Correspondence
12/4/24 Planning Commission Meeting
3111 Benton Street
RTC 24-1194

Lesley Xavier

From: Sudharani Ravi
Sent: Saturday, November 23, 2024 6:46 PM
To: Planning Public Comment; tvien@santaclaraca.gov; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org; Elizabeth Elliott
Cc: Rajiv Pendyala; Sudharani Ravi
Subject: Re: PLN23-00148 ("Proposed installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

From: Neighborhood Residents
To: Santa Clara Planning Commission Board Members and to the Church board members:
This letter is regarding the installation of a 60-foot-monotree**,** or an alternative design with 3 shorter shorted cell towers located in the parking lot by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.
On the 10/23/2024 meeting, we all knew the proposal of the installation of a 60-foot-monotree had been denied by the planning commissioners, and we already stated our objections and the reasons for the objections.
Our neighborhood community hereby formally submits our letter with signatures opposing this new proposed plan which is the alternative design with 3 shorter shorted cell towers located in the parking lot prior to the meeting which is scheduled for Wednesday, December 4th, 2024.
We are still strongly opposed to the Proposed New Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed New Installation is a big NO.
1. There are two parking lots on the premises of the church, not sure which parking lot it will be located in. But on the Google Map, we can see the cell towers will be still less than **500 feet** away from the backyard fence of nearby houses no matter which parking lot it will be.
Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential properties and/or **property line**:

- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA

2020 - Virginia:

Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.

2019 - California:
Cell tower in Sonoma County caught fire, potentially due to an electrical fault.

2018 - New Jersey:
A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.

2017 - Texas:
Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.

2016 - Florida:
Cell tower caught fire after being struck by lightning.

2015 - Illinois:
Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.

2014 - North Carolina:
A fire was caused by an electrical issue related to the cell tower's lighting equipment.

2012 - Michigan:
Cell tower fire occurred, believed to be caused by an equipment malfunction.

2011 - Alabama:
Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.

2009 - Georgia:

Putting the monotree at said location would present
serious aesthetic problems.
The 60 foot structure or the lower 3 towers planned are much higher and most trees in the neighborhood will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create
a beautiful environment for our residents.

Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible
not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green
Cooperative housing complex is registered in the **National Register of**
Historic Places (THE NRHP]
and therefore the tower project may be required to be reviewed for environmental
impacts, including aesthetic, by local and higher
government agencies.
The tower project may require a permit from the FCC, making the project subject
to Section 106 of the National Historic Preservation Act. The range of
environmental impacts
may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be
provided with the notice of public hearing
so that those residents and the public can comment on the project.

The Project could easily be
located elsewhere in the City
at a location that will solve most of the problems we have enumerated above, as stated
in more detail in our letter of November 14, 2024, also on file and is part of
the public record in this item. AT&T has provided no evidence that they have done due diligence in examining other more suitable locations.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.
Sincerely,
Sudharani Pendyala and Rajiv Pendyala

On Fri, Nov 22, 2024 at 6:34 PM Sudharani Ravi [redacted] wrote:
From :

Sudharani Pendyala
Rajiv Pendyala

Lesley Xavier

From:	Sudharani Ravi [redacted]
Sent:	Friday, November 22, 2024 6:34 PM
To:	Planning Public Comment; tvien@santaclaraca.gov; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org; Elizabeth Elliott
Cc:	Rajiv Pendyala; Sudharani Ravi
Subject:	PLN23-00148 ("Proposed installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

From :

Sudharani Pendyala
Rajiv Pendyala
[redacted]

Dear Ms. Xavier and Ms. Elliot:

This is an addendum to our letter of October 22, 2024 and our letter of November 14, 2024, both of which are already on file and part of the public record on this item. **We reiterate that we strongly object to the location of the proposed 60 foot tall monotree, or any monotree on the 3111 Benton Street site, at the Santa Clara Baptist Church or either of the parking lots or buildings which are adjacent to it or anywhere on that site.**

As stated in our letter of October 22, 2024, we object for the following reasons:

1. Installation of the monotree at said location is a **health hazard** to the people living in our home and many homes nearby. Nobody should be subjected to being radiated 24 hours a day for 7 days a week. This is an **unacceptable risk** to us and many other people living in homes so close to the location of the monotree.

2. Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure planned is much higher and most trees in the neighborhood will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.

3. Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

4. It will be inconsistent with the development in the neighborhood---Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National Register of Historic Places (THE NRHP**] and therefore the tower project may be required to be **reviewed for environmental impacts, including aesthetic, by local and higher government agencies**. The tower project may require a permit from the FCC, making the **project subject to Section 106 of the National Historic Preservation Act. The range of environmental impacts** may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those residents and

Lesley Xavier

From:	Xiaoling Wang
Sent:	Friday, November 22, 2024 3:59 PM
To:	Planning Public Comment; Lesley Xavier; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Fw: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Follow Up Flag:	Follow up
Flag Status:	Flagged

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008

3111 Benton Street

AT&T telecommunication facility, Installation of 60 foot tall monotree

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

Lesley Xavier

From:	Xiaoling Wang
Sent:	Sunday, November 24, 2024 2:55 AM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Re: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008, 3111 Benton Street, AT&T telecommunication facility, Installation of 60 foot tall monotree, or an alternative design with 3 lower cell towers in the parking lot.

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

This Email is regarding the installation of a 60-foot-monotree, or an alternative design with 3 shorter shorted cell towers located in the parking lot by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.

On the 10/23/2024 meeting, we all knew the proposal of the installation of a 60-foot-monotree had been denied by the planning commissioners, and we already stated our objections and the reasons for the objections.

2. There are already more than **FIVE** "wireless cell phone base stations" from Verizon at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, with 3 lower cell towers, there will be more than **EIGHT** wireless base stations on the same premises on the church property, also **3 lower towers** sitting together will make the radiation energy to the nearby residences even more strong, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

A. <u>The negative health effects caused by wireless radiation from the towers.</u> There has NOT been a clear conclusion that cell towers are not harmful to health.

This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.

Further reading can be done on their website <u>Cell Tower Radiation Health Effects - IAFF</u>

Cell Tower Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF

B. <u>Risk of fire.</u> There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach

- **2006 - Ohio**: Cell tower caught fire due to a malfunction in the power supply system.

- **2005 - New York**: A fire was linked to an electrical issue at a cell tower site.

- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.

- **2003 - Maryland**: A fire occurred at a cell tower site due to suspected electrical malfunctions.

- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.

- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u> **Even with three lower cell towers, we believe they still can be seen from the backyards or the dindows of nearby houses. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' EIGHT cell phone towers, not to mention that the towers will be extremely conspicuous.**

Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

4. Serious aesthetic problems to nearby Pomeroy Green Community

1) Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure or the lower 3 towers planned are much higher and most trees in the neighborhood and will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.

2) Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

3) It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National**

Lesley Xavier

From:	Yongli Wen
Sent:	Sunday, November 24, 2024 2:46 AM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Regarding PLN23-00148, installation of a 60-foot-monotree or an alternative 3 lower cell towers in the parking lot by AT&T in Santa Clara First Baptist Church

November 24, 2024

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008, 3111 Benton Street, AT&T telecommunication facility, Installation of 60 foot tall monotree, or an alternative design with 3 lower cell towers in the parking lot.

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

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- Palm Springs, CA

2. There are already more than **FIVE** "wireless cell phone base stations" from Verizon at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, with 3 lower cell towers, there will be more than **EIGHT** wireless base stations on the same premises on the church property, also **3 lower towers** sitting together will make the radiation energy to the nearby residences even more strong, thereby further increasing the potential health risks to the surrounding residents.

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Cell Tower Radiation Health Effects - IAFF

B. <u>Risk of fire.</u> There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also

- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.

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Lesley Xavier

From:	Yongli We [redacted]
Sent:	Friday, November 22, 2024 3:55 PM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Re: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Follow Up Flag:	Follow up
Flag Status:	Flagged

November 22, 2024

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008

3111 Benton Street

AT&T telecommunication facility, Installation of 60 foot tall monotree

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

From: PlanningCommission
To: [redacted] PlanningCommission; Lesley Xavier
Subject: RE: - Proposed tower at 3111 Benton St. - Meeting 4Dec2024
Date: Tuesday, November 26, 2024 9:52:00 AM
Attachments: image001.png
image003.png

Good Morning,
Your email has been received in the Planning Division and will be part of the public record on this item.
Thank you for taking the time to provide you input.

Regards,

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

From: [redacted]
Sent: Tuesday, November 26, 2024 1:00 AM
To: PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>
Subject: Consent Calendar Item #24-1194 - Proposed tower at 3111 Benton St. - Meeting 4Dec2024

Dear Planning Commission,

As I've communicated before, my husband and I live in the historic (Federal & State) complex next to the church and continue to be concerned about the location of this cell tower. It looks like it'll be right up against our complex and a major eyesore. If it must be done, please consider all the alternative locations suggested by Ken Kratz and Nick Rossi. Those other locations don't directly overlook residences.

I'm also concerned about cancer-causing radiation, but I've been told that the city doesn't care about that. We have no cell phones, no smart appliances, no wifi of any kind in our house, so we're doing the best we can.

Thanks!

Sincerely,
Diane Harrison
3283 Benton St.
Santa Clara, CA 95051
(land of the Ohlone and Muwekma Ohlone people)
[redacted]
Member: Santa Clara County Green Party County Council

P.S. If AT&T is paying anyone for this tower, the money should be divided up among everyone impacted. That, in fact, is a good argument for putting it at the high school since I expect they could use the money.

From: Planning Public Comment
Sent: Tuesday, November 26, 2024 9:36 AM
To: Ken Kratz [redacted]; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Subject: RE: AT&T tower proposed for 3111 Benton Street, Planning Commission meeting scheduled for Dec. 4, 2024; suggested alternative locations

Thank you for your email. It has been received in the Planning Division and 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

From: Ken Kratz [redacted]
Sent: Monday, November 25, 2024 3:42 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: AT&T tower proposed for 3111 Benton Street, Planning Commission meeting scheduled for Dec. 4, 2024; suggested alternative locations

Dear Planning Department,

Please find attached my letter and attachment regarding the AT&T tower project proposed for 3111 Benton Street. Please forward the attachments to the Planning Commission for their meeting scheduled for Dec. 4, 2024.

Please download (not preview) the PDF file of the map in order to see all the information.

Thank you,

Ken Kratz
[redacted]

November 25, 2024
3283 Benton Street
Santa Clara, California 95051

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
PlanningPublicComment@SantaClaraCA.gov

Re: PLN23-00148, APN 290-27-006
3111 Benton Street (project address),
AT&T telecommunication facility, proposed 60' tall monotree or alternative
Planning Commission Hearing; December 4, 2024 (meeting body & date)

Dear Ms. Leslie Xavier,

Please find and forward to the Planning Commission this letter and my suggestions for alternative sites (map attached; please download map to see all the information) for the installation of the telecommunications monotree facility proposed by AT&T at the 3111 Benton Street site. My recommendations are in substantial agreement with ones provided to you by the Rossi family in their email to you recently.

I believe my suggested locations, rather than the 3111 Benton Avenue site, are more compatible with the neighborhood, particularly neighborhood aesthetics, and will provide the signal coverage desired by AT&T. I don't' like the proposed alternative to the monotree; the three towers proposed along the frontage of the church at 3111 Benton street will be ugly.

Please forward my suggested alternatives to AT&T for their consideration and discussion prior to the next Planning Commission meeting hearing on this project scheduled for December 4.

I consulted the AT&T coverage maps ("Existing Sites...Coverage" and "Existing Sites +... Coverage") provided by AT&T that were included in the attachments for Planning Commission meeting held on October 23. I used those maps to find compatible locations for the monotree in the dark purple and yellow colored areas on the "Existing Sites..." map where indoor coverage is lacking or less reliable in the neighborhood.

The following are my suggested alternatives for the tower in the dark purple areas of the AT&T coverage map (areas of no coverage to date) that should provide equal or better coverage than the 3111 Benton site; these locations are indicated by red dots on the attached map):

1. Earl Carmichael Park, 3445 Benton Street, rear of park
2. Stratford School, 890 Pomeroy Avenue near school or rear parking lot *(*Good Location*)*
3. Curtis Field, 890 Pomeroy Avenue, field near Stratford School parking lot
4. Homesteaders 4-H Ranch, 3450 Brookdale Drive, parking lot
5. The Church of Jesus of Latter Day Saints, 875 Quince Avenue, rear parking lot
6. Church in Santa Clara, 3550 Benton Street, parking lot or field next door
7. Church of Christ of Santa Clara, 850 Pomeroy Avenue, north parking lot, in soil area *(*Best Location*, monotree will complete a row of existing trees)*
8. Neighborhood Christian Center, 887 Pomeroy Avenue, parking lot or lawn in front
9. (not numbered) Santa Clara High School, west side in back of school)

The following alternatives for the tower are located in the yellow colored areas of the AT&T map (areas of less reliable coverage) that should provide enhanced coverage than the 3111 Benton site; these locations are indicated by yellow colored dots on the attached map:

1. Central Park, 909 Kiely Blvd.,especially the area near the baseball field *(*Good Location*)*
2. Pomeroy Elementary School, 1250 Pomeroy Avenue, north side of site or field in back
3. Kiely Plaza, 1052-1092 Kiely Blvd. southwest corner of intersection with Benton St.
4. Benton Shopping Center, 3565 Benton St., landscaped areas in front of the mall

Please consider all the above sites for the installation of the telecommunications facility proposed by AT&T. I highly recommend the parking lot or field behind Stratford School, 890 Pomeroy Avenue, or the Church of Christ of Santa Clara, 850 Pomeroy Avenue, *or* Santa Clara Central Park, especially near the baseball field.

