

PMM
Council Meeting 8/22/23
Item 8
RTC 23-810

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

Dear City Council,

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

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

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

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

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

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

Get [Outlook for Android](#)

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

Dear City Council,

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

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

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

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

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

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

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

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

Thank you,
Noreen Carlson
1159 Madison St.

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

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

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

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

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

is not required to grant them anything different.

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

Noreen

Sent from my iPhone

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

Dear City Council,

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

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

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

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

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

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

From: [Patty](#)
To: [Mayor and Council](#)
Subject: 950 Monroe OPPOSED!
Date: Sunday, August 20, 2023 10:30:45 PM

City Council and Officials,

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

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

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

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

Patty and Charlie Costantini
648 Frederick Avenue

Sent from my iPad

August 21, 2023

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RE: 950 Monroe Street Multifamily Housing Development
Subj: City Council Meeting Dated August 22, 2023
Agenda Item No. 8, 23-810, 906-950 Monroe Street
& 1341 Homestead Road

Good evening Madam Mayor and City Council Members:

My name is John Elwood, Past Board Chair for the Silicon Valley Central Chamber of Commerce.

I am writing to you this evening to show my support for the Monroe Street Development....based on a number of reasons including the Chamber's advocacy for its members.

The housing shortage is acute in our communities. In a study published in 2022, Santa Clara combined with San Jose and Sunnyvale made the top of the list of having the worst housing shortage over any other City in the Country between 2021 and 2022.

We are fortunate to have a developer like Lamb Partners who has been engaged the Santa Clara Community for a number of years, supporting local non-profits like.....Santa Clara PAL, the Parade of Champions, and Mission City Community Fund...and takes the community's concerns and feedback seriously while making a difference in helping reduce the housing shortage in the region. We are also fortunate to have Santa Clara's own Sal Caruso, as the Architect translating the community's concerns into responsive design drawings.

Some believe the development should be delayed until the Downtown Precise Plan and Form Based Code is adopted making the Monroe Street Development subject to its provisions. If Mr. Caruso has not mentioned it by now, many of the Downtown Precise Plan and Form Based Code requirements meet the goals and policies of the draft of the Precise Plan as it applies.

To delay 950 Monroe Street until the Precise Plan and Form Based code is adopted, would be unreasonable with consequences to the developer. In addition, there is a precedent established on a development that was exempt from the El Camino Real Specific Plan's policy and provisions since it had not been adopted the Council being prudent, recognized it would be unfair to the developer to delay the Development until the El Camino Real Specific Plan was adopted.

In summary, the 950 Monroe Street development is a model in designing new multifamily housing while considering the surrounding uses and community's interest. I encourage you tonight to approve the City Staff's recommendations as outlined.

Thank you



John Elwood
Past Board Chair
Silicon Valley Central Chamber of Commerce

From: [Planning Public Comment](#)
To: [Jonathon Evans](#); [Clerk](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); [Old Quad Residents Association](#); [Planning Public Comment](#); [Andrew Crabtree](#); [Reena Brilliot](#); [Steve Le](#)
Subject: Evans RE: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 9:02:39 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

This is to confirm your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Staff for their review. Please note – your comments will be part of the public record on this item.

Thank you for taking the time to provide your input.

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: Jonathon Evans [REDACTED]
Sent: Monday, August 21, 2023 9:56 PM
To: Clerk <Clerk@santaclaraca.gov>; 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>; Old Quad Residents Association <contactoqra@gmail.com>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

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

If you got this far let me explain why.

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

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

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

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

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

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

As far as community benefits go, we don’t need yet another “community room”

that no one will be able to use. I'm still waiting to book the community room in Levi's stadium as outlined in section 4.7.2 of the stadium lease¹.

If the council wants to know what the community wants, we've put it in the downtown precise plan, but we **cannot require the applicant to conform to the downtown precise plan**. Instead, we must compare the development to what the current general plan and zoning requires, and it fails to meet that. The Council should deny the general plan amendment.

-Jonathon Evans
President OQRA

Citations:

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

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

Dear City Council,

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

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

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

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

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

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

Charlotte Evans

Sent from my iPad

From: [Planning Public Comment](#)
To: [Hotmail](#); [Planning Public Comment](#); [Andrew Crabtree](#); [Reena Brilliot](#); [Steve Le](#)
Subject: Haug RE: 950 Monroe Street - Opposition to proposed development
Date: Tuesday, August 22, 2023 9:06:51 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning,

This is to confirm your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Staff for their review. Please note – your comments will be part of the public record on this item.

Thank you for taking the time to provide your input.

Elizabeth Elliott

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

www.SantaClaraCA.gov

From: Hotmail [REDACTED]
Sent: Monday, August 21, 2023 3:53 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: 950 Monroe Street - Opposition to proposed development

My name is Peter Haug. I own, and live on Sykes Court. I'm writing this email to express my opposition to the proposed development, 950 Monroe street. Please do not **amend the "Community Mixed Use" designation in the "Downtown Focus Area" to allow for VERY HIGH-DENSITY housing (Max 70 dwelling units an acre) and allow up to 8-Stories on ALL properties in the "Downtown Focus Area" that are currently zoned "Community Mixed Use". Save the historical houses, and please develop in other neighborhoods that need improvements.**

Thanks for your time and consideration,
Peter Haug

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

Dear Council Member,

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

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

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

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

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

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

Thank you,
Anne and Dennis King



August 21, 2023

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

Subject: Support for the Proposed Residential Mixed-Use Redevelopment Project at 906, 930, 940, and 950 Monroe

Dear Members of the Santa Clara City Council,

I am writing on behalf of the Bay Area Council to express our enthusiastic support for the proposed residential mixed-use redevelopment project at the site located at 906, 930, 940, and 950 Monroe. This visionary project aligns with our goals of urban revitalization, sustainable growth, and community enhancement that our organization values and promotes throughout the Bay Area.

