

Correspondence  
3/25/25 City Council Meeting  
2518 Mission College Blvd.  
RTC 25-166

**From:** [REDACTED]  
**To:** [Nimisha Agrawal](#)  
**Subject:** Building Houses with no solution for water is nonsense!  
**Date:** Monday, April 29, 2024 4:33:42 PM

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You don't often get email from [REDACTED]

I find it disturbing that Santa Clara is gleefully authorizing housing when we live in a desert. You expect those of us here to use less and less water while authorizing the building of more and more housing.

Where is plain common sense?

What will 1792 apartments require in the way of additional water? Let's assume 2 or 3 people, toilets, baths, laundry, dishes? And you want me to not water my 10sq feet of yard that feeds hummingbirds, bees and helps provide oxygen to the environment . Ridiculous!

What is the city's solution? It is like sticking your head in the sand. One day you turn on the faucet and there will not be one drip! How many jobs will there be when this happens.

Brenda

VenetianBeadShop.com

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Karen Hardy](#); [Sudhanshu Jain](#); [Raj Chahal](#); [Kevin Park](#); [Anthony Becker](#); [Clerk](#); [Nimisha Agrawal](#); [Lesley Xavier](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning](#); [REDACTED]  
**Subject:** Catalyze SV Members Score Irvine Company's Santa Clara Park  
**Date:** Friday, September 20, 2024 11:05:30 AM

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You don't often get email from [REDACTED]

Hello Carlene and Jim,

Thank you for presenting Irvine Company's Santa Clara Park to our members at last month's Project Advocacy Committee meeting.

Your project scored **3.43 out of 5** among our members. Overall, our members particularly liked these aspects of the project:

- bicycle infrastructure enhancements
- commitment to the preservation of existing redwood trees
- ongoing monthly meetings with the community

Although some aspects were well received, the project did not meet our 3.5 out of 5 threshold for advocacy. Our goal is for projects to score as high as possible, and we are confident that with our members' feedback, Santa Clara Park can achieve a higher score. The following documents contain our members' recommendations and suggestions:

1. [Letter](#): Positive elements and recommendations
2. [Scorecard](#): Our members' scores for each of our categories

In the meantime, we're happy to set up a call to answer any questions you may have about our members' feedback.

In the coming days, we will post the project on [our website](#). The page will include the letter and scorecard shared above.

Thanks again for sharing Santa Clara Park with us. We look forward to continuing to work with you on this project.

Best,

Jake Wilde  
Manager of Development Projects | Catalyze SV  
[www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)

September 20, 2024

Carlene Matchniff  
Irvine Company  
5451 Great America Pkwy, #201  
Santa Clara, CA 95054

Jim Cunneen  
California Strategies

## **RE: Irvine Company Proposal for Santa Clara Park**

Dear Carlene & Jim,

Thank you for sharing Irvine Company's Santa Clara Park with our members at our August 28 Project Advocacy Meeting. As we understand it, Santa Clara Park is a five-building, 1,792-unit mixed-income development located on a 25.74-acre site at 2518 Mission College Boulevard. The proposal will replace the existing 12 office buildings with 6.43 acres of public open space and over 1,740,000 square feet of residential space. The residential units are split between all five-story buildings that are a mix of studios, 1-bedrooms, and 2-bedrooms. Each bedroom contributes one parking space for a total of 2445 parking spaces plus an additional 90 spaces for visitors and guests. Plans also call for a small 4,000-square-foot centrally located cafe, as well as amenities for residents only, like a fitness center, co-working space, and two swimming pools. With the project well underway, our members would like to offer the following feedback and suggestions:

### **Standout Elements:**



#### **Community**

As advocates of inclusive engagement, our members are pleased with Irvine Company's efforts to engage the community, especially its future plans for monthly meetings where community members can get involved in the development process. Our members recommend these meetings be advertised to the community through sufficient channels so as to reach as many folks as possible. Additionally, since Santa Clara Park is geared toward young, working professionals, some of our members want to see Irvine Company directly reach out to Mission College students, located just a few blocks down the street. The student community could be the focus of one of the monthly meetings.



#### **Sustainability**

Our members appreciate and recognize Santa Clara Park as a standout project in our sustainability category. The project is aiming for GreenPoint Gold certification, will

have rooftop photovoltaics, and makes use of reclaimed water. These features put Santa Clara Park a head above the rest. For Santa Clara Park to improve even further in this category, some of our members would like to see the project better interface with the plants and wildlife of the San Tomas Aquino Creek. They suggest incorporating more riparian vegetation as well as pollinator-friendly trees into the project's plentiful open green space. Members also want to see the project's windows made bird-safe, as San Tomas Aquino Creek is a habitat for a plethora of diverse bird species.



## **Legacy**

Members of Catalyze SV do not typically score projects in our Legacy category but felt it was important and relevant to Santa Clara Park in one regard—the preservation of the redwood trees. Our members are ecstatic to hear that Irvine Company is making the effort to preserve as many of the existing redwood trees as possible. As the site is currently a parking lot and private office campus, our members hope the community will one day be able to enjoy the redwood trees as part of a public park. We will be tracking this aspect of the project to make sure Irvine follows through on preserving the redwoods.

## **Elements to Improve:**



## **Vibrancy**

Finding and keeping commercial tenants isn't always easy. Our members understand this. Yet the more people in an area, the more it can support vibrant activity like retail and restaurants. We are impressed by Irvine Company's partial solution to this issue—operate its own in-house cafe and market. While we have never heard of this model, Irvine Company has tested a similar approach at its Redwood Place project in Sunnyvale. As described to us, this type of establishment will sell a range of goods to residents and the public, potentially filling a role similar to a convenience store. The cafe is a positive step. Our members stand by a bigger approach to vibrancy that entails more ground-floor activations near residents. We want Irvine Company to activate more space in the development for neighbors. River View Apartment Homes, a 1,308-unit Irvine Company community in San Jose, hosts a diverse collection of businesses, including restaurants, healthcare providers, and financial services. Our members note that Santa Clara Park's neighboring Irvine property, Santa Clara Square, has some noteworthy retail but lacks a substantial connection to Santa Clara Park as they are on opposite sides of Highway 101. The trail beneath the highway is not the same as a walkable neighborhood street. It is especially problematic at night or for those more vulnerable who would fear for their safety going under an overpass. Santa Clara Park should attempt to foster its own activity hub that does not rely on Santa Clara Square's existing amenities, especially considering it proposes so many homes as part of this project. It should consider complementing its solar rooftops with activation on top of them for residents. Housing is

wonderful and our region's highest need, yet we need complete neighborhoods if we're truly providing livable communities. Santa Clara Park needs to be a next-generation development.