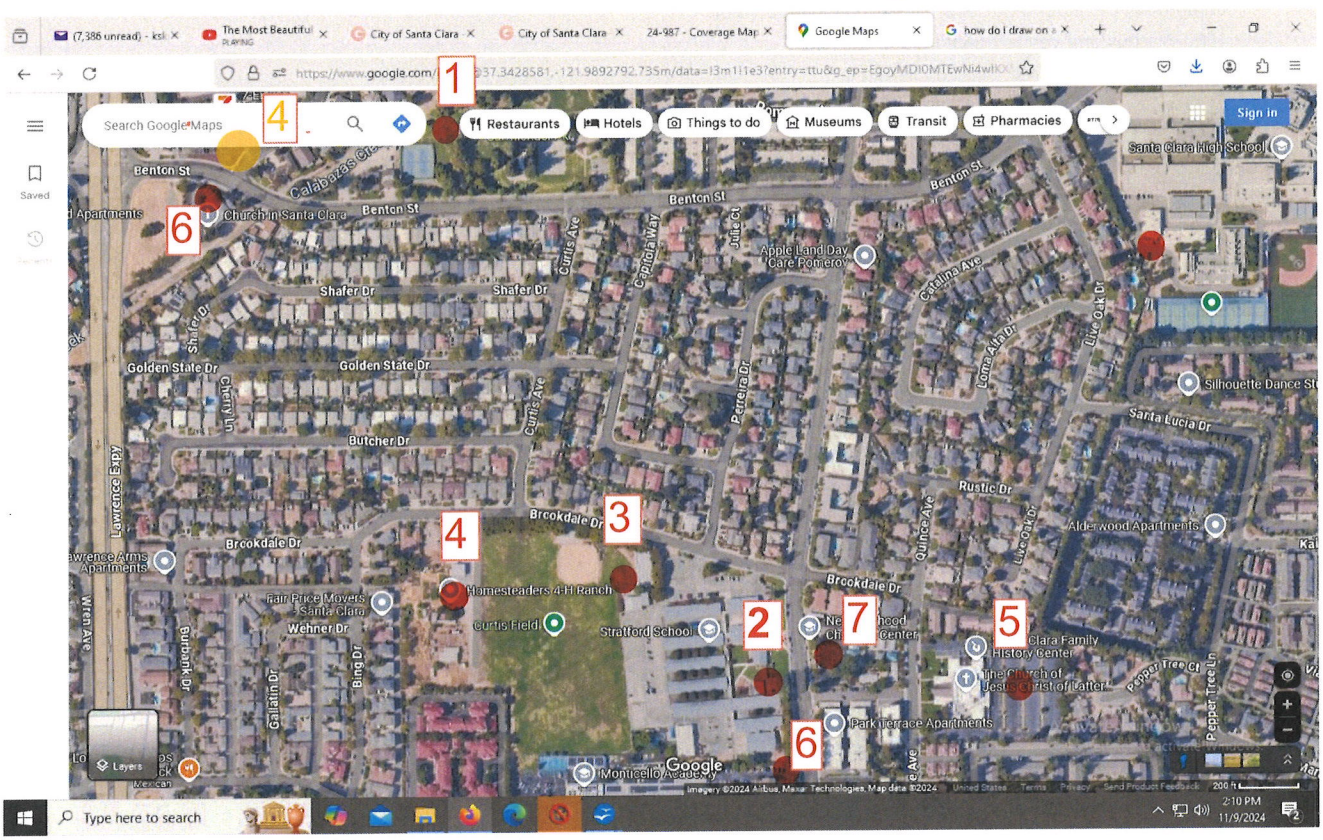
Thank you for considering my alternatives.

Sincerely,

Ken Kratz

att: map of suggested alternative locations

Alteranative location for the monotree.



November 20, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
(408) 892-0621
[redacted]

Leslie Xavier, Planning Manager
Elizabeth Elliot, Staff Aide ii
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008
3111 Benton Street
AT&T telecommunication facility, Installation of 60 foot tall monotree
Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

This is an addendum to our letter of October 22, 2024 and our letter of November 14, 2024, both of which are already on file and part of the public record on this item. **We reiterate that we strongly object to the location of the proposed 60 foot tall monotree, or any monotree on the 3111 Benton Street site, at the Santa Clara Baptist Church or either of the parking lots or buildings which are adjacent to it or anywhere on that site.**

As stated in our letter of October 22, 2024, we object for the following reasons:

1. Installation of the monotree at said location is a **health hazard** to the people living in our home and many homes nearby. Nobody should be subjected to being radiated 24 hours a day for 7 days a week. This is an **unacceptable risk** to us any many other people living in homes so close to the location of the monotree.
2. Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure planned are much higher and most trees in the neighborhood and will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.
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Parks and Recreation Department should be **provided with the notice of public hearing** so that those residents and the public can comment on the project.

5. The Project could easily be **located elsehere in the City** at a location that will solve most of the problems we have enumerated above, as stated **in more detail in our letter of November 14, 2024, also on file and is part of the public record in this item. AT&T has provided no evidence that they have done due diligence in examining other more suitable locations.**

Sincerely,

Nicholas Rossi Ritha Rossi

Nicholas and Ritha Rossi

Cc: First Baptist Church and AT&T

November 14, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
(408) 892-0621
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-006
3111 Benton Street,
AT&T telecommunication facility, Installation of 60 foot tall monotree.
Planning Commission Hearing; October 23, 2024 (past) & December 4, 2024 (pending)

Dear Ms. Leslie Xavier,

Please find and consider our suggestions for alternative sites (map attached) for the installation of the telecommunications monotree facility proposed by AT&T at the 3111 Benton Street site. We believe our suggested locations, rather than the 3111 Benton Avenue site, are more compatible with the neighborhood, particularly neighborhood aesthetics, and will provide the signal coverage desired by AT&T.

Please forward our suggested alternatives to AT&T for their consideration and discussion prior to the next Planning Commission meeting hearing on this project scheduled for December 4.

We consulted the AT&T coverage maps ("Existing Sites...Coverage" and "Existing Sites +... Coverage") provided by AT&T that were included in the attachments for Planning Commission meeting held on October 23. We used those maps to find compatible locations for the monotree in the dark purple and yellow colored areas on the "Existing Sites..." map where indoor coverage is lacking or less reliable in our neighborhood.

