

**From:** [PlanningCommission](#)  
**To:** [Lalo Mendez](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Ron Patrick](#); [PlanningCommission](#)  
**Cc:** [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); [Debby Fernandez](#); [Reena Brilliot](#); [Hai Nguyen](#); [Joe Head](#); [Kathy Robinson](#); [Alex Shoor](#)  
**Subject:** RE: Our Members Thank You for Your Leadership on 1601 Civic Center (PLN21-15206)  
**Date:** Thursday, August 11, 2022 11:14:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Morning,

This is to confirm that your email has been received in the Planning Commission email box and will be saved as part of the Public Record on this item.

Thank you for taking the time to share your comments with Planning Commissioners, Mayor and Council, and staff.

Best regards,

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

[www.SantaClaraCA.gov](http://www.SantaClaraCA.gov)

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**From:** Lalo Mendez [REDACTED]  
**Sent:** Wednesday, August 10, 2022 6:03 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Ron Patrick <RPatrick@Santaclaraca.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>  
**Cc:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; Lisa Gillmor <LGillmor@SantaClaraCA.gov>; Kathy Watanabe <KWatanabe@SantaClaraCA.gov>; Raj Chahal <RChahal@SantaClaraCA.gov>; Karen Hardy <KHardy@SantaClaraCA.gov>; Kevin Park <KPark@Santaclaraca.gov>; Sudhanshu Jain <SJain@SantaClaraCA.gov>; Anthony Becker <ABecker@SantaClaraCA.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Hai Nguyen <hnguyen@CharitiesHousing.org>; Joe Head <jhead@CharitiesHousing.org>; Kathy Robinson <krobinson@charitieshousing.org>; Alex Shoor <alex@CatalyzeSV.org>  
**Subject:** Our Members Thank You for Your Leadership on 1601 Civic Center (PLN21-15206)

Santa Clara Planning Commissioners,

On behalf of Catalyze SV's staff and our members in Santa Clara, San Jose and beyond, we want to thank you for vision and leadership on the Civic Center Drive project last Wednesday, Aug. 3, 2022. Of the projects on which we've worked in Santa Clara and beyond, your Commission's exemplary

work on this project last week stood out for three reasons:

1. You heard all corners of the community. That included carefully reading our letter that included constructive, concrete, feasible suggestions from our members on how the project could be made better. You really dug into those suggestions with earnest vigor!
2. You weighed competing priorities and publicly noted the moral imperative to build housing for our neediest neighbors in a community extremely short of it. Like you, Catalyze SV members understand fears about change and new folks, yet those seeking affordable homes are our family members, existing neighbors, teachers, & the folks who serve us at the grocery store.
3. Finally, and perhaps most importantly, you took a “Yes, and ...” approach to this project. You didn’t seek to “lop off the top” any essential homes from the project that would injure the intentions and viability of the project. You balanced moving the project forward with setting some very reasonable conditions of approval that you believe will make the project better. Like you, our members agree that with a few modifications — transit passes, a designated rideshare area, and a more active and vibrant ground floor — this project will be a great housing option for new residents and existing neighbor alike.

Our members are passionate about housing solutions for all and vibrant urban places for people to grow and thrive. And we believe that the Charities Housing’s project you voted in favor of will further those goals. We hope your deliberation and vote will be a sign of continued collaboration with organizations like Catalyze SV to build housing solutions for all and vibrant places for people. We look forward to continue to share our members’ support for this project in the upcoming City Council meeting tentatively scheduled for late September.

Thank you again for your insight and opinions, as well as your support for Charities Housing’s Civic Center Drive project!

P.S. A quick note on the transit passes recommendation you made. In the future, we would encourage bodies like yours to take a more proactive approach to providing transit passes. Your motion to offer them to residents who “upon request” them may result in no residents using them because they may not know they are available. As a compromise, you can always motion for transit passes to be “offered” to every resident upon move-in.