## **Transportation**

The San Tomas Aquino Creek Trail is the existing active transportation connection between Santa Clara Park and Santa Clara Square. The distance between the two properties is roughly one mile, and it would take a bicyclist at an average speed of roughly six and a half minutes on a mixed-use path. Our members appreciate that Santa Clara Park will improve cycling access from the site to the trail by installing new bike lanes along Freedom Circle. However, they are concerned regarding the reliability of the trail as the main connection to Santa Clara Square, which, in addition to a grocer and a few other businesses, primarily hosts restaurants and bars. During the day, commuting between the two locations is not an issue, but the trail closes at sunset. This means that during the busiest hours, traveling by car is the most viable option. Even if the trail were open, it would need significant lighting improvements to make it safe. It is an unfortunate situation, especially since our members are very impressed by the other cycling accommodations, like the 1,792 private bicycle stalls for residents. This is a huge effort by Irvine and represents the best of current development projects. We encourage Irvine Company, Valley Water, and Santa Clara to work together to enhance the north-south connection between these sites. As is, the only option for anyone outside of a car past sunset is to ride or walk along a six-lane highway service interchange.



## **Intensity/Zoning**

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.



## **Affordability**

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but

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as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.

Santa Clara Park has the potential to provide a home to thousands of people, and we will fight hard to turn that potential into reality. After decades of declining housing construction and underbuilding, it is crucial to maximize density whenever the opportunity arises. We hope Santa Clara and Irvine Company will work together to find a path that makes the most out of this site.

Sincerely,

Catalyze SV's staff and Project Advocacy Committee members

CC: [mayorandcouncil@santaclaraca.gov](mailto:mayorandcouncil@santaclaraca.gov)  
Mayor Lisa Gillmor ([lgillmor@santaclaraca.gov](mailto:lgillmor@santaclaraca.gov))  
Kathy Watanabe ([kwatanabe@santaclaraca.gov](mailto:kwatanabe@santaclaraca.gov))  
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[www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)

About Catalyze SV

*Catalyze SV's Project Advocacy Committee is comprised of community members who identify, evaluate, & lead advocacy efforts around specific development projects.*

## Project Review Scorecard

**Project Under Review:** Santa Clara Park

**Project Applicant:** Irvine Company

**Review Date:** August 28, 2024

Page 4 of this scorecard explains the criteria below, as does: [catalyzesiliconvalley.org/project-list](https://catalyzesiliconvalley.org/project-list)



### Community

**Score: 4/5**

As advocates of inclusive engagement, our members are pleased with Irvine Company's efforts to engage the community, especially its future plans for monthly meetings where community members can get involved in the development process. Our members recommend these meetings be advertised to the community through sufficient channels so as to reach as many folks as possible. Additionally, since Santa Clara Park is geared toward young, working professionals, some of our members want to see Irvine Company directly reach out to Mission College students, located just a few blocks down the street. The student community could be the focus of one of the monthly meetings.



### Vibrancy

**Score: 3/5**

Finding and keeping commercial tenants isn't always easy. Our members understand this. Yet the more people in an area, the more it can support vibrant activity like retail and restaurants. We are impressed by Irvine Company's partial solution to this issue—operate its own in-house cafe. While we have never heard of this model, Irvine Company has tested a similar approach at its Redwood Place project in Sunnyvale. As described to us, this type of establishment will sell a range of goods to residents and the public, potentially filling a role similar to a convenience store. The cafe is a positive step. Our members stand by a bigger approach to vibrancy that entails more ground-floor activations near residents. We want Irvine Company to activate more space in the development for neighbors. River View Apartment Homes, a 1,308-unit Irvine Company community in San Jose, hosts a diverse collection of businesses, including restaurants, healthcare providers, and financial services. Our members note that Santa Clara Park's neighboring Irvine property, Santa Clara Square, has some noteworthy retail but lacks a substantial connection to Santa Clara Park as they are on opposite sides of Highway 101. The trail beneath the highway is not the same as a walkable neighborhood street. It is especially problematic at night or for those more vulnerable who would fear for their safety going under an overpass. Santa Clara Park should attempt to foster its own activity hub that does not rely on Santa Clara Square's existing amenities, especially considering it proposes so many homes as part of this project. It should consider complementing its solar rooftops with activation on top of them for residents. Housing is wonderful and our region's highest need, yet we need complete neighborhoods if we're truly providing livable communities. Santa Clara Park needs to be a next-generation development.





## Transportation

Score: 3/5

The San Tomas Aquino Creek Trail is the existing active transportation connection between Santa Clara Park and Santa Clara Square. The distance between the two properties is roughly one mile, and it would take a bicyclist at an average speed of roughly six and a half minutes on a mixed-use path. Our members appreciate that Santa Clara Park will improve cycling access from the site to the trail by installing new bike lanes along Freedom Circle. However, they are concerned regarding the reliability of the trail as the main connection to Santa Clara Square, which, in addition to a grocer and a few other businesses, primarily hosts restaurants and bars. During the day, commuting between the two locations is not an issue, but the trail closes at sunset. This means that during the busiest hours, traveling by car is the most viable option. Even if the trail were open, it would need significant lighting improvements to make it safe. It is an unfortunate situation, especially since our members are very impressed by the other cycling accommodations, like the 1,792 private bicycle stalls for residents. This is a huge effort by Irvine and represents the best of current development projects. We encourage Irvine Company, Valley Water, and Santa Clara to work together to enhance the north-south connection between these sites. As is, the only option for anyone outside of a car past sunset is to ride or walk along a six-lane highway service interchange.



## Sustainability

Score: 4/5

Our members appreciate and recognize Santa Clara Park as a standout project in our sustainability category. The project is aiming for GreenPoint Gold certification, will have rooftop photovoltaics, and makes use of reclaimed water. These features put Santa Clara Park a head above the rest. For Santa Clara Park to improve even further in this category, some of our members would like to see the project better interface with the plants and wildlife of the San Tomas Aquino Creek. They suggest incorporating more riparian vegetation as well as pollinator-friendly trees into the project's plentiful open green space. Members also want to see the project's windows made bird-safe, as San Tomas Aquino Creek is a habitat for a plethora of diverse bird species.



## Intensity/Zoning

Score: 3/5

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.

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## Affordability

**Score: 3/5**

Santa Clara Park complies with the city's Affordable Housing Ordinance by providing 15% of units as deed-restricted affordable housing. Our members are glad to see these units will be on-site and integrated with the market-rate units. As presented to our members, the project aims to provide 5% of the affordable units to very low-income households, which for a two-person household is \$73,750, and the remaining 10% of units will be provided to households earning the area median income, \$147,450 for a household of two. Our members value deeply affordable housing and also recognize the potential for "affordable by design" units to deliver lower housing costs, but ultimately it is deed-restricted affordable housing that provides the greatest impact. While \$147k meets the legal definition of affordable housing, this is well above a middle-class income, even in Silicon Valley. As such, our members encourage the developer to offer all the affordable units to households in very low or lower income levels to serve our neediest neighbors.



