable reply
Thanks

Debby Fernandez

From: Jasmine C [REDACTED]
Sent: Friday, November 19, 2021 5:51 PM
To: Debby Fernandez; Gloria Sciara
Subject: Cannot sleep after seeing the new city plan :(

Hi Debby and Gloria.

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Does the city really consider what the neighborhood community thinks?
If you do, could we please have a park at 1601 Civic Center Dr?

Thank you.

Best,
Jasmine

Debby Fernandez

From: Jamie Lau [REDACTED]
Sent: Thursday, November 18, 2021 6:15 PM
To: Debby Fernandez
Cc: Gloria Sciara
Subject: Re: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hi Debby,

Here is a recent Charities Housing approved in Mountain View Shoreline, very similar to 1601 Civic Center: <https://www.mv-voice.com/news/2021/06/28/mountain-view-city-council-earmarks-16m-for-costly-new-84-unit-affordable-housing-project>

In the article, it says *"Like all projects using the county's Measure A funds, a portion of the units will be set aside for housing the homeless. A third of the units will be devoted to permanent supportive housing or "rapid rehousing" for those in emergency need of a place to live. The remaining two-thirds will be available to those making up to 80% of the area's median income."*

For the Mountain View one, they are also doing rapid rehousing so to receive Santa Clara Measure A funding. A good question for them is to ask if they are receiving any funds requiring them to do rapid rehousing (halfway/transitional house for homeless).

They are not lying with the info given during community outreach, because it says tenants will have income level mostly <30% AMI "Area Median Income". Rapid Rehousing applicants criteria is <30% AMI. It is possible that "<30% AMI" is inclusive of rapid rehousing applicants, and they are not telling you that.

Another issue I want to bring to your attention is **SB-35**, a senate bill that allows speedy approval of affordable housing project once rezone is approved. Here's a link for your reference: [https://en.m.wikipedia.org/wiki/California_Senate_Bill_35_\(2017\)](https://en.m.wikipedia.org/wiki/California_Senate_Bill_35_(2017))

It says:

" SB 35 requires cities include comprehensive rental market information in their biyearly housing element report and allows developers to submit an application subject to streamlined approval processes in municipalities not meeting Regional Housing Needs Assessments (RHNA).[7]

The development must:

- *be on land zoned for residential use.[7][8]*
- *designate at least 10% of units as below market housing if located in localities that did not meet above moderate income RHNA.[8]*
- *designate at least 50% of units as below market housing in localities that did not meet low income RHNA.[8]*
- *not be constructed in an ecologically protected area.[7][8]*
- *be multi-unit housing and not single family homes.[7]*
- *pay construction workers union-level wages.[7]*

If the development meets all state mandated criteria, localities must approve the project in either 60 days if the development contains less than 150 housing units or 90 days if the development contains more than 150 units of housing.[9]"

I remember seeing the 11/10 Charities Housing's outreach presentation showing Santa Clara isn't meeting much of the affordable housing needs. So if the project gains approval for rezone, they will meet all of the above criteria and can invoke SB-35. By then, the City will have to approve the project within 60 days.

With that being said, City Planning should ensure this Project has no loose ends on any level prior to rezone decision. Once rezoned, there is no going back.

I am not sure if you are aware of this SB-35 law, and I doubt Charities Housing mention it to you. If you don't, I hope you are aware of it now.

Thanks,
Jamie

On Nov 18, 2021, at 5:01 PM, Jamie Lau [REDACTED] wrote:

<https://siliconvalleyathome.org/endorsement/1601-civic-center-santa-clara/>

Thanks,
Jamie

On Nov 18, 2021, at 4:55 PM, Debby Fernandez <DFernandez@santaclaraca.gov> wrote:

Jamie, I think it would be helpful if you and I had a phone conversation. By your questions below it appears there may be some confusion as to the type of project this is. You can reach me at 408-615-2457

Regards,
Debby

From: Jamie Lau [REDACTED]
Sent: Thursday, November 18, 2021 4:49 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Gloria Sciarra <GSciara@santaclaraca.gov>
Subject: PLN21-15206 - 1601 Civic Center Dr. Community Outreach questions and thoughts

Hi Debby and Gloria,

I have following questions after attending the 11/10/2021 community outreach meeting for 1601 Civic Center Drive Charities Housing (file number PLN21-15206). Besides **questions needing a response below**, I also share my thoughts on the project. Although my thoughts do not require a response, I appreciate it if you can spend some time reading them and take into considerations when reviewing Project's application.

Questions (response needed)

1. What percentage of units will be for Rapid Rehousing Program? Can this percentage be increased in the future to the discretion of owner?

2. What percentage of units will be for interim/transitional/half-way housing for homeless? Can this percentage be increased in the future to the discretion of owner?
3. If there are any number of units for interim/transitional/half-way/Rapid Rehousing for homeless, will the owner of Project or the housing management conduct criminal background check and mental illness assessment for every single tenant applicant under such program?
4. If there are any number of units for interim/transitional/half-way/Rapid Rehousing for homeless, is there any local laws/ordinance that prevent owner or Project or the housing management to conduct criminal background check and mental illness assessment for every single tenant applicant under such program?
5. What is the total cost of the Project before occupancy of building? How much is City of Santa Clara contributing to the total cost of Project? How much is County of Santa Clara contributing to the total cost of Project?
6. What is the cost per year that the City of Santa Clara needing to pay for the Project after approval of occupancy? Such cost may would include social services, subsidies and other expense related to the Project.
7. What is the cost per year that the County of Santa Clara needing to pay for the Project after approval of occupancy? Such cost may would include social services, subsidies and other expense related to the Project.
8. If there are any future cost per year that would incur to the City or County of Santa Clara, what are those costs, and what are the method for estimating such costs?
9. Will City of Santa Clara Planning inform Santa Clara Police, Santa Clara Valley Water, Silicon Valley Power, and Santa Clara School District of the Project, and include the entities for Initial Study per CEQA?
10. Will City of Santa Clara Planning conduct field surveying of surrounding neighborhood before making a recommendation on the Project's general plan amendment and rezone application? If yes, what kind of surveys will be done?
11. Santa Clara City Code, Title 18.54.050, Design Standards for Planned Development states: *"The proposed development plan must be designed to provide an environment of a stable, desirable character not out of harmony with its surrounding neighborhood."* What methods and measures will be City of Santa Clara Planning using to ensure such design standards are met when reviewing Project's application?
12. Besides the 11/10/2021 community outreach, will there be more outreach meetings in the future before Planning making a decision of the application? If yes, can such meetings be more interactive, such as allowing attendees to type comments and questions on the chat box, while made chat box public and visual?

My Thoughts for your Considerations

I am a long time Civic Center neighbor and have only learned of this Project less than a month ago. I am shocked to see the City would even considering a review of this application, because the Project doesn't make sense.

The Project doesn't make sense because: 1) the proposal is to build an ultra high-density 5-story high rise in the middle of a single family and low-density condo community. 2) The high density new units will crowd the usually quiet

streets with foot and vehicular traffic. The proposed building is definitely out of harmony with its surrounding neighborhood in many ways, against the design standards of general plan amendment from City Codes.

Not only the application doesn't make sense, I think the developer did not consider the existing community for Project design. Although they are entitled to not build a parkland, have less parking ratio and more units per acre, they should really design with considerations of existing conditions, which is what an ethical company would do. Developer only cares that they can profit off the highest density, leaving our community with the burden. I hope Santa Clara City Planning will consider actual existing conditions when reviewing Project's application, with long-term effect in mind. This Project will hurt the community forever.

My other concern with this Project is Charities Housing's opaque info on the type of occupancy in the building. The tenants are supposedly "low income" units, but how much are these units transitional/halfway housing for homeless under the Rapid Rehousing, who are also considered "low-income"? Under federal guidelines of Rapid Rehousing, housing providers are not allowed to do background check or mental assessment on applicants under this program. If there are units dedicated for that program, or capable of converting to such housing in the future - we need to know.

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I am not against affordable housing and helping unhoused individuals that were victims of society. I believe we can help them without hurting existing communities safety and neighborhood harmony. I also believe the Project needs to have neighborhood support to be successful in long term. I think there are better alternative sites for such housing, and 1601 Civic Center is a poor choice.