The following are our suggested alternatives for the tower in the dark purple areas of the AT&T coverage map (areas of no coverage to date) that should provide equal or better coverage than the 3111 Benton site; these locations are indicated by red dots on the attached map):

1. Earl Carmichael Park, 3445 Benton Street, rear of park
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3. Curtis Field, 890 Pomeroy Avenue, field near Stratford School parking lot
4. Homesteaders 4-H Ranch, 3450 Brookdale Drive, parking lot
5. The Church of Jesus of Latter Day Saints, 875 Quince Avenue, rear parking lot

6. Church in Santa Clara, 3550 Benton Street, parking lot or field next door
7. Church of Christ of Santa Clara, 850 Pomeroy Avenue, north of parking lot, in soil area
8. Neighborhood Christian Center, 887 Pomeroy Avenue, parking lot or lawn in front

The following alternatives for the tower are located in the yellow colored areas of the AT&T map (areas of less reliable coverage) that should provide enhanced coverage than the 3111 Benton site; these locations are indicated by yellow colored dots on the attached map:

1. Central Park, 909 Kiely Blvd.,especially the area near the baseball field *(*Best Location*)*
2. Pomeroy Elementary School, 1250 Pomeroy Avenue, north side of site or field in back
3. Kiely Plaza, 1052-1092 Kiely Blvd. southwest corner of intersection with Benton St.
4. Benton Shopping Center, 3565 Benton St., landscaped areas in front of the mall

Please consider all the above sites for the installation of the telecommunications facility proposed by AT&T. We highly recommend the parking lot or field behind Stratford School, 890 Pomeroy Avenue, or Santa Clara Central Park, especially near the baseball field.

Thank you for considering our alternatives.