## Legacy

**Score: 4/5**

Members of Catalyze SV do not typically score projects in our Legacy category but felt it was important and relevant to Santa Clara Park in one regard—the preservation of the redwood trees. Our members are ecstatic to hear that Irvine Company is making the effort to preserve as many of the existing redwood trees as possible. As the site is currently a parking lot and private office campus, our members hope the community will one day be able to enjoy the redwood trees as part of a public park. We will be tracking this aspect of the project to make sure Irvine follows through on preserving the redwoods.

**Cumulative Score: 3.43 out of 5**

## OVERVIEW

This project review scorecard provides guidelines for consistently evaluating how a proposed development aligns with Catalyze SV's values. Catalyze SV's values are:

- Inclusive, Diverse Communities
- Healthy, Sustainable Development
- Convenient Transportation Choices
- Housing Solutions for All
- Vibrant Places for People
- Equitable Community Engagement

## Grading Criteria - Merits



**Community:** The applicant is making significant efforts to reach out to the community, including underrepresented\*\* voices, and has addressed recommendations collected through community engagement.



**Vibrancy:** The proposal seizes locational opportunities and includes features to enhance the human experience of the site and neighborhood. Public and private space is designed to promote physical, mental, and/or social well-being while connecting with parks, fresh food, and/or other community amenities.



**Transportation:** The project recognizes the growing importance of a variety of mobility solutions, incentivizes reduced automobile usage, and measures mobility after the project is built and occupied. Transportation Demand Management plans are encouraged.



**Sustainability:** The project incorporates measurable green building features. CalGreen Tier 1/2 measures and/or third-party certifications (LEED, WELL, Living Building Challenge, etc) are encouraged. Some features can be found here:

<https://www.catalyzesiliconvalley.org/sustainable-features>.



**Intensity/Zoning:** The project utilizes nearly the full density allowed under its zoning and general plan designations.



**Affordability:** The proposal considers protections or relocation benefits for existing residential and/or commercial tenants that may be displaced. It goes beyond current government requirements for onsite, below-market-rate homes, stabilized commercial leases, or appropriate substitutes.



**Legacy (when applicable):** The project undertakes efforts to incorporate, protect, or preserve any objects of significant cultural or historic merit identified by the community on or near the site.

\*\* = Research has shown that renters, new residents, people of color, younger people, and females tend to be underrepresented voices on local development issues. (1 2 3)

## Grading Scale - Merits

*An average score of 3.5 is required for Catalyze SV to consider advocating full support for a project.*

1 = Fails to meet project review criteria

N/A = Category does not apply

2 = Meets some project review criteria

3 = Meets basic project review criteria

4 = Exceeds project review criteria

5 = Goes far beyond project review criteria



# IRVINE COMPANY

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## APARTMENT DEVELOPMENT

Catalyze SV

[www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)

Dear Catalyze SV Staff & Project Advocacy Committee members:

Thank you for taking the time to review Irvine Company's proposed Santa Clara Park Project located at 2518 Mission College Blvd, Santa Clara. We are writing to add additional information that was in process or still under review by the City of Santa Clara at the time we presented our proposed project to your group on August 28, 2024. Your support is important to us and we hope that we will be able to provide you with additional information and clarify points to gain Catalyze's support for the project.

### Community

We appreciate and share CatalyzeSV's commitment to engaging with the community. We will continue our outreach throughout the entitlement process via community meetings, our project website and ongoing engagement with local residents and organizations. Upcoming community meetings will be posted on the city's website.

### Sustainability

Sustainability has always been a central tenet of Irvine Company developments, an example of which are the nearby Santa Clara Square and Redwood Place developments. In response to your comments, we would like to clarify the following points from your letter:

- Reduced Runoff: The project will significantly decrease impervious area resulting in less runoff when compared to current conditions.
- Improved Water Quality: Bioretention treatment is designed to filter out pollutants prior to stormwater entering natural systems.
- Green Infrastructure Amenity: The treatment areas provide an additional landscaping amenity for pedestrian use around the site.
- Heat Reduction: Treatment areas and vegetation around the site help lower site surface temperatures when compared to current conditions.
- Installation of all electric appliances.
- The project includes 50% EV stall capacity.
- The Landscape Plant palette will be climate appropriate to the region with a focus on Mediterranean and drought tolerant species that meet or exceed local and regional water use regulations.
- Windows will be bird friendly.
- Carbon Capture and Sequestration through preserving, relocating, or reusing existing Redwood trees and planting 997 new trees.



# IRVINE COMPANY

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## APARTMENT DEVELOPMENT

- Photovoltaic Systems installed on garage and residential roof tops to benefit common area energy usage.
- Reducing vehicle miles traveled by 20% over existing conditions, including 10% from TDM measures, and 10% from physical design features.
- Extending reclaimed water line to complete Freedom Circle Loop.
- The sustainable features of the project would achieve LEED Gold equivalent.

### Legacy

Tree preservation. Of the 417 existing trees on-site, we plan on preserving approximately 130.. This will include protecting-in-place 81 Coast Redwoods, 14 Japanese Zelkovas (large, existing street trees along Mission College), and 1 Stone Pine. We will also box and relocate another 34 existing Redwoods elsewhere on the project site. Existing trees requiring removal due to health or other reasons will be replaced at a 2:1 ratio at a size of 24" Box or larger per the City of Santa Clara guidelines. We intend to add approximately 997 new trees (quantity subject to change during the design process) which is well over the 578 required by the city's tree replacement standards. For those redwood trees unsuitable for preservation, an effort will be made (where feasible) to repurpose the salvaged wood into furniture or other site elements within the landscape.

Throughout the project will be a series of miniparks which will take inspiration from "The Life Cycle of Redwoods". Each mini-park will include themed, educational or interactive spaces focused on each phase of a redwoods growth starting from Seed, growing into Sapling, Fully Mature Tree/ Forest, and Fallen Logs. A continuous trail system throughout the community will interlink all of these spaces together and connect them to our large, neighborhood park at the southern end of the site which features several active and passive spaces tucked into several mature Redwoods Groves.

Beyond this plan, our scale and commitment to community forestry has allowed us to plant more than 550,000 trees that sequester 7 million pounds of carbon. I invite you to learn more about our community forestry program here: [irvinecompany.com/communityforestry/](http://irvinecompany.com/communityforestry/)

### Vibrancy

Consistent with the City of Santa Clara's Freedom Circle Focus Area Plan, the site is designated as a high-density residential community with commercial uses adjacent. However, in addition to housing, we are offering an on-site centrally located market/cafe managed by Irvine Company to provide residents, neighboring office tenants and park users, daily food and beverages from the opening of the project. This will cut down auto trips and allow residents daily conveniences without getting into their cars.