Please spend some time walking in our neighborhood (which is just outside of your office), think about the design standards of City Code on general plan amendment. You will see that this Project should not be recommended for approval.

Thank you,
-Jamie Lau

Debby Fernandez

From: William Huang [REDACTED]
Sent: Monday, November 15, 2021 8:00 AM
To: Gloria Sciara; Debby Fernandez
Subject: Comments Regarding the Proposed Development at 1601 Civic Center Dr

Dear Gloria Sciara and Debby Fernandez of the City of Santa Clara,

First of all I would like to express my appreciation for the hard work both of you do to keep Santa Clara a lovely city that I call home. I hope you and your families are staying safe in this challenging (but hopefully improving and normalizing) time.

My name is William Huang, a resident of the City of Santa Clara. I am reaching out to submit comments and express my concerns regarding the proposed high-density residential project at 1601 Civic Center Dr following the community outreach meeting with project developer Charities Housing last Tuesday (11/10).

I am a resident and homeowner in the 1690 Civic Center Dr community. I would like to express my concerns with the 1601 Civic Center Dr proposal regarding parking, transit, Charities Housing's track record as an affordable housing developer, and ongoing accountability of the project.

Parking

As many of my neighbors pointed out in the community outreach meeting, we already have a terrible parking situation here in our neighborhood. Many existing developments in this neighborhood were poorly planned when first constructed, including my own. We only have 3 guest parking spots for 59 units, which means when we invite our friends and families over they would have to circle around to find street parking. As a result, street parking also gets severely limited in this area. This already has a negative impact on our quality of life and we do not want the situation to get worse. The general lack of parking in this area also shows that whatever minimum requirements set forth in city plans are not keeping up with the demand and are woefully insufficient. While Charities Housing claims that their proposed development meets the minimum requirement for parking with concessions from the State Density Bonus, in my view anything short of 1 space per unit + ample guest parking is short-sighted and will add to the existing parking difficulty in our neighborhood.

Charities Housing also claimed that low-income residents in affordable housing developments do not tend to own as many cars (in fact with the currently proposed 0.7 parking space per unit, it is assumed that many of them will not even have a single car). I find this argument to be very insulting to low-income residents and makes me question the rationales behind similar 100% affordable housing programs. Affordable housing is taxpayer-subsidized housing so that they are affordable to low-income residents, not "cheap" and low-quality housing for the poor for them to stay poor. Limiting low-income households' ability to own vehicles by not offering them parking spaces significantly limits their employment and economic opportunities, further entrenching them at the bottom of the social-economic ladder. A development being affordable does not mean it is held to a lower standard when it comes to providing a good quality of life for all residents.

I would also like to address a comment from who I believe to be a Charities Housing representative at the community outreach meeting. It was suggested towards the end of the meeting that having fewer parking spaces can disincentivize people to own more cars, indirectly solving the parking problem. I am truly appalled by this comment and want to make sure whether it was meant as a joke. In this society we always work to meet demands, not the other way around. Charities Housing is building more affordable housing because there is demand for affordable housing, and by that logic they should quit building affordable housing because it creates an incentive for people to be poor. I am honestly quite shocked that such an absurd idea was even presented at the meeting. Of course, all ideas are welcome at the public

square, but I respectfully submit my strongest opposition to this notion that having fewer parking is a way to solve parking problems.

Public Transit

Charities Housing's claim of State Density Bonus to reduce the number of parking spaces required to 0.5 per unit on the basis of the site being "close to transit" is not consistent with the purpose of this regulation or the circumstances specific to our neighborhood. The reality is that public transit is unfortunately no replacement for personal vehicles in Santa Clara in its current state. The "transit" we have in our neighborhood is merely the two bus lines (lines 22 and 522, which are really just the express/local services of the same line) running along El Camino Real. They provide services with very limited frequency and very limited coverage of major employment centers around the South Bay. The mere existence of *some* public transit closeby should not automatically qualify the developer for the State Density Bonus. We are not a city known for our stellar public transit system, and those who have to rely on public transit for daily commute will be at a significant disadvantage compared to those with personal vehicles. Just try to take the bus to go anywhere that is not along El Camino Real. Any trip beyond pedestrian or bike range will take at least an hour. The mere existence of two such bus lines nearby does not even come close to justify the significant reduction of parking spaces required from 1 to 2 per unit to 0.5 per unit. This plan is ill-conceived and I strongly oppose the current proposal.

Charities Housing's Track Record

After learning about the ordeals my neighbors at the Triton Ct community had to go through over the past 13 months due to the mismanagement of the currently-vacant 1601 Civic Center Dr property by Charities Housing, I did some research online and came across news reports of a poorly-managed property called Renascent, also developed by Charities Housing, in East San Jose. The conditions described in the article are truly appalling, and they are apparently backed up by photographic evidence. Nobody, regardless of their income levels, would be willing to live in these conditions. A poorly-managed high-density residential development also attracts crime to the surrounding area, negatively impacting our quality of life and property values as neighbors as well. I would like Charities Housing to respond to these concerns and demonstrate to our satisfaction that they have rectified their past missteps and are committed to ongoing efforts to ensure that 1601 Civic Center Dr does not become another Renascent.

Accountability

Should this project move forward, it is the interest of all residents in our neighborhood to see it being a success. In fact, we are more interested in the long-term success of the project than Charities Housing itself, because unlike a non-profit affordable housing developer who has no apparent interest the ongoing, continued success of the project to recoup investment and make a profit, we will be living here to either enjoy the success or suffer from the negative consequences. I worry that neither Charities Housing nor the City will be accountable for the negatives. I would love to be proven wrong, but I see no indication that Charities Housing or the City is setting up any redress or accountability mechanisms to ensure that neighbors can seek remedy in the event that the 1601 Civic Center Dr development ends up having a significant negative impact on our community. Without such accountability mechanisms, there is little incentive for Charities Housing to commit to the continued success of the operation of the development. I want to be very clear, I am not biased against affordable housing developments. I simply want accountable affordable housing developments so that all of us, myself, my existing neighbors, my potential new neighbors at 1601 Civic Center Dr, and the City, can all benefit from this. Cost should not be the excuse of reduced accountability under any circumstances when public money is involved.

Final Thoughts

Charities Housing is essentially trying to sell us a product by introducing this development to our neighborhood. This project is partially funded by our tax dollars through a series of tax credits and exemptions from local plans and regulations. We have raised many concerns during the community outreach meeting, and in response to some of our concerns Charities Housing made statements and claims that the proposed project will have a rather *positive* impact on the community, in an attempt to assuage our concerns. If they are trying to sell me a box of cereal and they have written such statements on the box, they would be held liable for these statements should anything in those statements turn out to be untrue (in which case they would be guilty of false advertising). The same principle should apply here.

Without proper mechanisms in place to ensure ongoing accountability, and given Charities Housing's track record of being a poor neighbor in the past 13 months, I definitely will not write them a blank check, and nor should the City.

I look forward to further discussions with Charities Housing and the City regarding these concerns.

Sincerely,
William Huang

Debby Fernandez

From: Min Yang [REDACTED]
Sent: Sunday, November 14, 2021 9:25 PM
To: Debby Fernandez
Subject: Charity house plan

Hi Debby,

I'm Min who lives in Triton Ct., Santa Clara. I joined the meeting last time and one thing that I realized was that every one just cares about themselves including current residents and charity house members.

That's totally fine and normal. So if I were a city planner, I might make a compromise. For example, building a charity house with 3 floors and leaving more space between the charity house and current residential area.

If it doesn't make sense to build a regular building instead of a high density building in this area, it will be better to consider to build a park in my opinion.

Thank you for reading my concern and best wishes for you,
Min

Debby Fernandez

From: [REDACTED]
Sent: Sunday, November 14, 2021 10:01 AM
To: Debby Fernandez
Subject: Block the proposed Ultra High-dense CHD to build in 1601 Civic Center Drive// building height - should be no more than 2 levels

Parking spaces-should be minimum 1 parking per bedroom + guest parking .

This project will 100% lowers quality of life most especially to health issues. Homes that lives just@ the backyard of this plan//project, will expose us to potentially malfunctioning cars,lingering exhaust to our homes is unacceptable...Along the driveway CHD proposed, will become a convenient dumpster, hiding place from petty crimes (I had seen this happened), drug users (seen this too),and car thieves....