The Bay Area Council represents 300 off the Bay Area's largest employers and seeks solutions to the Bay Area's most significant problems. We support policies and projects that align with our vision of the Bay Area as the most attractive place to live and work in the world. Our Project Endorsement Committee unanimously supported this project because it is projects like that that we need to meet our regional shortage of housing and reduce housing prices.

The proposed redevelopment project presents a thoughtfully designed solution for revitalizing an underutilized area while respecting the existing urban fabric. By demolishing the outdated commercial building and residential outbuildings, the project will make way for a six-story, 72,000 square foot mixed-use building that will contribute to the vibrancy of the neighborhood. The inclusion of 50 multi-family residential units and 3,800 square feet of ground floor retail/restaurant space will foster a sense of community while also addressing the demand for housing and local commerce.

Furthermore, the addition of four detached two-story townhouses on-site adds diversity to the housing stock and creates an inviting atmosphere. The preservation of existing residences along Monroe Street and Homestead Road demonstrates a commitment to maintaining the neighborhood's character and history.

One of the commendable features of this project is the provision of approximately 2,000 square feet of community amenities, including an outdoor community area and gym. These spaces will not only enhance the quality of life for on-site residents but also contribute positively to the overall neighborhood environment.

We appreciate the project's careful consideration of architectural design and height compatibility. The mixed-use building's height of approximately 84 feet, complemented by two outdoor patio areas on the fourth and fifth floors, will allow residents to enjoy open spaces while minimizing visual impacts on the surrounding area.



The proposed Vesting Tentative Subdivision Map, rezone to PD – Planned Development, and General Plan Amendment demonstrate a comprehensive approach to achieving the project's goals within the framework of local regulations. This approach showcases a commitment to collaboration and adherence to the community's needs.

The Bay Area Council fully endorses the proposed residential mixed-use redevelopment project at 906, 930, 940, and 950 Monroe. We believe that this project aligns with our mission to foster smart growth, community engagement, and sustainable development in the Bay Area. We look forward to witnessing the positive transformation that this project will bring to the neighborhood and the region as a whole.

Thank you for your attention to this matter. Please feel free to contact us if you require any further information or support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Mirante'.

Louis Mirante
Vice President of Public Policy
Bay Area Council

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

Dear Mayor & Council,

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

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

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

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

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

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

Regards,
Linda

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

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

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

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

From: [Knauf, Rick](#)
To: [Steve Le](#)
Cc: [Knauf, Rick](#)
Subject: 950 Monroe Street, Santa Clara
Date: Monday, August 21, 2023 2:54:52 PM

Mr. Le:

I wanted to weigh in on this outstanding project that is going before the City Council tomorrow, August 22nd. I think the design is exemplary as it will be a true value add to the community. LPG Development has created a project with an appropriate density based on the need for more housing in all communities including this part of the old downtown in Santa Clara. I encourage you to support this excellent project and please advise the City Council on my support as well.

Many thanks.

Rick Knauf



From: [Planning Public Comment](#)
To: [Julie Roedell](#); [Planning Public Comment](#); [Andrew Crabtree](#); [Reena Brilliot](#); [Steve Le](#); [Mayor and Council](#)
Subject: Roedell RE: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Tuesday, August 22, 2023 9:05:46 AM
Attachments: [image001.png](#)
[image002.png](#)

Good Morning,

This is to confirm your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Staff for their review. Please note – your comments will be part of the public record on this item.

You addressed Mayor and Council on your email, but I did not see their email address in the 'to' or 'cc' line above. As a courtesy I am including Mayor and Council on this email thread.

Thank you for taking the time to provide your input.

Elizabeth Elliott

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

www.SantaClaraCA.gov

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

From: Julie Roedell [REDACTED]
Sent: Monday, August 21, 2023 4:34 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Fwd: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

> Dear City Council,

>

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

>

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

- > • More than double the allowed density of a parcel.
- > • Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- > • Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.

- > • Raise building heights above what was done through an area or city-wide planning process.
- >
- > The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?
- >
- > This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.
- >
- > Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.
- >
- > Julie Roedell
- > 1420 Lexington Street
- > 1410 Lexington Street
- >
- > Sent from my iPad

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

Dear City Council,

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

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

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

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

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

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

--

Silin Chen

Email: 

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

Dear City Council,

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

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

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

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

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

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

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

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

TIM THOMPSON

From: [Judy Tucker](#)
To: [Mayor and Council](#)
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 7:10:12 PM

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

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

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

From: [Donna West](#)
To: [Mayor and Council](#); [Manager](#); [Nora Pimentel](#)
Cc: [Donna West](#); [Dan Ondrasek](#); [Mary Grizzle](#)
Subject: Santa Clara CA Agenda item 8 23-810 Monroe Street Project
Date: Saturday, August 19, 2023 3:53:37 PM

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

Thank you for your service and support of our city.

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

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

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

Why are we here? Again.

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

Why?

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

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

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

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

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

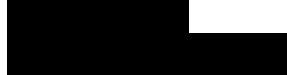
I respectfully ask that 906 - 950 Monroe and 1340 Homestead Development projects NOT be

approved until AFTER the Downtown Precise Plan and Form Based Code is approved In Sept. 2023.

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

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

Donna West, Santa Clara Business History
Researcher with Reclaiming Our Downtown



3561 Homestead Rd No 483
Santa Clara CA 95051

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