# IRVINE COMPANY

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## APARTMENT DEVELOPMENT

In addition, we have evaluated proximity to the food and services located within a 1-mile radius of our project. Our project design ensures the right balance of retail, and residential in both Santa Clara Park and our adjacent Santa Clara Square community, and believe this will create a cohesive, right-sized approach to mixed-use experiences. In addition, within this 1 mile radius are other retail options, including the Mercado shopping center.

### Transportation

This project is designed to accommodate secure bicycle parking for each unit, located within bicycle rooms in each building garage. The project will also offer bicycle repair stations and electric bicycle charging in the bicycle rooms. Overall, the project is designed for connectivity adding 1 mile of dedicated bike lane improvements that will benefit not only this project but the region.

The San Tomas Aquino trail, is a multi-jurisdictional, and multi-functional facility (containing both trail and environmentally sensitive areas) under the jurisdiction of public entities and, thus, not an element of our proposal (nor are there any conditions that would have to be universally applicable to other development in the region for undefined improvements). As such, we respectfully suggest that the scoring for our development should not be discounted in this area.

In terms of food and services, both the Mercado shopping center and Santa Clara Square are located nearby and the development will be located conveniently to use electric bikes, scooters, bicycles, and by foot within a 10 minute walk or ride.

### Intensity/Zoning

As a long-term owner committed to preserving the quality and the identity of the communities we plan, we appreciate the City's planning efforts with respect to the Freedom Circle Focus Area Plan. The Plan allows for a range of housing opportunities including developments assumed to be at a density range between 51-100 du/ac. The proposed development is about 69 du/ac. In addition to density, however, it is important to balance the character of our developments, the current pressing need for housing not only in context with adjacent land uses but in terms of the ability to deliver that housing given economic, infrastructure and overall mandated community elements such as parks, affordable housing, and other site-specific improvements. In that regard we have proposed the five-story wrap-type configuration. This product type strikes a balance between density and livability, providing both a high-quality living experience and compatible land use relative to the surrounding area and will result in housing designed to address needs of the nearby employment sectors.





# IRVINE COMPANY

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## APARTMENT DEVELOPMENT

### Affordability

Affordable housing is an integral part of the Santa Clara Park plan. Unlike other developments that provide affordable housing off-site or pay fees (which are indeed essential elements as a part of an overall affordable housing strategy meeting other income level thresholds) we have proposed, including deed restrictions ensuring retention of affordability levels in perpetuity, that 15% of the total units (with 5%, at 50% AMI and 10% at 100% AMI) be provided in perpetuity within the Santa Clara Park community providing those employed in nearby job centers the ability to live close to where they work.

In addition to the 15% of units designated for deed restricted affordable housing, we are also providing a wide range of unit square footage options that are intended to provide affordable by design units. These units will provide additional moderate income units to the overall market.

We are hopeful the additional information provided here will assist Catalyze SV with the re-evaluation of our original scorecard. The City of Santa Clara identified the need to focus more growth in North Santa Clara through the vision created in the Freedom Circle Future Focus Area. An important part of this vision was identifying the need for more housing. Irvine Company looks forward to addressing a significant portion of this need with the plan we have created for the Santa Clara Park Redevelopment, central to Freedom Circle. Our plan is designed to address a range of housing types, including affordable housing, resident-serving amenities, a public park system, private open space, and connectivity to the surrounding community. Thank you for your consideration of our proposed development at Freedom Circle.

Sincerely,

*Carlene Matchniff*

Carlene Matchniff, Vice President Entitlements  
Northern California

CC: [mayorandcouncil@santaclaraca.gov](mailto:mayorandcouncil@santaclaraca.gov)  
Mayor Lisa Gillmor ([lgillmor@santaclaraca.gov](mailto:lgillmor@santaclaraca.gov))  
Kathy Watanabe ([kwatanabe@santaclaraca.gov](mailto:kwatanabe@santaclaraca.gov))  
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Anthony Becker ([abecker@santaclaraca.gov](mailto:abecker@santaclaraca.gov))



# IRVINE COMPANY

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## APARTMENT DEVELOPMENT

City Clerk ([Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov))

Nimisha Agrawal ([nagrawal@santaclaraca.gov](mailto:nagrawal@santaclaraca.gov))

Lesley Xavier ([lxavier@santaclaraca.gov](mailto:lxavier@santaclaraca.gov))

Reena Brilliot ([rbrilliot@santaclaraca.gov](mailto:rbrilliot@santaclaraca.gov))

Planning Commission ([PlanningCommission@santaclaraca.gov](mailto:PlanningCommission@santaclaraca.gov))

Planning Division ([planning@santaclaraca.gov](mailto:planning@santaclaraca.gov))

Benjamin Demers

Cade Story-Yetto

Rachael Gibson

Roseryn Bhudsabourq

Genevieve Yip

January 15, 2025

Santa Clara City Planning Commission  
1500 Warburton Ave, Santa Clara, CA 95050

Dear Mayor Gilmor, City Councilmembers, and Planning Commissioners,

The Housing Action Coalition is pleased to endorse the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. After a detailed review, the committee is excited to support this project, which demonstrates a thoughtful and effective approach to addressing housing needs, affordability, and sustainability while fostering a vibrant and inclusive community.

The committee was particularly impressed by the scale and ambition of the project, which proposes 1,792 residential units, including 298 density bonus units, spread across five distinctive residential buildings. Of these, 1,206 units (70%) will be compact, averaging 667 square feet, while the remaining 586 units (30%) will average 839 square feet. The mix of studios, studios with dens, and one- and two-bedroom apartments will accommodate diverse demographic and economic needs, especially within the local workforce.

We commend the project's strong commitment to affordability, meeting the City of Santa Clara's 15% affordable housing requirement by designating 5% of the non-density bonus units for very low-income households and 10% for moderate-income households, with an average affordability of 100% AMI. This balance ensures that the development contributes significantly to Santa Clara's affordable housing stock while fostering an economically diverse community.

The State has allocated 11,632 units to Santa Clara as their Regional Housing Needs Assessment or "RHNA". Out of the 11,632 units, the City is required to build 1,981 moderate income units, and 2,872 very low income units. We commend the City's progress towards their housing goals. The Irvine Company's Santa Clara Park Apartment greatly contributes to the State mandated RHNA requirements. The committee also praises the project's exceptional design and integration of public and private open spaces. With over 6.4 acres of public parkland and 3 acres of private recreation areas, the development includes a wide variety of amenities: a flexible lawn, sports courts, playgrounds for different age groups, a dog park, and a ¾-mile walking and biking loop trail. These features create opportunities for both active and passive recreation, fostering social interaction and enhancing quality of life for residents and visitors alike.