Noise, traffic ,people talking loud arguing ,slamming their car door , especially at night ,will lead us to sleep deprivation problem.

Risk increased accident for sidewalks and pedestrians safety.

Neighborhood Park instead for an already dense population .

Reject the project-----

Sent from my iPad

Sent from my iPad

Debby Fernandez

From: Dwarkanath Sakpal [REDACTED]
Sent: Saturday, November 13, 2021 8:37 PM
To: Debby Fernandez
Cc: Gloria Sciara
Subject: Development proposal 1601 Civic center Dr Santa clara - Affordable housing

Good evening madam,,

I am a senior citizen who moved into this neighbourhood about 3 months back and ever since then I have been going through this nightmare of attending county meetings virtually till 1am and subsequent meetings as also the last one public outreach meeting conducted by the developers on 10 Nov. on account of the above mentioned project.

This place is already crowded and elders like me can barely walk on the pavement with cars parked on both sides of the road.

I don't feel comfortable having a multistory project 60 feet tall coming up right in my backyard with 106 units which the developer is planning to erect under the guise of CH to get concessions and waiver. This is an intrusion into my backyard ' **not acceptable** '. We will miss the beautiful skyline, view fresh air and greenery.

I do appreciate that every person has a right to a house of his own but not in a densely populated area like this **where parking is a big challenge** . How will the parking issue of the 106 units be addressed ! The CH does not have a good reputation of maintaining the premises either .

I earnestly appeal to you to have a 2 storey structure or a beautiful park instead .

Thanking you in anticipation

Dws

resident Triton ct

Debby Fernandez

From: Vishal S [REDACTED]
Sent: Saturday, November 13, 2021 4:08 PM
To: Debby Fernandez; Gloria Sciara
Subject: Concerns about proposed project on 1601 Civic Center Drive

Hello Debby & Gloria,

I am a resident of Santa Clara at the Civic Center Village. I recently moved in and I am deeply concerned at the thought of a 5-6 story building being proposed adjacent to my backyard. I would request you & the city to deny permission to such a development.

1. Lack of parking - The neighboring streets are pretty congested as-is, post 5pm you will not find a parking spot. This makes it tough for us residents, not to mention arriving guests need to park far away.
2. Lack of privacy and natural light - Imagine having a 5-6 story building facing your backyard, compromising all your privacy and impeding natural sunlight. When I moved into this neighborhood, I liked the privacy and the openness. However, if this structure is permitted it will negatively impact me and my family. Such a development will negatively impact property values as well.
3. Relocating to an appropriate area - This project should be relocated to an appropriate area, one that can withstand such high densities, have adequate parking spaces and allows for room to grow. This neighborhood is at its peak and any such development will negatively impact existing residents.

Upon speaking with residents, everyone is strongly opposed to this project. I strongly urge you to deny any such development which negatively impacts the existing residents. We care for others but we also expect the same in return.

Regards,
Vishal S

Debby Fernandez

From: Sunil Bhagwani [REDACTED]
Sent: Saturday, November 13, 2021 3:30 PM
To: Debby Fernandez; Gloria Sciara
Cc: Sunil B
Subject: Concerns regarding planned development at 1601 Civic Center by Charities Housing

Hello Debby and Gloria,

I'm Sunil Bhagwani, I live on Triton Ct (Civic Center Village association) and my community is wall to wall neighbor of property at 1601 Civic Center Dr. Thank you for arranging community outreach meeting on proposed development by Charities Housing (CH). It was nice meeting you both. However, 1-minute was just too short time to give you introduction and speak about my concerns on this huge development.

While I'm and many others are supportive of affordable housing in general, **I must say that I am strongly opposed to this development.** Primary reasons are: **it is ill-planned, unsafe and dangerous.** This location is just not suitable for ultra-high-density buildings as neighborhood is already saturated with recently completed many housing projects.

Please keep in mind, I grew up in a less-fortunate family, and my family at then barely got by, often necessary/important things were distant luxury!

I want sensible affordable housing, and it should not be at detriment of existing and future residents. However, plans like these will make people, who are supportive of this cause, to oppose it and lose faith in governments and these so-called non-profit organizations.

I have many concerns and I'm going to split them in multiple emails (over next few days as I get time). For this email, I'm going to focus on important safety concerns.

Safety issues with current plan:

- 1. Pedestrian Safety:** Current plan shows driveway will be on Civic Center Dr and that itself is going to be a blunder. So many people (including kids and seniors) use this sidewalk to take a walk around neighborhood and go to City Hall (by crossing Lincoln St). Myself, wife and child also use this sidewalk for daily walk and jog. Putting a driveway here for such a dense community will make this sidewalk dangerous. I have noticed many vehicles don't even yield to pedestrians crossing "properly marked pedestrian crossing" on Lincoln Street and some of the drivers often seem distracted. God forbid, if accidents happen on this side walk, residents should hold CH and City liable for their poor planning decision.
- 2. Fire Safety:** I happen to witness four-alarm fire on 1850 El Camino in June of 2019. Fire consumed 56-unit (under construction) condominium building so fast that there are no words to describe it. Feel free to look that up. I'm pretty sure Developer for that claimed that all fire codes/regulations were being followed, but the fact is - it still happened. Having a highly dense 5-story buildings where many families will be cooking etc, increases the fire risk. Like in the previous case developer will claim they followed all codes and will have sprinklers installed etc, but my point is why do we need such dense buildings in the first place that increases the risk. Our City is already ahead with affordable housing and has many other opportunities to build more on many other sites, so why it has be this dense?
- 3. Water table on the site, Earthquake and Liquefaction:** If I'm correct, estimated depth of water-table for this location is less than 10ft. Should we even allow 5-story buildings on this site and knowingly risk lives, when there are many other suitable locations in city? Why not just build 2-story building(s), matching immediate neighboring buildings. Also keep in mind decisions by City has to stand test of time for next 40 years or so and

we all know we're expecting a big earthquake (7.0+) that will possibly cause liquefaction. If these 5-story buildings crumble, I don't want to be the one saying to media that we warned the City and City was negligent about it. City and others cannot claim that they did not see it coming and cannot just absolve themselves of accountability by saying it was God's act. Please also read why 12-story condominium complex collapsed within few seconds in Florida (in June 2021, due to water issues in foundations). It is also likely after an earthquake; buildings catch fire and sprinklers just fail to work. Again, why choose to build tall high-density buildings when our city has more locations and choices.

4. **Pandemics:** We should also learn and observe from ongoing pandemic impacts, most importantly, how highly dense neighborhoods and cities were badly impacted by it. Allowing ultra-high-density projects like this when we have many choices would be like allowing future health crisis by choice.
5. **Santa Clara is a "Neighborhood Watch Community":** If you allow so many new residents (possibly their guests) to come into an already overcrowded neighborhood, how is City expecting to meet its goals? This ultra-dense development is contradictory to City's values. This neighborhood is already seeing increase in blight/crime - Just last month my property was vandalized - someone dumped their trash and we had to collect individual pieces spread over by hand. We called the city and it refused to pick it up, saying it is present on private property. There are similar reports from neighbors. And I simply refuse to accept that it as a norm, and our City must do something about it.

Thank you for your time, and hoping our City will make right choices.

Kind regards,
Sunil Bhagwani

Debby Fernandez

From: Xinyu Liang [REDACTED]
Sent: Friday, November 12, 2021 8:24 PM
To: Debby Fernandez
Subject: Objection on the 1601 Civic Center Drive proposed development

Hi Debby,

I'm the homeowner of the 1977 Hillebrant Pl, Santa Clara, CA 95050. So we are quite close to the 1601 Civic Center Drive. I am writing to express the major concerns on behalf of my family opposing the affordable housing proposal on 1601 Civic Center Drive. Our main concerns are:

1. Over 100 units are making the area too crowded. We already had 1700 Civic Center Dr. Which is six level dense apartment. Another 5 floor apartment will make this area too crowded. High density population means over usage of the public resources. You can imagine that hundreds of people walking in your Civic Center square. Right in front of your office! There will be trash, pets waste, lawn damage, water pollution, etc. This will make the used peaceful neighborhood getting worse.