Best,

**Lalo Mendez**  
**Project Development Specialist | CATALYZE SV**  
C: (707) 320-8267

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**\*Available Mostly Mondays and Fridays. Thank You for Your Patience\***

**From:** [Planning Public Comment](#)  
**To:** [Curran, James](#); [Planning Public Comment](#); [Debby Fernandez](#)  
**Cc:** [Reena Brilliot](#); [Lesley Xavier](#)  
**Subject:** RE: Civic Center Drive Family Housing project (PLN21-15206)  
**Date:** Wednesday, August 10, 2022 3:46:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Afternoon Mr. Curran,

Your email has been received in the Planning Division and by way of this email the Project Planner, Debby Fernandez, and other appropriate staff are included for their review of your comments. Your email will be part of the public record comments of the August 3 Planning Commission meeting.

This item will be heard at an upcoming Council Meeting, as you are aware, and you are encouraged to also share your comments at that time.

Thank you for taking the time to contact us on this project with your suggestions.

Regards,

**ELIZABETH ELLIOTT** | Staff Aide II  
Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450 Direct : 408.615.2474

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**From:** Curran, James [REDACTED]  
**Sent:** Wednesday, August 10, 2022 10:14 AM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Civic Center Drive Family Housing project (PLN21-15206)

Hi,

I've been on the fence about whether to bother submitting additional public comment before the city council meeting since the Planning Commission has already approved the above plans despite substantial community disapproval. It also appears the nature of this project is set in stone and the council is highly likely to approve it as is. However, given the strong, almost universal negative feelings expressed by the west Civic Center Dr community, I decided to provide my inputs anyways for what they are worth.

Essentially, most of the community doesn't mind having a low income housing project. What the community minds is having a low income housing project for renters **with controversial backgrounds**. Essentially, the impression is that sex offenders, people with drug additions, violent tendencies, mental illness, prison records, homeless drifters, etc. will be a noticeable subset of the tenants. Not saying whether this is true or imagined, but that is the impression. Also, the street parking situation is near the breaking point for anyone with more cars than garage space and this project will almost surely destroy the small remaining capacity.

A few basic items that would eliminate 90% - 95% of the community backlash and still would allow Charities Housing to accomplish their well meaning mission for the underserved:

- 1) Return the structure to 6 stories but don't add additional housing units. 2 stories indoor parking (instead of 1) / 4 stories housing (same), no more than 108 units (preferably a few less), and aim for at least 1 parking space / unit contained within the structure.
- 2) Add an additional renter qualification that single renters or 1 person in a family household unit be a currently employed California public school teacher. Per the presentation from the planning commission hearing, California public school teachers do qualify based on income.
- 3) Make a selection preference based on proximity of school to 1601. Essentially try to get as many local teachers as possible for tenants.
- 4) Make the outdoor parking lot (with an exit to Civic Center Drive) an access restricted lot which anyone in the community can pay a monthly fee to use (not just the 1601 renters). The rental fees then can be full market rate vs subsidized. This would both help the community parking situation and generate needed funds to offset construction costs or provide additional services to 1601 residents such as public transit passes.
- 5). Partner with the Methodist Church, whom I heard are supportive of the project, to open their fairly large and usually completely empty parking lot to the 1601 residents for a monthly fee. It would only require the installation of an access gate and card reader. The system should also allow the church to open the gates whenever a church event is planned.
- 6). Change the focus of the public engagement sections of the first floor. Envision rooms which the teachers can borrow to hold tutoring sessions for young children who are struggling with a subject. Essentially allow them to start a side hustle to generate additional income leveraging their skill set as educators. It would help prevent good teachers from leaving the profession due to economic struggles. This in turn would help our children.
- 7) Open a donation fund operated by Charities housing. This would be helpful in case a teacher's tutoring side business becomes too successful and they become at risk of being over the qualifying income threshold. It would be an easy way for the teachers to donate excess income to Charities Housing and would also help Charities Housing to assist other worthy causes.
- 8) Raise the monthly anticipated rent slightly to cover the additional construction expense of the larger 2 level parking structure. However, since all renters now are guaranteed to have stable, long term, government backed jobs, the risk will be much lower of a % of the tenants periodically missing rent due to employment instabilities.