The committee was further impressed by the project's innovative sustainability features. The integration of photovoltaic systems, high-efficiency windows, Energy Star appliances, electric heat pumps, reclaimed water systems, and tree preservation initiatives highlight a strong commitment to environmental stewardship. With plans to preserve or relocate 148 mature trees, including iconic redwoods, the development will maintain a harmonious balance between urban growth and natural beauty.

In addition, the project's focus on connectivity and accessibility is highly commendable. The site's connection with the San Tomas Aquino Creek Trail and proximity to nearby employment hubs, retail centers, and public transportation options will reduce car dependency and enhance multimodal access for residents.

The Housing Action Coalition is pleased to support the Irvine Company's Santa Clara Park Apartment Community. By delivering much-needed housing—including affordable units—alongside thoughtful design, sustainability, and community-focused amenities, this project sets a high standard for future development in Santa Clara.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey Smith", written over a light gray rectangular background.

**Corey Smith**, *Executive Director*

**Nimisha Agrawal**

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**Subject:** RE: Letter of Support for Proposed Irvine Company Apartment Development

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**From:** Emmy Moore Minister [REDACTED]  
**Sent:** Tuesday, January 14, 2025 2:54 PM  
**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>  
**Subject:** Letter of Support for Proposed Irvine Company Apartment Development

You don't often get email from [REDACTED] [Learn why this is important](#)

Santa Clara Mayor Lisa Gillmor and

Santa Clara City Council

Santa Clara Planning Commission

City of Santa Clara

1500 Warburton Ave.

Santa Clara, CA, 95050

January 14, 2025

**Re: Letter of Support for the Proposed Apartment Development by the Irvine Company**

Dear Honorable Santa Clara Mayor Gillmor, Santa Clara City Council Members and Santa Clara Planning Commissioners,

This letter is to express my support for Irvine Company's proposed apartment development (which includes 1792 units) located at 2518-2650 Mission College Blvd. and 3900-3990 Freedom Circle in Santa Clara. This well-planned project will bring multiple benefits to the City of Santa Clara and the overall community starting with the city's need for additional housing, including affordable housing.

The Irvine Company has a proven track record of developing sustainable, thoughtfully planned communities. They make it a habit to always incorporate green building practices, energy-efficient technologies, and green open space which translates into a vibrant development that is environmentally responsible.

I became familiar with this well-thought-out project by attending community meetings where the developer has shared detailed plans for all components of this project while listening closely to the concerns and suggestions of meeting attendees.

In concert with its previous projects in Santa Clara, the Irvine Company remains committed to providing efficiently designed apartment units that will help meet the market demand.

Additionally, the project will create numerous construction jobs and employment opportunities for local workers, many of whom reside within the City of Santa Clara.

Tenants attracted to this highly sustainable apartment community will contribute to our local economy through their support of nearby businesses and services.

The proposed development is strategically located which will allow many of its residents to walk, bike or utilize nearby public transit. The attractively designed buildings surrounded by drought resistant landscaping and plenty of parklike open space (including a walking trail) coupled with a recreational area for youth and a dog park, will create a welcoming environment for residents and families. The plans also include a retail component on site which is yet another added benefit for residents and those who work in the area.

It is for all the reasons above, and more, I strongly encourage the Santa Clara City Council and its Planning Commission to approve this proposed project.

Respectfully submitted,

M.E. Emmy Moo  
Minister



## Nimisha Agrawal

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**Subject:** RE: Letter of Support for the Proposed Santa Clara Park Apartment Development by the Irvine Company

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**From:** Mary Grizzle [REDACTED]

**Sent:** Saturday, January 11, 2025 1:19 PM

**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>; PlanningCommission <[PLANNINGCOMMISSION@santaclaraca.gov](mailto:PLANNINGCOMMISSION@santaclaraca.gov)>

**Subject:** Letter of Support for the Proposed Santa Clara Park Apartment Development by the Irvine Company

Mayor Gillmor, Santa Clara City Council and Santa Clara Planning Commissioners:

I am writing to strongly support Irvine Company's Santa Clara Park apartment development which includes 1792 units located on Mission College Blvd in the Freedom Circle planning area of our city. Irvine is well known for building beautiful communities including Santa Clara Square and Monticello. This new project will continue their commitment to the City of Santa Clara by building needed new housing near jobs, including affordable housing, a new public park and improved bike lanes and trails. The Irvine Company has been a wonderful community member supporting many non-profits and providing beautiful public parks. Their new proposal includes sustainable green building practices, solar rooftop energy and a commitment to preserving redwoods by designing the project around the natural environment. I attended two of their community meetings where the company shared the project details and responded to questions from the public. The proposed development is strategically located which will allow many of its residents to walk, bike or utilize nearby public transit. The public park will include equipment for youth and a dog park.

In short it will be a welcoming place for residents and the public. It is for all the reasons above, and more, that I strongly encourage the Santa Clara City Council and its Planning Commission to approve this proposed project. Thank you for your consideration in approving this project.

Mary O. Grizzle  
[REDACTED]

**Nimisha Agrawal**

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**Subject:** RE: Irvines Santa Clara Park Development

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**From:** Steve Kelly [REDACTED]  
**Sent:** Friday, January 10, 2025 8:34 PM  
**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>  
**Subject:** RE: Irvines Santa Clara Park Development

Dear Mayor Gillmor & City Council Members,

I had the opportunity to attend the Irvines Santa Clark Park presentation.

I like the fact that it is a mixed-use development close to transit and Mission College. I also like that it is pedestrian and bike friendly with a large park on the site. I like the mixture of retail, restaurants, jobs, and other amenities on the site.

I am in support of the project at this location.

Sincerely,

Steve Kelly  
3093 Forbes Ave  
Santa Clara, CA 95051  
Irvines Santa Clark Park presentation

**Nimisha Agrawal**

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**Subject:** RE: Letter of Support for the Irvine: Santa Clara Project with Park Redevelopment

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**From:** ana Vargas-Smith [REDACTED]

**Sent:** Tuesday, January 14, 2025 1:16 PM

**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>; ana Vargas-Smith [REDACTED]

**Subject:** Letter of Support for the Irvine: Santa Clara Project with Park Redevelopment

Dear Mayor and Council

Happy New Year!

Excited to see that Irvine has a new project near Mission College and Tech jobs that would provide much needed workforce housing to the area--more welcoming and livable spaces with retail is always the ideal.