2. We don't think affordable building can really help people in need. Looking along the El Camino Real, there are many multi-level apartment, Villa Bella, Presidio El Camino, Madison Place... Half of the multiple level apartment in Santa Clara is affordable apartment, however, Looking at these apartment, lots of them are vacant. Not a lot of people live inside. The commercial usage first floor is also vacant, there is no merchandise in these buildings. So We highly doubt will this kind of building really help the low income people since they seldomly live in this building. I think the only beneficial from this building is the charity who build the apartment in low cost and keep the property in high appraisal, then loan out the money and do something else. This kind of behavior really harm the society because they crunch a lot of low end apartment and merchandise building without a market need for it. And most of them are vacant.

Hopefully, I can deliver this message to you clearly. We love this neighborhood and don't want this affordable building ruin our life.

Sincerely,
Xinyu Liang

Xinyu Liang PhD
[REDACTED]

Debby Fernandez

From: David Sternitzke [REDACTED]
Sent: Friday, November 12, 2021 6:53 PM
To: Debby Fernandez
Subject: 1601 Civic Center Dr. development

I am a homeowner at 1680 Triton Ct, Santa Clara, CA 95050, and I must object to the proposed high rise/high density development by Charity House.

Charity House has groomed the city counsel and planning, for a mega housing project next to single family homes (18 in total).

Many existing zoning rules are being ignored as waivers to push this project forward. Lack of transparency up to this point would indicate that Charity House wants to slide past the greater community, to win approval by the city. This must not happen.

Recent construction for housing along El Camino, and on Warburton near Scott, are 2 and 3 level Townhomes, which fits in with the existing homes in our neighborhood.

Converting this site (1601 Civic Center Dr.) from a commercial zone to housing is following the city's plan for more housing is fine.

More on point, the requirement for the developer to offer reduced prices on a percentage of those homes to low income families fits with existing needs.

There is no need for a mega hotel type housing complex next to existing SFH. Parking and ultra density noise and nuisance does harm to our neighbors and me. Please stick to existing housing policies, and find other accomodation for low income homeowners.

Thank-you,
David

Debby Fernandez

From: nancy breuninger [REDACTED]
Sent: Friday, November 12, 2021 5:32 PM
To: Debby Fernandez
Cc: Gloria Sciara
Subject: Fw: regarding the low income housing- comments

----- Forwarded Message -----

From: nancy breuninger [REDACTED]
To: [REDACTED]
Sent: Friday, October 29, 2021, 06:15:17 PM PDT
Subject: regarding the low income housing- comments

I wanted to state that there are no jobs in Santa Clara itself, and that getting near the Tech companies is difficult from that location. Bart is far away. The Alviso area is close to many Tech companies for Janitorial and Secretarial-Administrative work. (low income). Also the downtown area has more work.

We are against building a dense building with little parking in our area. We live on Civic Center drive. We have a problem with absentee owners renting to section 8 and the mentally ill. These people have little respect for the other people and property rules.

Are the condos being sold being verified for low income, and that they will be the sole owners and cannot rent to someone else.. Are they restricted in price when resold.

I also vote for a green park for children to play, Every condo suites built, has no green space for the community.

Thank you for listening.

Alex and Nancy Dalkey

Debby Fernandez

From: Chang Wang [REDACTED]
Sent: Friday, November 12, 2021 5:10 PM
To: Gloria Sciara; Debby Fernandez
Subject: Objection to proposed project on 1601 Civic Center Dr

Hi Debby and Gloria,

I am a property owner lived in Hillebrant Pl. I am strongly opposed to the project 1601 Civic Center Dr. Here are my main concerns.

1. Considering the density of the current community, it will increase street dumping and a lot of potential accidents in the neighborhood.
2. Charities housing is not a good neighbor and they have been opaque so far.
3. Parking has been an issue in the street. The project will make it even worse.

Best,

Chang

Debby Fernandez

From: Debby Fernandez
Sent: Wednesday, November 10, 2021 11:51 AM
To: [REDACTED]
Subject: RE: 1601 Civic Center Drive = proposed development

Hello Edna, thank you for your comments below. They will be made part of the record. You will be glad to know that the City has an Affordable Housing Ordinance that requires the provision of 15 percent of the total number of units proposed with new residential development, whether rental or ownership, to be affordable in order to integrate affordable housing into market rate housing developments throughout the City. Below is a link to the Ordinance for your reference.

<https://www.codepublishing.com/CA/SantaClara/#!/SantaClara17/SantaClara1740.html#17.40>

Regards,
Debby

From: [REDACTED]
Sent: Wednesday, November 10, 2021 11:30 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Subject: FW: 1601 Civic Center Drive = proposed development

Sent from [Mail](#) for Windows

From: [REDACTED]
Sent: Wednesday, November 10, 2021 11:28 AM
To: Dfernandez@santaclaraca.gov
Subject: FW: 1601 Civic Center Drive = proposed development

Sent from [Mail](#) for Windows

From: [REDACTED]
Sent: Wednesday, November 10, 2021 11:27 AM
To: Dfernandez@santaclaraca.gov
Subject: 1601 Civic Center Drive = proposed development

I live on Civic Center Drive right next to the proposed development on 1601 Civic Center Drive. My home is an individual home, not a condo or an apartment. It is not appropriate to put tall buildings right next to individual homes, blocking out sunlight, increasing traffic, accidents, congestion and pollution.

The proposed development of high rise low income housing will create a pocket of poverty in the City of Santa Clara. It is much better to distribute low income housing throughout the community in every neighborhood to

integrate, rather than perpetuate the segregation of people by economic class. The segregation of people by income creates ghettos and flies in the face of social justice, and the ability for people to rise out of poverty. By integrating low income housing into every development and neighborhood you are opening the doors of opportunity to better neighborhoods, education, and community resources for all, not just the better off. We all need to live together.

The City needs to stop and consider how to actualize social justice in their development decisions, rather than perpetuate the old low income housing models of bunching low income people together. This model failed again and again, wasting federal and state tax payer dollars by only feeding developers, and not the people that needed sustainable and safe housing, and a better life.

Having come from poverty, I have experienced being told that I don't belong in certain neighborhoods. Every neighborhood in the City of Santa Clara should have low income housing: individual family homes, condos, apartments, etc. That is how you create community, and not perpetuate the bias of and separation by income and class. By having the classes come together, the City of Santa Clara can build a stronger and more resilient community. This model would reduce crime and increase civic engagement.

Options: Recommend incorporating low income housing into all the new residential development around the Stadium. There are also many vacant lots and buildings along El Camino that would be more appropriate for taller buildings. Also, include low income housing into the redevelopment of downtown Santa Clara.

Thank you for your consideration.

Edna T. Pampy

Sent from [Mail](#) for Windows

Debby Fernandez

From: Kevin Lim [REDACTED]
Sent: Friday, November 12, 2021 11:16 PM
To: Debby Fernandez
Cc: Gloria Sciara
Subject: Opposing the rezoning of 1601 Civic Center Drive for high density residential usage purposes

Dear Debby and Gloria,

As a resident here in this neighborhood, I seriously do have concern if 1601 Civic Center Drive is allowed for high density residential usage purposes. Following are some of my key concerns.

- 1) increase traffic congestion to our neighborhood as population density increases.
- 2) increase noise/sound pollution to our neighborhood as population density increases.
- 3) existing neighborhood school capacity not sufficient to support such higher population influx.
- 4) limited street parking available to support such higher population density in this neighborhood.
- 5) Pedestrian and biking safety concerns as traffic increases due to such higher population influx to this neighborhood.
- 6) high rise buildings will block the view and sunlight of neighboring houses and do not fit in well with neighboring houses' architectural aesthetic.
- 7) With such population increase in this neighborhood, it will result in crowded public recreational open spaces for nearby residents in this neighborhood. Currently, there is very limited recreational public open space in the neighborhood. There is only one small rotunda park playground in this entire neighborhood.

I hope you will take our concern into serious consideration when reviewing the future city planning for our beloved neighborhood.

Best regards,
Kevin Lim

Debby Fernandez

From: robert bumbaca [REDACTED]
Sent: Wednesday, November 10, 2021 8:21 PM
To: Gloria Sciara; [REDACTED] Debby Fernandez;
krobinson@charitieshousing.org; hnguyen@charitieshousing.org
Cc: Christina Le
Subject: 1601 Civic Center Dr

Hi there, we are Rob & Christina Bumbaca, and we'd like to understand how the below items will be managed for the potential low income property proposal for 1601 Civic Center Drive.