I know that this is probably too little too late and you've probably heard just about every possible thought by now but I wanted to toss this out in case it sparks a good idea for how this project could be more harmoniously integrated into the community around it.

Respectfully,

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**James Curran**

Sr. DevOps Engineer

Roche Molecular Systems

Email [\[REDACTED\]](#)

Office: 408-386-3978



**From:** [Planning Public Comment](#)  
**To:** [Debby Fernandez](#); [Lesley Xavier](#)  
**Cc:** [Reena Brilliot](#)  
**Subject:** FW: 1601 Civic Center Dr.  
**Date:** Monday, August 8, 2022 10:31:00 AM

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FYI

~Elizabeth

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**From:** [REDACTED]  
**Sent:** Friday, August 5, 2022 6:17 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** 1601 Civic Center Dr.

To whom it may concern,

I'm writing because of my concern about the low income housing that the city would like to put in at 1601 Civic Center Drive. I've been a long time resident of the old quad area. I was born and raised here in Santa Clara and have seen many changes. Some good. Some I don't agree with. For example. I live in the area where the apartments on El Camino and Scott Blvd. caught fire. It was a dramatic experience. Not for just me, but the whole neighborhood. Going back to the low income housing on Civic Center, I disagree with. The mayor and city council praise the public safety in our city. And I agree with them. Although I sympathize with people with low to no income, they will prey on the established people in the old quad area. Most of the people in this area are of an older age and may not be able to fend off a person who is looking to take what they have. I think it will put a strain on the public safety here and will also bring down the proper values in the area. If Santa Clara would just keep building the higher end town homes, condos or apartment homes, the people will come. We don't need the state or federal money if we keep getting the tech people here to live. The city can make it by making it enticing for higher end clientele to live and stay here. So my final thought is, I would not like to see the low income housing come to the old quad area on civic center.

you,

Thank

long time resident of the old quad area.

A

## Kiran Singh

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**From:** Planning Public Comment  
**Sent:** Monday, August 8, 2022 10:35 AM  
**To:** Debby Fernandez; Lesley Xavier  
**Subject:** FW: 1601 Civic Center Drive Meeting on 8/3/22 6pm PST

Was in spam folder

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

**From:** Crystal White [REDACTED]  
**Sent:** Tuesday, August 2, 2022 11:32 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** 1601 Civic Center Drive Meeting on 8/3/22 6pm PST

Our family would like to advise against the planning of Kathy Robinson's Charities Housing project to add 108 units at 1601 Civic Center Drive. To keep things simple, here are our reasons why we are against this addition:

- 1) This addition will cause a tremendous influx of traffic and inconvenience in an already high-capacity traffic location adjacent to El Camino Real. The addition of 108 homes does not mean 108 individuals, it means 108 families with a safe average of 2-3 people per household. This will overpopulate a section of Santa Clara's community that already houses multiple affordable housing within the area. We don't disagree on the need for affordable housing, but we already have one across the street (Presidio Santa Clara on El Camino) as well as within our community that provides below market rate housing in each section of our complex.
- 2) Increase in noise production as a result of increase in population density in an already loud neighborhood due to a major highway on El Camino Real.
- 3) Decrease in available street parking on Civic Center since we already face issues with commercial big rig vehicles illegally parking on many of the surrounding streets. This has already impacted quality of life in this area, the addition of more vehicles will add to this burden.
- 4) Lastly, this surrounding community already encompasses a lot of fast food chains (5 within 2 block radius), motels and affordable housing units. We need to have additions that will help increase the neighborhood values and presence of wanting to live in Santa Clara. Not to decrease it by adding more affordable housing. It is truly unfair and deconstructive for those who have worked their whole lives to finally save up and buy a house in a community that we feel is balanced already.

Before deciding or making any decisions, please consider that there are families already living in this community that will be heavily impacted by these decisions. The truth of the matter is, as there will always be different interpretations around the ethics of helping the community, unfortunately these actions will impact the quality of our family's life, potentially increase the risk of crimes often associated with areas of low income housing and lastly, decrease the property value of this community. I can honestly say this because I have lived this example in the past and do not want to relive this again for the future of my family.

Sincerely,

Santa Clara Resident