As a long-time local Resident of Santa Clara, it's great to see a quality development project that includes green places that protect and preserve 130 heritage Redwood trees, but also creates active neighborhood-like spaces for recreation, gathering and retail--something for everyone. Not only does this project provide much needed placemaking with affordable housing strategically close to Mission College and a variety of Tech campuses, but it provides a 3 acre public park for recreation with bike and pedestrian paths that connect to light rail, nearby businesses and other retail like Santa Clara Square, grassy picnic and sports areas, a kids playground, a dog park for our furry family members and access to nearby Trails. Very Important given the density of 1700 units, that folks have access to amenities on the property and within biking and walking distance.

Irvine has a history of working with our local community to build quality and successful mixed use retail projects like Santa Clara Square, Monticello etc-- but also giving back to the community with meaningful benefits like the SC City Library Bookmobile--a favorite of mine, and a win for generations of Santa Clarans to come.

I have not seen many other developers who have delivered, not only on quality construction, public amenities and community benefits, but successfully recruited desirable quality merchants to their mixed use projects-- like Irvine has been able to do. So often the complaint by other developers is that doing retail is hard. Well not for Irvine apparently. I hope you are moved to support after reviewing the entire planned development--like I was.

Many thanks for all you do for our community

Warm Regards

Ana Vargas-Smith

**Nimisha Agrawal**

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**Subject:** RE: Project Support

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**From:** Charmein's Comcast [REDACTED]  
**Sent:** Monday, January 20, 2025 6:00 PM  
**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>  
**Subject:** Project Support

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Gillmor, City Council, and Planning Commissioners,

I am writing to you in support of the proposed apartment development at 2518-2650 Mission College Blvd. and 3900-3990 Freedom Circle in Santa Clara.

As a long-time property owner in Santa Clara (and one who cares deeply about the future of the city), a few months ago I attended a community meeting hosted by the Irvine Company where I learned a lot about the proposed project.

It is well planned and accompanied by appropriate amenities for the tenants including parklike open space, a dog park, walking trails, some retail offerings, and more.

This project will also help meet the cities housing shortage. I hope you will vote in favor of this project.

Sincerely,

Charmein LoCascio

Warm regards,  
Charmein

**Nimisha Agrawal**

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**Subject:** RE: Support for Irvine Company's new and amazing project

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

From: constance costa [REDACTED]

Sent: Saturday, January 11, 2025 6:15 PM

To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>

Subject: Support for Irvine Company's new and amazing project

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Mayor Gillmor, City Council & all our Planning Commissioners:

It is with great pride that I am endorsing the Irvine Company's new development project in Freedom Circle. I am so impressed with their meticulous work that goes over and beyond the many projects that have been built locally such as recessed windows. You only have to make an appointment to see the difference for yourself all the special amenities that they provide. I might also add their responsive Service teams keep the projects lively, well kept and all their tenants happy with the many amenities Irvine Company provides, a safe environment, recreation geared for all parks and even a dog park.

For these reasons, I am giving a huge thumbs up for this development and hope that the Council and Planning Commissioners do the same.

Thank you for your consideration

Constance M. Costa  
[REDACTED]

## Nimisha Agrawal

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**To:** Mayor and Council  
**Cc:** PlanningCommission; Afshan Hamid  
**Subject:** RE: Irvine Project

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**From:** Ruben Camacho [REDACTED]  
**Sent:** Tuesday, January 21, 2025 1:44 PM  
**To:** Mayor and Council <[MAYORANDCOUNCIL@SantaClaraCA.gov](mailto:MAYORANDCOUNCIL@SantaClaraCA.gov)>  
**Subject:** Irvine Project

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Dear Mayor, Council & Planning Commission,

First off thank you for your service to Santa Clara.

It is great to hear that Irvine has a new project, North of the Bayshore, near Mission College and High Tech jobs, that would provide much needed quality housing to Santa Clara.

As a long-time local Resident of Santa Clara, my parents moved here in 1934, it's nice to see a development project, that includes park places and beautifully designed buildings.

Irvine has a strong history of working with our local community to build quality projects, like Santa Clara Square. Looking forward to visiting this new wonderful development.

Asking for your support.

Best Regards

Ruben Camacho  
55 plus year resident  
of Santa Clara  
[REDACTED]



Anne J. Kepner  
2128 Forbes Avenue  
Santa Clara, CA 95050  
[REDACTED]

January 22, 2025

Mayor Lisa Gillmor  
Santa Clara City Councilmembers  
1500 Warburton Avenue  
Santa Clara, CA 95050

Sent Via Email Only: [mayorandcouncil@santaclaraca.gov](mailto:mayorandcouncil@santaclaraca.gov)

Re: Irvine Santa Clara Park Redevelopment Project

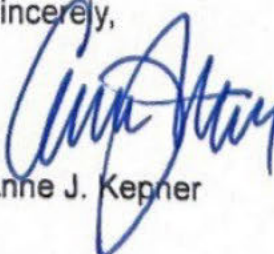
Dear Mayor Gillmor and Councilmembers,

I have been a resident of Santa Clara for more than 30 years and for the past 10 years have had the honor of serving as a Trustee for West Valley-Mission Community College District. While I live in District 6, serving as a trustee has provided me an opportunity to become familiar with the area surrounding Mission College. Our city is in need of more housing and the area near Mission College is an optimal location for new housing developments.

I have been provided an overview of the proposed Irvine Santa Clara Park Redevelopment project and, as an individual resident of Santa Clara, I support it for a number of reasons. First, the project contemplates close to 1,800 units, and 15% will be affordable housing units. As the cost of living continues to rise, it is important to add more housing units that are below market rate. Second, the proposed development is designed to encourage and promote walkability and bicycle use. These design features will likely increase the use of the nearby bike trails and public transportation, namely the light rail along Tasman. Third, this project would further support the existing retail properties near Mission College and at Santa Clara Square as well as the retail components of anticipated developments to be built north of Mission College. The vision for the area to the north and east of Mission College will result in a more vibrant and better integrated neighborhood for those who live and/or work in this part of Santa Clara.

I urge you to support the Irvine Santa Clara Park Development and look forward to the continued growth and investment in the area of Santa Clara surrounding Mission College.