1-Parking, if parking is as much a problem as current owners in the area believe, what will be done to ensure cars are monitored and not just sitting on the streets? Will a permit system be an option and who would enforce it? This is especially concerning if units have more people than what is allowed or simply the 72 spots is not even close to efficient for the area. I think we all would feel better if the 72 parking spots was more closely tied to a 72 units unit complex and not a 5 story complex which will be above and outside of anything else in the neighborhood. I would feel bad for the housing behind as they will be overshadowed by a 5 story complex.

2-Loitering/Homeless, we currently have homeless, people on drugs, around and in our communities. It is a huge concern for my wife and I for our family and children. We have concern for their safety and afraid no body will manage this once the complex is built and occupied. It would be good to know who will held responsible and own it if the issue arises regarding homeless/loitering in the area. Will the city enforce this or will charities be responsible? I'm concerned one manager will not be sufficient to manage the property and it's potential community impact. Especially if there is any sort of enforcement required.

3-We really believe our area would benefit from a local play ground/complex/park since there is really nothing nearby for us without a significant drive. Is there any plan to include something in the area perhaps the old medical building which can be an area for activities which our neighborhood needs? Adding a dense complex of this size is going to make this more of an issue and it would help if there would be a plan for the new complex and the rest of the area to have a community area of size to go to. I have major concern over the loitering/homeless/drug folks as I have said we already have this issue with no corrective action being taken by the city or complex owners.

I want to say, we appreciate your time and responses tonight. For our community, it is important to have clear plans in place which are sufficient and clear from an ownership perspective on how they will be managed if they occur. Everyone's concerns on the call are completely merited and just saying back to us parking meets some minimum requirement standard is not enough because parking will be an issue. What will happen if these things occur and who is responsible for fixing them (management & costs). This is extremely important because I can guarantee parking for friends/family will be non-existent and extremely frustrating (no acceptable for current residents) and loitering will definitely increase. We need oversight, plans, and ownership to ensure there is as little impact to the community as possible.

Can you also clarify how we can see our concerns being addressed (your responses) and when the next meeting will be held?

Thank you for your time and attention tonight as you accommodated a much longer timeframe than expected. It was appreciated on our end.

Best Regards,

Rob Bumbaca

Debby Fernandez

From: Ryan Caldera [REDACTED]
Sent: Friday, October 29, 2021 2:22 PM
To: Debby Fernandez
Cc: krobins@charitieshousing.org
Subject: Re: 1601 Civic Center Drive - Public Comment

Hello Ms. Fernandez,

My name is Ryan Caldera. I am a resident of Santa Clara's District 2, and I am emailing to relay my comments on the 1601 Civic Center Drive project ahead of the virtual public outreach meeting, as I have a conflict and cannot attend.

As a renter in the City of Santa Clara, I am keenly aware of the struggle many employees and residents in Silicon Valley face by the severe lack of affordable housing. I view this project with consideration of the difficulties facing Santa Clara residents. **Therefore, I am very supportive of the proposed affordable housing development at 1601 Civic Center Drive.** Based on the project plan set dated 08/23/2021, the project will provide 106 units of affordable family housing, increasing the available housing supply and will provide more opportunity for folks to live in our amazing city. Additionally, the project will provide 80 bicycle parking spaces (mostly secure, long-term parking) which may encourage residents to choose non-vehicular modes when traveling for work and recreation. This is consistent with the goals outlined in the City's Climate Action Plan.

The project will provide 0.7 vehicular parking spaces per unit, for a total vehicular parking supply of 72 spaces. This parking supply exceeds the required parking supply rate of 0.5 spaces per unit, but it is less than the observed parking demand rate of 1.05 vehicles per 1-bedroom unit as presented in the Urban Land Institute's *Shared Parking*, Third Edition. If the parking demand exceeds the available parking supply, residents and/or visitors will need to use on-street parking on Lincoln Street and Civic Center Drive. It is my understanding that the City is evaluating the possibility of redesigning the on-street parking on Civic Center Drive to increase the available parking supply for all surrounding residents because the available parking supply is perceived to be inadequate.

To reduce the potential for spill-over parking and encourage lower vehicle ownership, I request that the City and the developer consider the following transportation demand management programs:

Unbundle residential parking: Whether they are aware of it or not, residents implicitly pay for their parking spaces through their monthly rent. Unbundled parking refers to the practice of separating parking costs from dwelling unit costs such that residents are aware of the true cost of their parking spaces. The parking research community has well documented that providing residents this option reduces vehicle ownership. As vehicle ownership decreases, parking demand decreases, and the potential for parking spillover decreases.

Provide subsidized transit passes: The project is one block away from the high-quality transit corridor on El Camino Real. El Camino Real supports several VTA bus routes (including Bus Rapid Transit) that connect residents to various employment centers along the corridor. Additionally, the project is a 10-minute bike ride away from the Santa Clara Caltrain station. Subsidizing transit passes for residents would encourage them to use transit more regularly than if they had to pay full price for transit passes themselves. Furthermore, a subset of those who participate in the program may choose to not own their own personal vehicle given they no longer have a regular need for it. This would also reduce the potential for spillover parking.

Coordinate with carshare services: Carshare services (e.g., Zipcar, etc.) rent out vehicles on an hourly or daily basis to members for an hourly/daily rate (plus a nominal annual membership). Many people who are on the fence of giving up their own personal vehicles are reluctant to do so because of the possibility of needing to use their car on an infrequent basis. If there were carshare vehicles available near the project site (potentially at City Hall or on Civic Center Drive), residents may recognize that they can have access to personal vehicles without vehicle ownership. As stated before,

lower vehicle ownership would reduce the project's parking demand and thus reduce the potential for parking spillover.

Again, I am very excited to see this project approved and constructed. I look forward to continuing my involvement in this project's approval process.

Respectfully,
Ryan Caldera
1860 Scott Boulevard, Unit 3
Santa Clara, CA 95050

Debby Fernandez

From: Andrew Crabtree
Sent: Wednesday, September 01, 2021 11:01 AM
To: Debby Fernandez
Cc: Reena Brilliot
Subject: FW: Letter to Mr. Crabtree and Deanna Santana
Attachments: KSinai_letter_to_City_Manager_Director_of_Community_Development_9-1-2021.pdf; Polce_Report_#21-0416162.pdf

Debby,
Can you give any additional background information?

From: Anne Tran <ATran@SantaClaraCA.gov>
Sent: Wednesday, September 1, 2021 8:19 AM
To: Andrew Crabtree <ACrabtree@SantaClaraCA.gov>
Cc: Manuel Pineda <MPineda@SantaClaraCA.gov>; Carl Ngo <CNgo@SantaClaraCA.gov>
Subject: FW: Letter to Mr. Crabtree and Deanna Santana

Good morning Andrew,

Please see correspondence below received by the CMO. Please review and respond to the resident directly.

Thank you,
Anne Tran | Staff Aide I
City Manager's Office
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2210 D: 408.615.2216
www.SantaClaraCA.gov |



**City of
Santa Clara**
The Center of Growth & Innovation

From: KEYHAN SINAI [REDACTED]
Sent: Wednesday, September 1, 2021 7:22 AM
To: Anne Tran <ATran@SantaClaraCA.gov>
Cc: Raj Chahal <RChahal@SantaClaraCA.gov>; Morteza Shafiei [REDACTED]
Subject: Letter to Mr. Crabtree and Deanna Santana

Dear Ann,
I spoke with you on or about July 16 2021 about several issues that have affected us adversely as Citizens for the past 1.5 years, and continue to affect and concern us. I am sorry that I was not able to send my promised email earlier due to urgent family issues. You kindly agreed to bring the three matters summarized below to the attention of the executives in-charge. I have also copied Vice Mayor Chahal, who graciously shared his time with us in early July to share our concerns, as well as the President of our HOA, Morteza Shafiei.

1. Complaint against Charities Housing, the owner/developer of 1601 Civic Center Drive, our wall-to-wall neighbor, about the blight, petty crime, RV-toilet dumping, and nuisance that arose due to their neglect for 13 months, to the attention of our City Manager Deanna Santana.