Sincerely,

Nicholas Rossi Ritha Canales-Rossi

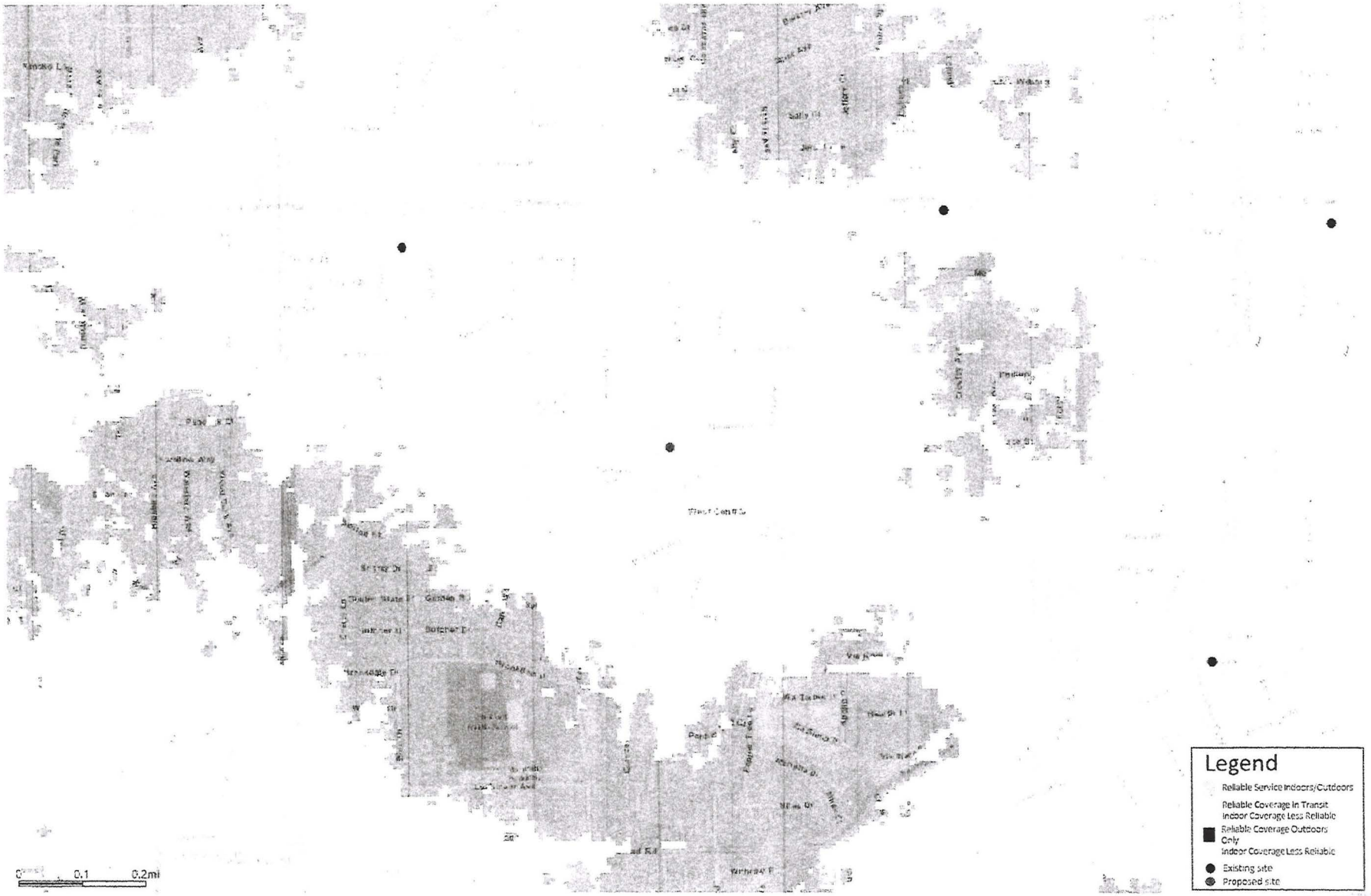
Nicholas & Ritha Canales Rossi

att: map of suggested alternative locations

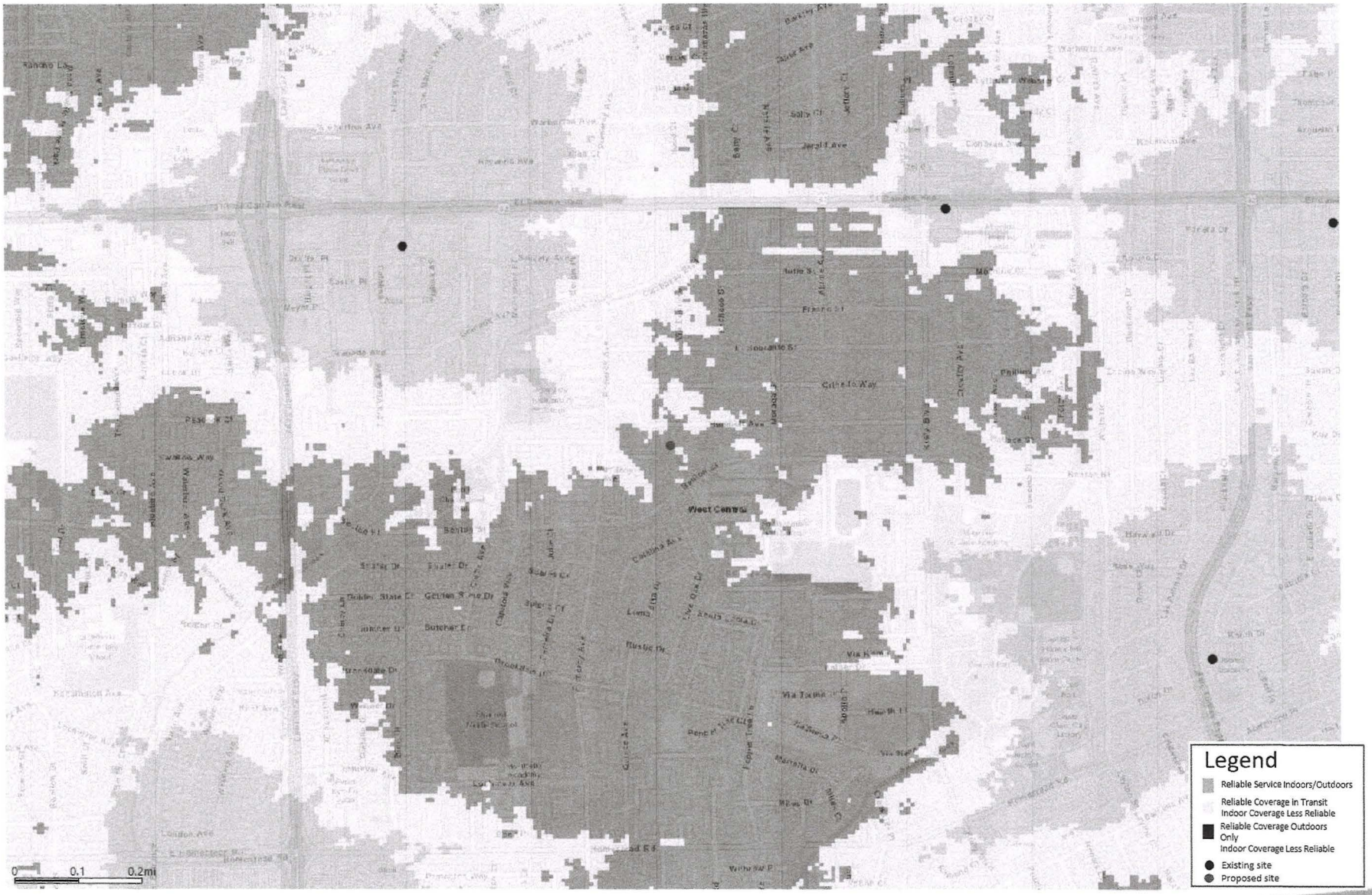
CCL06126 Propagation Map

December 13, 2023

Existing Sites + CCL06126 LTE 700 Coverage



Existing Sites LTE 700 Coverage



PMM
PC 10/23/24
RTC 24-987
Item 4

From: Planning Public Comment
To: [redacted]; Planning Public Comment; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
Date: Monday, October 21, 2024 12:27:00 PM
Attachments: image001.png
image003.png

Thank you for your email, it has been received in the Planning Division and will be part of the public record on this item.

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

City of Santa Clara
The Center of What's Possible

From: Leilani Shields [redacted]
Sent: Friday, October 18, 2024 5:18 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members:
Re: Project File No.: PLN23-00148 ("Proposed Installation")
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We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is a big NO.
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West Los Angeles, CA
South Los Angeles, CA
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Calabasas, CA
Encinitas, CA
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2. There is already another Verizon "wireless cell phone base station" at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.
Therefore, there will be TWO wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.
3. We, the neighborhood community, have the followings concerns:

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This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.
Further reading can be done on their website Cell Tower Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF
The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastruct...

B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike,

or arson and will be devastating for the neighboring houses should one occur.
Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

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C. Property Values. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two

wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.
Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to someone's backyard?
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Regards,

Leilani

From: Planning Public Comment
To: [redacted]; Planning Public Comment; Tiffany Vien; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
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Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Raj Sudhani [redacted]
Sent: Friday, October 18, 2024 4:45 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members:

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phone base station." Its location is a **mere 20~30 feet away** from my backyard fence and is extremely close to the immediately surrounding residential area.

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2. There is already another **Verizon "wireless cell phone base station"** at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, there will be **TWO** wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.

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3. I have the followings concerns:

A. **<u>The negative health effects caused by wireless radiation from the tower.</u> There has NOT been a clear conclusion that cell towers are not harmful to health.**

This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.

Further reading can be done on their website Cell Tower

Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF
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Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:

- **September 2023: Sacramento:** Near Capital City Freeway. Flames and sparks were seen coming from the tower.
- **2020 - Virginia:** Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
- **2019 - California:** Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
- **2018 - New Jersey:** A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
- **2017 - Texas:** Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.
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C. <u>Property Values.</u> Someday, if I decide to sell my house, I will need to disclose to the buyer that my home is right under two wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.

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If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**

I respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Sincerely

Raj Sudhani

Concerned Resident

From: Planning Public Comment
To: [redacted] Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; Planning Public Comment
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
Date: Monday, October 21, 2024 12:26:00 PM
Attachments: image001.png
image003.png

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

City of Santa Clara
The Center of What's Possible

From: Rajasri Banka [redacted]
Sent: Friday, October 18, 2024 12:39 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
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Regards: Rajasri Banka
Ravinder Banka
3281 benton st santa clara

From: Planning Public Comment
To: [redacted] Planning Public Comment; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
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O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Suma G [redacted]
Sent: Friday, October 18, 2024 11:52 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

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Re: Project File No.: PLN23-00148 ("Proposed Installation")

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Regards,
Sumangala Moogi
Santa Clara resident.

October 16, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-006
3111 Benton Street, 3.15 acre lot located northeast of Benton Street and Pomeroy Avenue
Applicant: Steve Proo, Complete Wireless Consulting
Owner: Santa Clara First Baptist Church
Subject: Conditional Use Permit for a new unmanned AT& T telecommunication facility, Installation of 60 foot tall monotree.
Hearing Date: October 23, 2024, at 6:00 PM, City Hall Council Chambers

Dear Ms. Leslie Xavier,

We hereby object to the above named project for the following reasons and request the project be continued to another time until all our concerns below are addressed:

1. Radiation danger

Radiation and cancer danger to all persons within 500 foot radius of the aforementioned 60 foot telecommunication towers, and all residents of Pomeroy Green, where we live, which has of 78 housing units that stand to be impacted by this project. This is very serious issue because the installation of this tower will generate a continuous radiation exposure which will impact health in a negative way according to many medical sources (name them if you have time from the sources I provided to you).