Sincerely,

  
Anne J. Kepner

**Hello Mayor Gillmor, Council, and Planning Commission,**

**I am writing in support of the Irvine Company's project at Freedom Circle and would like to share a couple reasons why:**

**Since housing is one of the city's greatest needs, I like the 1,700+ high-density units this adds - in close proximity to a major work/office area. The high number of units that meet the affordable housing requirement further my support for this project.**

**I also like the creativity used to create a 3-acre park that will provide space for picnics, sports courts, a kids playground, a dog park, and other recreation. The apartment community itself will be friendly to bicyclists and people who want to walk to nearby Santa Clara Square, as well as their work & other dining destinations.**

**The short walk to the San Tomas Aquino Trail opens up many access and recreation opportunities.**

**Overall, I see that the project delivers on promoting community, offers accessibility, increases connectivity for residents, and is sustainable, with minimal demands on utilities.**

**The Irvine Company has been a good partner with Santa Clara for many years and has consistently demonstrated their willingness to listen to what the community wants and incorporate feedback into their designs. I have seen this first-hand through the recent community meetings I have attended for this project.**

**I hope you can support this exciting project and help provide more housing in Santa Clara.**

**Thank you for your service to The City.**

**Sincerely,**

**Brian Goldenberg**

**50+year life-long Santa Clara Resident**

**From:**

**Daniel Meyberg**

**Director of Corporate Development**

**O2 Micro International**

**3118 Patrick Henry Drive**

**Santa Clara, CA. 95054**

**To:**

**Santa Clara Mayor**

**Santa Clara City Council Members**

**Santa Clara Planning Commission**

**Subj: Support of the Irvine Santa Clara Park Redevelopment located near Mission College.**

**Dear Mayor Gillmor and members of the Santa Clara City Council and Planning Commission.**

**I am writing in support of the Irvine Santa Clara Park Redevelopment located encircling Freedom Circle Drive, This project would greatly benefit the community by providing 1,792 apartment homes that include 15% affordable housing requirement. Also, 70% of the units (1,239) will be designed to be affordable for the surrounding workforce, many of whom work and support the 1.7 million sq feet of high-tech employment space, much of which is within walking distance**

**The Santa Clara Park community supports a walkable, active, and social living experience including a large public park (3+ Acres) featuring flexible lawn for various sports configurations, family picnic areas, courts and kids' playground. Walk and Bike trails are**

throughout the development providing a  $\frac{3}{4}$  mile loop trail that will link to San Tomas Aquino Creek trailhead that connects to the many high value destinations including Santa Clara Square, Levi Stadium, the Santa Clara Convention Center, Light Rail, and the extensive Bay Trail network. Mission College, Santa Clara Square, and other nearby retail properties including large neighborhood retail centers anchored by Whole Foods Grocery, are just a short walk or ride away.

For these reasons, I urge your support of the Irvine Santa Clara Park Redevelopment. I feel this development will greatly benefit Santa Clara now and in the extended future.

Sincerely,

Daniel Meyberg

**January 23, 2025**

**Dear Santa Clara Mayor, City Council and Planning Commission,**

**The Irvine Company's proposed Santa Clara apartment project will benefit the community and local businesses. Below are some positive points to consider:**

- 1. Increased Housing Supply:** The project can help address housing shortages in the area, and with units making it more affordable to live in Santa Clara.
- 2. Economic Growth:** New residents often lead to increased demand for local businesses, potentially boosting sales for shops, restaurants, and services in the area.
- 3. Job Creation:** The construction of the apartments will create jobs, both in the short term during the building phase and in the long term as new businesses emerge to help serve the growing population.
- 4. Improved Infrastructure:** Development often comes with upgrades to existing infrastructure, including roads, public transport, and utilities, which can enhance the quality of life for all residents.
- 5. Community Amenities:** This project has designated open space, a dog park, plus walking trails which will encourage recreation and promote social interaction.
- 6. Sustainability Initiatives:** This project includes eco-friendly design and technology, which add to sustainability efforts and can lower the overall carbon footprint of the area.
- 7. Diversity and Inclusion:** By providing various housing options, the project can foster a more diverse community, promoting inclusivity and access for different demographics.
- 8. Tax Revenue:** Increased housing and business activity like this proposed project can lead to increased tax revenues, which can be directed towards public services and improvements like schools, public safety, and community programs.

**I advocate for the proposed Irvine Company apartment housing project, and I encourage you to vote in favor of it, as it presents many positive benefits for the community.**

**Sincerely,**

**Michael B. Villalpando, Principle**

**National Compassion Holiday, Founder**

**Hello, my name is Mike Walke (Santa Clara Resident) and I would like to offer my support of the Irvine Company's proposed apartment development located south of Mission College Boulevard. As you know 1,792 apartment homes are planned to be built on this site. The plan includes 269 (15 %) affordable housing units and an additional 1,239 housing units to be built in the city of Santa Clara.**

**The project includes park, bicycle, and pedestrian friendly amenities. It offer's a walkable, active, diverse experience while promoting social interaction. Integral to the site design is a 3-acre public park. The public park will feature a flexible lawn for active recreation, picnic areas, sports courts, kids' playground (with 2 separate areas serving ages 2-5 and ages 6-12), as well as a dog park. In addition, an interconnected set of trails throughout the perimeter will serve as an important public link to the San Tomas Aquino Creek trailhead.**

**During community meetings the Irvine Company has committed to safeguarding heritage trees in their existing locations and strategically relocates trees deemed suitable for transplanting. The landscape plan envisions preserving approximately 130 existing trees, including Redwoods and other species.**

**The Irvine Company has held three significant community meetings reaching out to hundreds of residents like me. In addition, Irvine supports many nonprofits in our community as well.**

**I thank you in advance for your support of the Irvine Apartment Community project!**

**Sincerely**

**Mike Walke**

**cc: Mayor and Council**



**From:** [REDACTED]  
**To:** [Nimisha Agrawal](#)  
**Cc:** [REDACTED]  
**Subject:** Public comments on 2518 Mission College  
**Date:** Wednesday, February 12, 2025 3:32:53 PM

---

Hello Nimisha (City Traffic Engineer and developer team cc'ed),

Thank you for meeting with me last week. Can you please forward my comments along to the Planning Commission and include in their packet?

The Silicon Valley Bicycle Coalition is pleased to support the project at 2518 Mission College, with recommendations. The developer and owner, Irvine Group, proactively engaged the coalition with a presentation on the project. We support the project as it offers a mix of affordable as well as "affordable by design" units that will help address the affordable housing crisis. The developer commits to adding Class IV lanes on Freedom Circle and secure bike lockers with one space per unit. SVBC also reviewed the project's proposed TDM measures and we have the following recommendations of the Planning Commission:

- While we are pleased to see commitment to secure bike parking facilities, we are skeptical of real mode shifts occurring without supporting programs and incentives. We offer the following recommendations to strengthen the mode-shift opportunities:
- Built-in timelines/coordination between the City, subject property owner and adjacent to ensure the roads and trail improvements are completed in a timely manner.
- More robust funding for transit passes. SVBC staff managed the TDM work on an affordable housing project that provided 1 year of free Caltrain passes to residents. A Clipper card that provided access to VTA, Bikeshare, Caltrain and Amtrak would help shift people out of their cars.
- Work with the developer to bring Bikeshare to their site and the trail entry/exit. Provide reduced or free bikeshare for residents.
- Provide e-bike charging stations for residents similar to the e-car requirements that many cities now have. Add these to the bike locker areas.
- Ensure that the developer-owned connecting parks/facilities to the trail promote well-designed active uses and amenities such as tot lots, water bottle refill stations, etc.
- SVBC would like to work with the developer and city to provide resources to residents about our programs, such as our [valet bike parking for Levi's stadium](#), which is a short bike ride away along a Class I trail from the project site.