2. Complaint about the "affordable housing" ultra dense development plans and the PR conducted by Charities Housing, the owner of 1601 Civic Center Drive, to the attention of Mr. Crabtree and our City Manager. We are **respectfully asking a 1-1 meeting with Mr. Crabtree to discuss our detailed objections to the plan.** We have no trust in Charities Housing's purported Community "Outreach".

3. Your guidance on how to place our proposal for converting the property at 1601 Civic Center Drive to a City Park, as an extension to the existing Civic Center Park, on the City Council's agenda.

My contact number is [REDACTED] and I am happy to provide further information.

We sincerely appreciate your follow-thru, an acknowledgement of the receipt of our letter, and any action taken.

Below please find the pdf of the letter and also a copy of the police report on the toilet dumping incident.

Sincerely

Keyhan Sinai

September 1st 2021

Dear City Manager Deanna Santana, and Director Andrew Crabtree,

I am respectfully submitting this letter on behalf of myself and **Civic Center Village Home Owners Association** (17 two-story homes) bordering **1601 Civic Center Drive**, a vacant property owned by **Charities Housing** abbreviated CH henceforth. The purpose of this letter is three-fold:

1. To complain and alert you to the **extreme hardship we** (our HOA including at least 5 wall-to-wall neighbors) **have suffered from April 2020 through May 2021** as a result of the nuisance, blight, petty crime, homeless encampments, trash-dumping and an **RV-toilet dumping incident** (SCPD Case # 21-0416162 on 4-16-21) arising from the subject property owned by CH. I will detail how CH **refused** to secure their property in a timely manner and deliberately ignored our requests for direct contact until the RV-toilet dumping incident and our complaint to City Code Enforcement # 9910975 (handled by Mr. Olejnik) made it impossible to continue to ignore us.
2. To object to the specifics of the ultra-dense "affordable housing" plan that Charities Housing filed on 12-8-2020 and any future derivatives. **We are respectfully asking a 1-1 meeting with Mr. Crabtree to discuss our detailed objections to the plan.**
3. Our alternate proposal for converting 1601 Civic Center Drive to a City Park as an extension of Civic Center Park and our desire to place this on a future City Council's agenda in a timely manner. We appreciate your guidance on how to do this.

CH has not been transparent, accountable, or followed through in a timely manner to secure their property. The steps CH took (installed a belated fence in May 2021) were taken only after the intolerable incident above, and a full 13 months late. We are convinced that the installing of the fence was done **not** out of respect or concern for their wall-to-wall neighbors, but for fear of liability and damage to their reputation. As you are well aware currently CH is seeking to gain City approval for their ultra-dense housing project. At no time did we, as their wall-to-wall neighbors, sense a **commitment, any charitable intent, care or concern for our welfare and safety.** Any representation to the contrary is patently false. We believe CH deliberately ignored our requests for direct contact, so it could **preempt any opposition** by us to its draconian plan to develop a 112 unit "affordable" housing project. We discovered through our own efforts that CH's proposal was submitted to the City on 12-8-2020, while we were **desperately** trying to reach out to them to address our unbearable safety and welfare problems which was disrupting our lives. The trauma we suffered was in addition to the trauma of the Covid-19 pandemic. On July 6 2021 (Council Meeting on the Specific Plan) we were surprised that CH had already reached out to the City Council, while for a full 13 months they had refused contact with us. We realized CH's PR machine had been long at work to influence the City in their favor. CH left us in the dark in spite of our numerous requests for contact, which were initiated thru the SCPD community relations department, officer Aric Enos and his team. CH would not authorize the SCPD or the City Planning Department to reveal their identity to us. We

found out their identity through our own research. When projects such as this move ahead in a stealth manner, they gain a life of their own, and it becomes difficult to stop or alter them in a meaningful way, simply because too many decision makers have already become vested in the process itself. We register our objection to the stealth manner in which CH has followed up with their proposal with the City, while refusing contact with us. In early July 2021 when we contacted Vice Mayor Chahal about our concerns, we were surprised he was under the impression that CH had already included us in the loop! Later, we found out that representatives of Executive House, a seven story apartment building (CH's proposed project is 6 stories), who are not directly impacted by CH's project, were already in the loop! Why did CH cherry pick the "safe" segment of our neighborhood for "outreach" when we had been requesting contact for 13 months? How could they have possibly missed us? Thankfully, Vice Mayor Chahal took action to have CH include us in the email loop for a TBD meeting, for which we are grateful.

We established contact with CH in May 2021 only after CH became aware that we knew their identity and under threat of citation from the City. To our knowledge CH has not received a single citation in-spite of our 13 month ordeal. Even after meeting with the Project Manager in May 2021 he would not disclose important details such as the number of stories or units, or the scant # of parking spaces. When we suggested a multi-level underground assigned parking he rejected it by saying "it costs too much. We also took issue with placing any drive ways or parking entrances adjacent to our fence 12 feet away from our living spaces. At the time we had not yet realized the magnitude of the threat CH's project poses to our quality of life and the right of quiet enjoyment of our homes. We shall discuss our specific objections to their plan in section 2 of our letter. We were also shocked to find out Charities Housing is not a qualified charity but a tax-exempt real estate development corporation! That certainly explains the lack of their charity in a hellish year when our society most needed compassion and charity. Our conclusion is that CH's sole interest is to get their project through the approval process by paying lip service to "community outreach" and leveraging the word "Charity" in their name.

CH's affordable housing project is not at all "affordable" to our neighborhood, which is already saturated with completed housing projects that underestimated parking space. And what about the cost of parking (metered or assigned), extra enforcement costs, and infrastructure to ensure that we have a quality and livable neighborhood? It took us 13 months of pain to have a low-cost fence placed around a property so close to City Hall. In the process we lost countless hours of sleep, quiet, and working hours that produce taxable wages. Why should a tax-exempt LLC be allowed to extract every cent of profit at the expense of the City and its tax-paying Citizens? Why does CH have to rely on invoking every impractical exemption and "bonus" on the books to gain approval? Who pays the cost of these "bonuses" and exemptions? We consider "affordability" a long term cumulative broad metric, not a narrow metric legislated to words that benefit a few. We also wish to highlight the sharp disparity in treatment we received as neighbors of CH vs the treatment that CH has given to SCPD, clearly for PR purposes. We know SCPD has been using 1601 Civic Center Drive for training since June-July 2020. The Project Manager disclosed this usage is at no cost. We have faith that SCPD and the City will protect the interests of us Citizens first and foremost. However we are

concerned that CH is conducting a PR campaign to gain a positive image with the City. We reported the trespassing into their building to SCPD circa June-July **2020**. CH boarded up the building but failed to take the additional steps we had requested through SCPD. Why? Because we were and are an **after-thought**, not important enough, and a nuisance to their plans.

Our PUD was zoned as single family residential in 1988. The safety and quality of life in Santa Clara have been instrumental to our success as Citizens. So far we have had very little time to complain and have sought to make a difference in our community quietly and constructively. Thirty three years later we face the threat of being uprooted, blight, petty crime, homeless pockets, congested street parking, dog poop, cars with broken vandalized windows, incessant blower noise disrupting our sleep and work-from-home hours, cars speeding at 60 miles per hour in 25 mph zones, and suspicious people in parked cars with tinted glass consuming alcohol or drugs. Examples of such blight are visible daily along Don Avenue, Civic Center Drive, the parking lot of 1601 Civic Center Drive (before being fenced up), the parking lot of the church at 1700 Lincoln St. and the list goes on and on. The curb sides of Don Avenue, Civic Center Drive, and Warburton Ave. cannot be cleaned due to parking congestion.