These tall telecommunication towers will be irradiating us 24 hours a day, 7 days a week. AT&T, as well as the Baptist Church, must not take economic advantage, for economic purpose, while endangering the health and well being of so many residents.

During my ~~in~~ conversation with the manager of the adjacent Baptist Church, he mentioned that AT&T came to them offering monthly compensation for allowing. AT&T to use the church property -- The personnel ~~persons~~ at ~~in~~ AT&T, as well as the most members of the Baptist Church likely do not live in this area and are only exposed to the radiation a few hours a week.

It is very well known in the scientific literature that ~~such~~ radiation is health hazard, that exposure to RF energy can have harmful effects. (cite medical sources I provided to you in my email to you). We know that we are subject to some radiation, but this project will expose us to 24 hours a day of powerful radiation. We don't want future clusters of cancer in this neighborhood, especially since there are other areas in Santa Clara where this tower can be placed. (provide suggestions to alternative locations).

2. Aesthetic concerns that may subject the project to environmental review

The tower project will cause aesthetic damage to our complex and neigh neighborhood. The 60 foot structures are much higher than all the houses and most trees in the neighborhood and therefore will detract from the overall aesthetic qualities of the complex and neigh neighborhood.

At Pomeroy Green all our utilities are burred to create a beautiful environment for our residents. If the tower is constructed it ill be an eyesore that will be visible form all locations within Pomeroy Green. It will aesthetically impact not only Pomeroy Green but also all the surrounding homes too, those to the north and east of the project.

The Pomeroy Green Cooperative housing complex is registered in the National Register of Historic Places (the NRHP) and, therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher government agencies. The tower project may require a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act.

The range of the environmental impacts may extend to nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be provided a notice of public hearing and notified respectively so that those residents and the public can comment on the project.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

3. Collapsing hazard

There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For ~~if for~~ instance, a powerful earthquake or storm could cause the 60 foot structures to fall on one or more of the residences in the area.

4. Proper public notice not provided

The City Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green nor was the Pomeroy Green Board of Directors nor Property Manager notified of the proposed tower project.

Pomeroy Green Cooperative has a parcel map filed with the County Assessors Office (Book 290, page 69); therefore, the City should have mailed the notice to all the townhouses in the complex, not just those within 500' of the project. The people in this area have not been given notice to for the public to consider the ramifications of such a serious project.

6. Project could be located elsewhere in the city

The project could easily be placed in another location in the city that will solve most of the problem we have enumerated above. We suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower, so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Sincerely,
Nicholas Rossi Ritha Canales-Rossi
Nicholas & Ritha Canales Rossi

cc: Santa Clara First Baptist Church, AT&T

Pomeroy Green Residents
Non-Ionizing radiation exposure

Questions that need answers

from

City of Santa Clara

Cell Tower Emitted Power Information needed:

- What is the total RF power emitted on a daily basis by the 5G towers installed on the Church property?

  Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

- How often is the emitted radiation measured at this site to ensure it conforms to the permitted limit?

FCC Guideline:

The FCC limits public exposure from cell towers to a maximum of 580 microwatts per square centimeter.

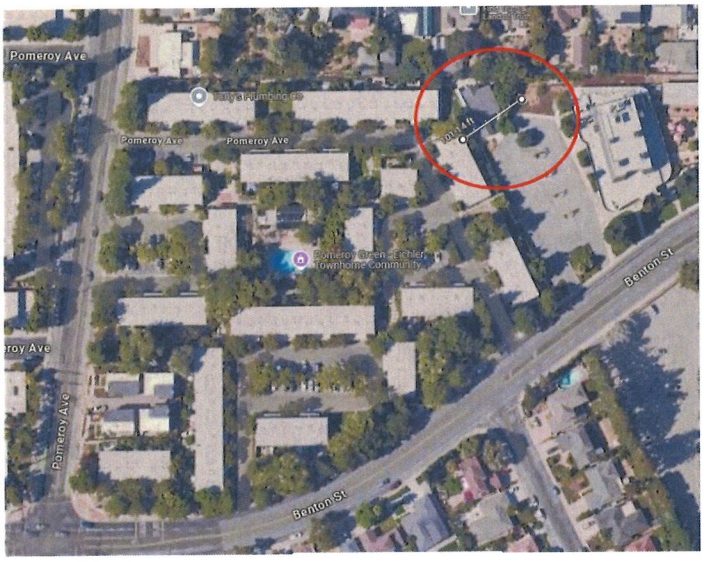
https://www.fcc.gov/consumers/guides/human-exposure-radio-frequency-fields-guidelines-cellular-and-pcs-sites

Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC's guidelines, an individual would essentially have to remain in the main transmitting beam and within a few feet of the antenna for several minutes or longer.

Consideration points:

- T-Mobile 5G tower on the roof of the Church.
- Proposed AT&T tower in the Church parking area.
- Upstairs bedroom windows of PG homes are directly in line-of-sight of the towers. For homes closest to towers, the downstair patio doors face the towers and are in line-of-sight.
- People spend most of the day and night (16-20 hours/day) in these bedrooms due to working from home including retirees.
- People spend time (at least 2 hours/day) in their backyard or swimming pool during the day.

What is the combined TOTAL exposure to residents nearest to the 5G cell towers (both T-Mobile and AT&T tower)



What is the combined TOTAL exposure to residents in the swimming pool area spending a minimum of 2 hours during the day.

What is the combined TOTAL exposure to residents furthermost to the 5G cell towers (both T-Mobile and AT&T tower)

What about 5G networks?

Fifth generation (5G) cellular networks are now being rolled out in many parts of the United States and in other countries. 5G networks are capable of transmitting much larger amounts of data over shorter periods of time than previous generations (4G, 3G, etc.).

Earlier generation networks have used RF wavelengths below 6 gigahertz (GHz). 5G networks will use some wavelengths in this range, but will also use some higher frequency wavelengths, at the lower end of the **millimeter wave** spectrum (which ranges from 30 GHz to 300 GHz). While these RF waves are higher frequency (higher energy) than those used by older generations, they are still forms of **non-ionizing** radiation, so they still lack the ability to directly damage DNA.

The higher frequency waves used by 5G travel shorter distances and don't go through objects (such as buildings, or even tree leaves) as well as lower frequency waves. Because of this, 5G networks require many more, smaller versions of base stations (often referred to as **small cells**) in some places, especially in densely populated areas. These small cells can be mounted on streetlights, utility poles, buildings, and other structures. This could result in the antennas being closer to people, although small cells typically operate at much lower power levels than the larger (macro) base stations.

The addition of the higher wavelengths from 5G networks could also expose people to more RF waves overall.

At the same time, these higher frequency RF waves are less able to penetrate the body than lower frequency waves, so in theory they might be less likely to have any potential health effects. But so far this issue has not been well studied.