Thank you for the opportunity to comment on this project. Please feel free to reach out to me with any questions.

Best,

--

**Matt Jones** | he/him/his  
Director of Advocacy  
Silicon Valley Bicycle Coalition

[Take Action](#) | [Bike Resources](#)  
[Volunteer](#) | [Donate](#)

Dear Commissioners,

I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community.

Sincerely,  
Elizabeth Barcelos

[REDACTED]

95113

Dear Commissioners,

My name is Noah, and I have lived in Santa Clara my entire life. I now attend USC, where I study Urban Sustainable Planning. I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community. If more projects like these are not developed at a much higher rate, rents will remain high, and all my friends and I will have to leave the South Bay.

Sincerely,  
Noah Schneider

A solid black rectangular box used to redact the signature of Noah Schneider.

95050

Dear Commissioners,

I support the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing shortage while creating a sustainable and welcoming community.

I am a renter living in Santa Clara County who has struggled to find and afford housing. Our community desperately needs more homes at all income levels. I am excited that this project includes 1,792 apartments, with 15% of the homes dedicated to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

Furthermore, the location of the project is ideal, with access to trails, jobs, shopping, and public transit.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it without delay.

Sincerely,  
Elizabeth Conlan

A solid black rectangular box used to redact the signature of Elizabeth Conlan.

95118

Dear Commissioners,

Affordable housing is the foremost crisis facing our region, and we should welcome new homes into our community. I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community.

Sincerely,  
Kate Conley

A solid black rectangular box used to redact the signature of Kate Conley.

94041

Dear Commissioners,

I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community.

Sincerely,  
Calum Brydon

A solid black rectangular box used to redact the signature of Calum Brydon.

94040

Dear Commissioners,

I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

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Sincerely,  
Michael Tessaro

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95127



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Sincerely,  
Janet Holt



94024

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Sincerely,  
Eugene Toh

A black rectangular redaction box covering the signature area.

95050

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Sincerely,  
Dan Kletter

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94043

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Sincerely,  
Savita Nataraj

[REDACTED]  
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Sincerely,  
Jose Medeiros

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Saturday, February 15, 2025 11:33 AM  
**To:** Elizabeth Elliott <EElliott@santaclaraca.gov>  
**Subject:** New eComment for Planning Commission on 2025-02-19 6:00 PM

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[City of Santa Clara](#)

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## New eComment for Planning Commission on 2025-02-19 6:00 PM

Susan Hinton submitted a new eComment.

Meeting: Planning Commission on 2025-02-19 6:00 PM

Item: 2. 24-1188 PUBLIC HEARING: Action on an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements

eComment: "Flex" turf is the 'new' word for plastic turf, which likely includes another petroleum-based tire crumb or plastic or synthetic rubber layer beneath. It's a fact that mixed chemicals & plastics cannot be sustainably recycled at end-of-life (8-10 yrs) & add to the worldwide plastics burden, <http://tiny.cc/PlasticClimatePlanet> & to plastic in our brains, <https://wapo.st/3EMnK7H>. Plus plastic heats in sunlight, so those picnic spots may not be comfy or safe. Fix this, e.g., Lippia: Phyla nodiflora

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**From:** Planning Public Comment

**Sent:** Wednesday, February 19, 2025 2:54 PM

**To:** 'Betsy Megas' [REDACTED] Planning Public Comment  
<PlanningPublicComment@santaclaraca.gov>

**Cc:** Sheldon Ah Sing <sahsing@Santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>;  
Alexander Abbe <aabbe@SantaClaraCA.gov>

**Subject:** RE: Public comment on Irvine's proposed Santa Clara Park

Good Afternoon.

This is to confirm that your email has been received in the Planning Division and that your comments will be part of the public record on this item.

Thank you,

**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:** Betsy Megas [REDACTED]

**Sent:** Wednesday, February 19, 2025 12:07 PM

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

**Subject:** Public comment on Irvine's proposed Santa Clara Park

|

To the Planning Commission:

The upcoming Santa Clara Park, the Freedom Circle development by Irvine, is basically Santa Clara Square II, bland but reasonable. I wish we'd come up with more distinctive, memorable names for these developments.

It will have the minimum amount of affordable housing, plus some "affordable-by-design" 300sqft studios, which would probably still fetch in the neighborhood of \$2500–\$3000/month in terms of today's prices. (For a point of reference, mail carriers around here earn \$22.13/hour and could not afford such a studio on their own.)

I'd like to see more specifics behind the promises of VMT reduction. If parking will be unbundled, is the same is true at Santa Clara Square, and if so, what are they charging and how are they enforcing it? Do we have performance metrics on how efforts are working, and for how many people access the area by different modes?

Trail access looks reasonable, pending Greystar doing their part, although if it were really working at Santa Clara Square, I wouldn't always be the only one at Whole Foods to arrive on a bike to a parking lot full of cars. I think it's optimistic to expect that many will make the trip from Santa Clara Park to Santa Clara Square on foot or by bike, even with the trail access complete. Please help make sure sidewalk and trail improvements and access get built and marked, with good lighting, so it's easy to find and inviting to use.

This area has the old, boxy sodium vapor street lights, with the sickly yellow light. I hope to see an upgrade to current LED standards for anything the project is touching.

It's also going to be another case of a pocket of walk- and bike ability hemmed in by big, busy streets. As soon as someone's kid has to cross Bowers, Tasman, Lafayette, or Mission College Blvd., etc., to get to school, that trip is happening in a car. In the absence of a City North plan, at best we can make sure that sidewalks and trails are connected and coordinated with adjacent projects.

Irvine plans to add a coffee shop and operate it as an amenity for residents. Now I'm wondering if there's any such opportunity for filling some of the other chronically vacant storefronts around. It might help with the chicken-and-egg situation, where nobody wants to try some of the new retail spaces because nobody's going there to shop, because there's nowhere to shop. I wonder if "seeding" some of the ground floor retail

spaces like that could be a way to attract additional tenants.

Because this project is not directly against the creek, nobody seems to be thinking in terms of creek-adjacent things like bird-safe glass or native plantings. I've watched birds fly that far, and I've seen egrets and herons further from creeks than this site. There's certainly nothing stopping those birds from crashing into windows they can't see or carrying seeds from invasive or non-native landscape plants into wilder spaces.

I'm glad to see recycled water connections being made for landscape irrigation. It looks like the city got them most of the way there already. It would be foolish and wasteful not to connect the rest of the way.

Thank you for your consideration,

Betsy Megas