Our kitchens and living spaces are **12 feet from the property line with 1601 Civic Center Drive, henceforth called '1601'**. Prior to the Covid-19 shut downs in March 2020, we reported multiple instances of people using the parking lot of '1601' to engage in drugs, sex, and drinking, right next to our fence. In April 2020, we noticed that homeless individuals were using the enclosure around the generator left behind by Silicon Valley Power, as shelter. We routinely heard individuals talking to themselves or yelling at odd hours. We also reported trespassing into the building to SCPD. Thanks to our reports, very early on, the owner boarded up the building. Ironically, the boarding up of the building caused a spill-over of homeless people from inside to outside. Soon after there were violent brawls over the SVP-generator shelter. We asked for a perimeter fence to secure the lot. We made numerous complaints thru the SCPD non-ER # and the SCPD Community Relations department to the owner. We expected that the owner, as a show of gratitude for our looking after their interest, would reciprocate by removing the fence around the generator and secure the lot. No such show of gratitude or generosity ever materialized. When we would try to document illicit activity in the parking lot from our windows, people would make obscene gestures and threats to us. We had to keep our curtains closed to shelter our privacy and safety, and to avoid the sight of the trash and debris visible from our homes. We were scared disgruntled individuals would target our homes and families, in retaliation for reporting them to SCPD. We installed security cameras in the front and back of our home. Our requests to secure the property fell on deaf ears. Trash and debris accumulated on the back of our fence and throughout the parking lot. There was alcohol and drug consumption. People used the narrow ally along the common fence **as bathroom**. There was broken glass and nails thrown into our backyards. Our solar lights were stolen from the front of our property to light up the homeless tent set up in the SVP-generator enclosure.

Reporting all this disrupted our daily routines and took huge effort and time. It was very discouraging to see no action or tangible results from our efforts. We neighbors would take turns calling. Sometimes we would resign not to call for a while until the next unbearable incident would energize us to call again. It was tiresome and disappointing. We asked ourselves how come the owner of the building was so quick to secure the interior of the building thanks to our reports, but now was ignoring our calls for a fence. We soon realized we had a "Buildings over People" dilemma. Even after SCPD started using the building for training there was no help. The then-anonymous owner never bothered to contact us or even let the PD reveal their identity to us. We continued to suffer, while many SCPD police hours were spent responding to incidents on the unsecured property. There was an arrest made. We believe the cost of resources expended by the City on '1601' far exceeds the cost of the fence put up in May 2021. In February 2021 the enclosure around the SVP generator was removed. But the nuisance continued. Homeless people slept under the bushes right behind our fence, bicycle thieves would reassemble stolen bikes in the parking lot in plain sight from our homes, and a dump truck dumped its trash behind our fence and took off at high speed. All this was reported but there was complete silence from the owner. On Friday April 16 at 11:30pm an RV dumped its toilet tank behind our homes. I placed myself in danger by chasing the RV. I captured its license plate and reported it to SCPD. The stench was unbearable. We could not sleep. We did not know who the owner was. On April 19 2021, after a full day of research I discovered the owner to be a "Charities Housing" and decided to file a complaint, this time through the City Code Enforcement Dept., complaint # 9910975. We were shocked a "Charity" would let such a preventable crime happen to its neighbors. I am not sure why the license plate I reported to SCPD does not appear in the official report, nor did I receive any information on who did this and if we were at risk of a second retaliation strike. CH washed the sewage from the toilet after **4 days of torture for us**. We were surprised that the lengthy and documented negligence did not result in a citation. Even then CH did not clean the surface of the parking lot and behind our common fence from pieces of shattered glass, nails, unsightly debris, trash and homeless beds sheltered under a bush. We had to do this ourselves, because CH dragged its feet for several weeks, and kept making promises that a "different" vendor would clean it up. Their contractors would say "it's not our job." Or "we need to be paid an hour extra to clean up." When we called CH directly we noticed how every simple request would consume a half hour of messages and phone calls and listening to "I have to clear it through my boss" and "the dog ate my lunch" excuses. Today, SCPD uses the parking lot safely without flat tires, thanks to **our** clean up. CH finally removed the weeds behind our homes in late May 2021, but the white camp-fire ash was removed after a 3 month delay on August 20 2021, and only a day after SCPD used the back of the parking lot for the first time (K-9 training). When we met with the CH manager in May 2021 he stated CH "did not know" about our troubles until the RV-toilet dumping incident of April 16 2021! This statement adds insult to injury and is proof of CH's lack of accountability. How can CH be in contact with SCPD and not have known about our 13 month ordeal? They clearly knew about the nuisance in

June-July 2020 when they boarded up the building! We now know their neighbors were not worth a dime.

2. In July 2021 we were surprised to find CH's proposal of 12-8-20, was an ultra-dense "affordable" housing development. I have attached a snap shot of the "Project Zoning Data" and the "Concessions and Bonuses" for ease of reference and high-lighted a few items.

The proposal is for 112 **units with only 96 unassigned parking spaces, at a density of 84.4 DU/acre, and 6 stories high.** During the July 6 council meeting, Kathy Robinson, the company spokesperson, expressed concern about the delay in the adoption of the Specific Plan and implied sources of funding may "go away". Why would financing for such a profitable project go away so quickly and what is the rush if CH (as it claims) is in our neighbor for the "long-term"? We can easily extrapolate from our short-term 13 months ordeal what may happen in the "long term". We believe that CH will do **nothing** for its wall-to-wall neighbors, even when their health, safety, peace, or sanity is at stake, but will say **everything** to "look good" to the City. Engaging one's neighbors, should not be an after-thought or mere lip service.

Transparency and "long term" are not empty words. As this pipeline project moves forward please seriously consider the long term damage to us long term residents. It is our sincere hope that Santa Clara remain one of America's safest and most livable cities and one of the most affordable in the Bay Area. And that our City use all legal tools and resources to ensure Santa Clara remains so. We note the huge mismatch in our resources as Citizens, vs the resources of tax-exempt CH, which retains the services of lawyers and other professionals to advance its goals. The penchant CH has shown for maximizing the use of State Bonuses, and Waivers is truly shocking considering that the cost of the belated fence they put up after 13 months is only a tiny fraction of the cost of the "bonuses" and exemptions they feel entitled to receive.

The parking congestion alone will **destroy** the peace and stability of our neighborhood, with the real cost showing up over the long haul. The project will become a drag on City resources, further stress the provision of electricity and exacerbating black outs. There will be open conflict in the streets over parking. The untested and unrealistic assumption that people in transportation corridors will simply **not buy cars** and use public transportation, is a prophecy with grave consequences. Even the most loyal users of public transportation will opt to own a car per person to go places where public transportation is not available or takes too long. CH's 112 proposed units would conservatively require 2.5 assigned spaces per unit, not 0.85 unassigned spaces per unit, as they propose. One bedroom units will likely have working couples who require 2 cars. CH is unwilling to consider underground parking due to it being "well into the water table" (0-10 feet in Santa Clara) , and the "prohibitive cost". The cost is prohibitive because the building is over a water table, and not capable of supporting (structurally) the height or multi-level parking. No bonus or exemption will compensate for this structural and environmental issue. Is protecting the water table from contamination not

an important consideration? We are all aware the parking situation in our neighborhood has already hit crisis proportions.

The Zoning Data Table lists 3 SDB Concessions and 3 Waivers. In reality the setbacks and frontages SDB concession #2, is 4 sub-concessions disguised as one. The setbacks will destroy any pedestrian-friendly aspect along Lincoln St. In addition, did we neighbors ever concede to allowing a noisy high traffic drive way and parking 12 feet from our living spaces? Did we say it is ok to be woken up at late hours due to engine noise, loud conversations, or car doors slamming shut? Please note not one of CH's illustrations or images display our two story homes next to their 6-story proposal. Is this an accident?

The height is listed as a waiver but then the density of 84.4 DU/acre is listed as "**complies** through SDB". This counts as a 4th concession or waiver. The actual number of concessions and waivers is disguised so that it reads "3". We believe there is no substantive difference between a Waiver and a Concession and object to the "counting" in the proposal. The lack of any dedicated parkland in the proposal conflicts with national and local priorities for climate-aware urban living.

We wonder if CH's strategy is to **start** with this draconian proposal and then negotiate giving back "concessions" that it would not be entitled to in the first place.

As it stands today our **neighborhood is at capacity** with respect to dense housing and cannot tolerate any more. We believe infrastructure (transportation and utility grid, and parking) should come **before** density not after. Our public transportation grid is not dense like NYC where residents can afford not to have cars. Is the addition or provision of adequate infrastructure and services a condition of approval for dense projects? Years of underinvestment in the electricity and public transportation grids have created barriers to dense housing. While alternative sources of energy are kicking in and electric vehicles and public transportation gain traction, we cannot stress or destroy the existing infrastructure and the quality of life for residents. **The total eco- system and cost of ownership must be affordable.** We believe at this rate the cost of providing services to ultra-dense projects will exceed the rate of their revenue generation, and given the City's financial vulnerabilities, the situation will become unsustainable. In the rush to make housing affordable we may end up making other services unaffordable.