At this time, there has been very little research showing that the RF waves used in 5G networks are any more (or less) of a concern than the other RF wavelengths used in cellular communication.

Written by Additional resources Resources

American Cancer Society

The American Cancer Society medical and editorial content team

Our team is made up of doctors and oncology certified nurses with deep knowledge of cancer care as well as editors and translators with extensive experience in medical writing.

Will there be more towers located in the neighborhood ?

How many more towers will be permitted?

From: Nicholas H Rossi [redacted]
Sent: Tuesday, October 22, 2024 3:40 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunications tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006

You don't often get email from [redacted] Learn why this is important

Please find the letter to Leslie Xavier, Planning Manager, Community Development Department, City of Santa Clara (attached). Please bring this to the attention of the Planning Commission at their meeting scheduled for Wednesday, October 23, 2024.

This letter supercedes our earlier letter on this subject dated October 16, 2024 regarding the telecommunications tower proposed for 3111 Benton Street; PLN 23-00148; APN: 290-27-006.

Thank you,

Nick Rossi

October 22, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148,
APN 290-27-006
3111 Benton Street, 3.15-acre lot located northeast of Benton Street and Pomeroy Avenue
Applicant: Steve Proo, Complete Wireless Consulting
Owner: Santa Clara First Baptist Church
Subject: Conditional Use Permit for a new unmanned AT& T telecommunication facility, Installation of 60-foot tall monotree.
Planning Commission Hearing Date: October 23, 2024, at 6:00 PM, City Hall Council Chambers

Dear Ms. Leslie Xavier,

We hereby object to the above-named project for the following reasons and request the project be continued to another time until all our concerns below are addressed:

1. Radiation danger

Radiation and cancer danger to all persons within 500-foot radius of the aforementioned 60 foot telecommunication towers, and all residents of Pomeroy Green, where we live, which has 78 housing units that stand to be impacted by this project. This is a very serious issue because the installation of this tower will generate continuous radiation exposure which will impact health in a negative way according to many medical sources conducted by government agencies, such as Environmental Protection Agency (EPA), Food and Drug Administration (FDA) & World Health Organization (WHO), and others.

These tall telecommunication towers will be irradiating us 24 hours a day, 7 days a week. AT&T, as well as the Baptist Church, must not take economic advantage, for economic purpose, while endangering the health and well-being of so many residents.

During my conversation with the manager of the adjacent Baptist Church, he mentioned that AT&T came to them offering monthly compensation for allowing this project. AT&T wants to use the church property; the personnel at AT&T, as well as the most members of the Baptist Church, likely do not live in this area and are only exposed to the radiation a few hours a week.

It is very well known in scientific literature by institutions such as National Cancer Institute (NCI), International Agency for Research on Cancer (IARC) & Federal Drug Administration (FDA) that radiation is a health hazard, that exposure to RF energy can have harmful effects. We know that we are subject to some radiation, but this project will expose us to 24 hours a day of powerful radiation. We don't want future clusters of cancer in this neighborhood, especially since there are other areas in Santa Clara where this tower can be placed. For instance, Santa Clara Central Park & open areas not near to residential areas where this project would be such a threat to harm people

2. Aesthetic concerns that may subject the project to environmental review

The tower project will cause aesthetic damage to our complex and neighborhood. The 60-foot structures are much higher than all the houses and most trees in the neighborhood and therefore will detract from the overall aesthetic qualities of the complex and neighborhood.

At Pomeroy Green all our utilities are placed underground to create a beautiful environment for our residents. If the tower is constructed it will be an eyesore that will be visible from all locations within Pomeroy Green. It will aesthetically impact not only Pomeroy Green but also all the surrounding homes too, those to the north and east of the project.

The Pomeroy Green Cooperative housing complex is registered in the National Register of Historic Places (the NRHP) and, therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher government agencies. The tower project may require a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act.

The range of environmental impacts may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be provided with the notice of public hearing so that those residents and the public can comment on the project.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

3. Collapsing hazard

There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For instance, a powerful earthquake or storm could cause the 60 foot structure to fall on one or more of the residences in the area.

4. Proper public notice not provided

The City Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green nor was the Pomeroy Green Board of Directors nor Property Manager notified of the proposed tower project.

Pomeroy Green Cooperative has a parcel map filed with the County Assessor's Office (Book 290, page 69); therefore, the City should have mailed the notice to all the townhouses in the complex as

well as the Pomeroy Green Cooperative Corporation, not just those residents within 500' of the project. The people in this area should have been provided with proper notice in order to consider the ramifications of such a serious project.

5. Attractive nuisance

The proposed tower will create an attractive nuisance. Young people including preteens from our neighborhood and schools nearby (Santa Clara High School. Pomeroy Elementary, Strafford Schools) may find the tower a challenge to climb. Pomeroy Green has problems with young people and children crossing our property and entering our pool area that is surrounded by a 6' high cyclone fence.

6. Project could be located elsewhere in the city

The project could easily be placed in another location in the city that will solve most of the problems we have enumerated above. We suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Sincerely,

Nicholas & Ritha Canales Rossi

cc: Santa Clara First Baptist Church, AT&T

From: Planning Public Comment
Sent: Wednesday, October 23, 2024 9:39 AM
To: [redacted] Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Eric Crutchlow <ecrutchlow@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: FW: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments

Good Morning Ken,
Your email and attached documents have been received in the Planning Division and will be part of the public record on this item.

Thank you,
Elizabeth Elliott
Planning Division

From: Ken Kratz [redacted]
Sent: Wednesday, October 23, 2024 2:17 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments

You don't often get email from [redacted]. Learn why this is important

Hello Community Development Department,

Please find my attached letter, "AT&T telecommunications tower, 3111 Benton St., K. Kratz ltr. to City.doc", addressed to Leslie Xavier, Planning Manager, Community Development Department, City of Santa Clara with attachments regarding the AT&T telecommunications project proposed for 3111 Benton Street.

Please bring my letter with attachments to the attention of the Planning Commission for their public hearing on this project scheduled for Wednesday, October 23, 2024; the letter with the attachments is my public comment in regard to this project.

Thank you,

Ken Kratz
Pomeroy Green Cooperative shareholder
3283 Benton Street
Santa Clara, Ca. 95051
[redacted]

October 22, 2024
3283 Benton Street
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
PlanningPublicComment@SantaClaraCA.gov

Re: 3111 Benton Street
PLN23-00148,
APN 290-27-006
Conditional Use Permit for a new unmanned AT&T telecommunication facility
Planning Commission Hearing Date: October 23, 2024, 6:00 PM

Dear Ms. Leslie Xavier:

I object to the above-named project for the following reasons and request the project be continued to another time until my concerns below are addressed:

1. Proper public notice not provided.

Please provide proper notice of the public hearing to all residents of Pomeroy Green, the Pomeroy Green Board of Directors and the Pomeroy Green Property Manager and provide any further notification required by the National Historic Preservation Act, Section 106 that may include a wider notification area due to the height of the tower according to the Act.