We believe the results from the 9-30-20 City out-reach workshop on the Specific Plan (pasted below), which rank the most desirable goals for Citizens and their top concerns with respect to the El Camino Real Corridor, are in line with our views.

3. Finally, we believe the **most appropriate use of 1601 Civic Center Drive is to convert it into a park contiguous to the Civic Center Park. The extended park is affordable in every sense of the word:** of resources, of infrastructure, and will be a haven of peace and tranquility. **The Civic Center of our City is not suitable for dense housing.** It should be preserved to showcase the diverse character of our City for generations to come. **We would urge the City to consider purchasing the property**

in order to establish a park. This is a goal that may require a few years to accomplish. It is our hope that the City finances improve and generous corporate and individual Citizens will step in to make this a reality. How can we place this request as a petition to City Council?

Sincerely

Keyhan Sinai

Cc: Morteza Shafiei, President, Civic Center Village Home Owners Association on Triton Ct., Santa Clara

ZONING DATA:

CATEGORY	REQUIRED/ ALLOWED	REFERENCE	PROPOSED	STATUS
HEIGHT LIMIT:	60'-0" (5 Stories) Reduction abutting residential zones	*DSP Pg-69	67', 6-stories Reduction abutting residential zones	SDB Waiver #1
OPEN SPACE:	Common: 100 sf/ unit Total Common Required (at 112 units) = 14,080 sf Personal: 80 sf/ unit	*DSP Pg-70 *DSP Pg-70 SCCC Ch. 17.35	*See G1.05 for Open Space Calculations Total Common Provided = 19,458 sf 37 units reduction in required open space: 47-75 sf/unit	Complies Concession #1
LOT COVERAGE	Determined by setbacks & open space		34,470sf / 61,409 sf =56%	Complies
SETBACKS & FRONTAGES	Street: 20' sidewalk zone + 15' setback Street: 20' sidewalk zone + 15' setback Side & Rear: 10' (from adjacent parcel) Parking: 10'	*DSP Pg 70 & Complete Street Section *DSP Pg-54 & 137 *DSP Pg-54 *DSP Pg-71	Lincoln St: 20' sidewalk zone + varied setback (10'-76') Civic Center Dr. 10' sidewalk zone + 15' setback North Edge: 10' West Edge: varies (46'-66') Setback: 5'	SDB Concession #2
PARKING	Studios & 1-Bedrooms: 1 space/unit = 46 Spaces 2-Bedrooms or more: 2 spaces/unit= 132 Spaces Total Parking Req'd = 178 spaces EV Charging Stations:		0.85 spaces/unit (at 112 units) Total Parking Provided: 96 Spaces *See parking plan	SDB Concession #3
BIKE PARKING	Class 1: 1 space per 2 units (56 req'd w/ 112 units) Class 2: 1 space per 15 units (8 req'd w/ 112 units)	18.25.070 18.25.070	Class 1: 72 spaces Class 2: 8 spaces	Complies Complies
DENSITY:	45-65 DU/ acre 65 x 1.41 ac = 91 Units		84.4 DU/ acre 23 % bonus (through SDB)	Complies through SDB w/ 35% SDB = 123 Units w/ 80% SDB = 164 Units
DEDICATED PARKLAND	Per Ordinance		None	SDB Waiver

STATE DENSITY BONUS: WAIVERS & CONCESSION DESCRIPTIONS

WAIVERS:

1. BUILDING HEIGHT IS CONSIDERED A WAIVER BECAUSE IT IS NOT PHYSICALLY POSSIBLE TO ACHIEVE THE NUMBER OF UNITS LEGALLY PERMITTED THROUGH THE STATE DENSITY BONUS PROGRAM WITHIN THE ZONING HEIGHT OF 5 STORIES AND 60' GIVEN THE OTHER ZONING CONSTRAINTS SUCH AS THE 45 DEGREE SETBACK PLANE FROM NEIGHBORING RESIDENCES, WITH THE UNIT MIX REQUIRED FOR THE PROJECT (25% 2 BEDROOM AND 25% 3 BEDROOM UNITS).

CONCESSIONS:

1. OPEN SPACE IS REQUESTED AS A CONCESSION BECAUSE WHILE IT IS PHYSICALLY POSSIBLE TO PROVIDE THE AMOUNT REQUIRED THROUGH ZONING THROUGH ROOF DECKS, IT WOULD BE PROHIBITIVELY EXPENSIVE TO DO SO. OPEN SPACE IS DESCRIBED IN MORE DETAIL ON G1.05. WE ARE PROVIDING PRIVATE DECKS AT ALL THE UNITS EXCEPT THE STUDIOS AND 5 OF THE 1-BEDROOM UNITS. MANY OF THE DECKS ARE AT LEAST 80 S.F. BUT SEVERAL ARE SMALLER. IN ORDER TO MAKE ALL OF THE DECKS 80 S.F., THE DEPTH OF THE UNITS WOULD NEED TO GROW, REDUCING THE AMOUNT OF COMMON OPEN SPACE IN THE COURTYARD AND CREATING UNITS THAT ARE LARGER THAN THE APPLICANT CAN PROVIDE. WE ARE PROVIDING 19,458 SF OF COMMON OPEN SPACE, 38% MORE THAN THE 14,080 REQUIRED.
2. WE ARE REQUESTING A CONCESSION FOR SETBACKS & FRONTAGES BECAUSE COMPLYING FULLY WITH THESE WOULD SQUEEZE OUR PARKING SO SIGNIFICANTLY THAT WE WOULD NEED TO ADD AN ADDITIONAL LEVEL OF PARKING TO PROVIDE ANYWHERE CLOSE TO THE AMOUNT NEEDED FOR THE PROJECT. THIS WOULD HAVE THE EFFECT OF EITHER CREATING A BASEMENT LEVEL WELL INTO THE WATER TABLE, OR ADDING ANOTHER 12' IN HEIGHT TO THE BUILDING.
 - A. LINCOLN FRONTAGE: THE 20' SIDEWALK ZONE IS PROVIDED ON LINCOLN PER ZONING, AS THIS IS THE MAIN ACCESS ROAD CONNECTING EL CAMINO TO THE CIVIC CENTER BUILDINGS. THE SETBACK FROM THE SIDEWALK ZONE IS 10' RATHER THAN 15' AT THE TWO CORNER PINCH POINTS, BUT THE MAJORITY OF THE FRONTAGE STEPS BACK MUCH MORE THAN 15' TO PROVIDE A LANDSCAPED FORECOURT.
 - B. CIVIC CENTER FRONTAGE: THIS STREET IS A MUCH SMALLER, RESIDENTIAL STREET AND FEELS LIKE AN ATYPICAL CONDITION IN THE CONTEXT OF THE SPECIFIC PLAN. WE PROPOSE TO PROVIDE THE 15' REQUIRED SETBACK, BUT NOT PROVIDE THE 20' SIDEWALK ZONE AND INSTEAD KEEP TO THE EXISTING 10' ZONE.
 - C. NORTH SIDE SETBACK: 10' REQUIRED SETBACK IS PROVIDED.
 - D. WEST SIDE SETBACK: 10' REQUIRED SETBACK IS PROVIDED, BUT THE PARKING ON THIS EDGE IS 5' RATHER THAN 10' AND THIS REDUCTION IS ALSO PART OF THE CONCESSION REQUEST.
3. A PARKING REDUCTION IS REQUESTED AS A CONCESSION. PROVIDING THE QUANTITY OUTLINED IN THE SPECIFIC PLAN WOULD REQUIRE MULTIPLE LEVELS OF PARKING WHICH IS COST PROHIBITIVE FOR AFFORDABLE HOUSING. THE STATE DENSITY BONUS ALLOWS FOR A REDUCTION IN PARKING SUCH THAT .5 SPACES PER UNIT IS THE MOST THAT CAN BE REQUIRED, WHEN THE SITE IS WITHIN 1/2 MILE OF TRANSIT. WE ARE REQUESTING A REDUCTION FROM 178 SPACES DOWN TO 96 SPACES, OR .85 SPACES PER UNIT. EVEN ACHIEVING THIS NUMBER OF SPACES WILL BE COSTLY, AS TANDEM STACKERS NEED TO BE USED IN ORDER TO PROVIDE 96 SPACES.

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