Please provide further notification per the Act that may include the residents of Pomeroy West condominiums, a multi-family complex of 138 units located west of Pomeroy Green across Pomeroy Avenue. Pomeroy West is in the process of submitting an application to National Register of Historic Places (NRHP) for their complex and has been in contact with the State of California Office of Historic Preservation concerning registration of Pomeroy West in the NRHP. Pomeroy West was designed by the same architect who designed Pomeroy Green and has the same distinctive architecture as Pomeroy Green and, therefore is potentially historic.

project. The HLC routinely evaluates and advises the City Council on impacts to proposed projects on historic resources on adjacent properties.

The tower will be seen from many points within Pomeroy Green and will therefore cause aesthetic damage to Pomeroy Green and the surrounding neighborhood—the tower will be an eyesore. The 60-foot tower structure will be much higher than all the townhouses in Pomeroy Green (20' tall) and the single-family detached homes to the north of the tower. The tower is also taller than most of the trees in Pomeroy Green and the neighborhood at large and therefore the tower will detract from the overall aesthetic qualities of the complex and neighborhood.

Also the utilities at Pomeroy Green are installed underground in order to create a beautiful environment for our residents; unfortunately an existing City overhead utility line runs along the property line shared with the church. The tower will be add another ugly element along the property line with the church where that existing overhead utility line now runs . Again, if the tower is constructed it will be an eyesore that will be visible from many locations within Pomeroy Green.

Furthermore, the Pomeroy Green Cooperative housing complex is listed in the National Register of Historic Places (the NRHP listing: https://www.nps.gov/subjects/nationalregister/weekly-list-2021-03-26.htm and the California Register listing: https://ohp.parks.ca.gov/?page_id=30705); therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher level government agencies. The tower project requires a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act:

> The National Historic Preservation Act (NHPA) of 1966 is implemented through the FCC's environmental rules. Section 106 of the NHPA requires federal agencies to consider the effects of federal undertakings on historic properties. The FCC treats the construction of communications towers and the collocation of communications equipment using FCC-licensed spectrum as federal undertakings subject to Section 106 review. While Antenna Structure Registration (ASR) is required for some communications towers, Section 106 review may be required even if ASR Registration is not required. (from https://www.fcc.gov/wireless/bureau-divisions/competition-infrastructure-policy-division/tower-and-antenna-siting#Sec106 accessed 10-22-2024).

I do not think the tower project is "...categorically exempt from the California Environmental Quality Act (CEQA)..." as the Community Development Department asserts in the Report to the Planning Commission asserts. According to the California Office of Historic Preservation:

> Listing in the National Register may result in design or environmental review, administered locally pursuant to the California Environmental Quality Act (CEQA) or through local zoning and land use planning regulations. (from https://ohp.parks.ca.gov/?page_id=21237 accessed 10-22-2024)

The range of environmental impacts may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks

Please notify the City's Parks and Recreation Department about the tower project so that environmental impacts to the City's Earl Carmichael Park, located to the west of Pomeroy West on Benton Street, are considered.

The Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green (Pomeroy Green is the multi-family townhouse complex located to the west of the church property and the proposed tower), nor were the Pomeroy Green Board of Directors and Pomeroy Green Property Manager notified of the public hearing to consider the proposed tower project.

Many of the common areas in Pomeroy Green complex are contiguous with the church property where the telecommunication project is proposed. See attached copy of the Parcel Map, Book 290, page 69.

Also, the Pomeroy Green Cooperative Corporation should have been notified of the hearing for the tower project by the City's Community Development Department because the complex is identified in many City files. The complex's name (Pomeroy Green Corporation) and address is identified on the utility bills that Pomeroy Green receives from the City (attached water/sewer/solar system bills). The same address is used on the gas bills from PG&E.

Furthermore, a property Development Agreement, though I have only an unsigned copy, was evidently filed between the City and Pomeroy Green (attached).

Therefore the City's Community Development Department should have been aware of the Pomeroy Green complex and should have mailed the hearing notice to all the townhouses in the complex as well as the Pomeroy Green Cooperative Corporation and its manager, Property Pro, rather than the limiting the distribution to residents within 500' of the project.

With proper notice, all Pomeroy Green shareholders, the Pomeroy Green Board of Directors and the Pomeroy Green Property Manager will be able to consider the ramifications of such a serious project to Pomeroy Green

.

2. Aesthetic concerns may subject the project to environmental review.

Please request AT&T contact the California Office of Historic Preservation (COHP) to inquire about the government review process required to determine the environmental impacts, inclusive of aesthetic impacts, if any, to Pomeroy Green, the historic resource.

AT&T should also mention to the COHP that Pomeroy West condominiums, a potentially historic resource located nearby, should be included in an environmental impact review.

Also, please have the tower project reviewed by the City's Historical and Landmarks Commission (HLC) for impacts to Pomeroy Green prior to the public hearing to consider the approval of the tower

and Recreation Department should be provided with the notice of public hearing so that those residents and the public can comment on the project.

I suggest the City's Historical and Landmarks Commission review the tower project's impact on Pomeroy Green and any other historic or potentially historic property located nearby as required by government regulations. That City commission regularly reviews impacts of projects adjacent to historic properties.

3. Attractive nuisance

Please relocate the proposed tower out of the neighborhood, away from youths gathering places (schools, there are three in the neighborhood and the high school is located directly across the street form the proposed lower location) because it will create an attractive nuisance.

Young people from our neighborhood and the nearby schools (e.g., Santa Clara High School. Pomeroy Elementary, and the Stratford School), may be interested in attempting to climb the tower and its large foundation. We already have enough problems in the neighborhood without the addition of this tower project that will prove to be an attractive nuisance; there is ongoing vandalism occurring in the neighborhood.

For example of this ongoing problem in this neighborhood, though intermittent, youth who do not live at Pomeroy Green occasionally enter the property enter the private property and we are seeing some random acts of vandalism by the public. For instance, Pomeroy Green has problems with young people entering the property and, on one occasion, entering the fenced pool area (I witnessed that personally). I think the fence for the proposed tower will not be adequate.

Also, the pool at Pomeroy Green was vandalized; paint was poured into the pool; the perpetrator was not identified. Although the pool area is surrounded by a 6' high cyclone fence and locked doors and gates, people and youths were able to gain access to the pool area; the 6' high fence to be constructed around the proposed tower will not deter unauthorized access by youths and the general public.

The public sidewalks on Benton Street that front Pomeroy Green have been graffiti-tagged by vandals indicating further problems in our neighborhood. I expect the large concrete foundation required for the tower (15' in diameter) will attract more graffiti to the neighborhood.

The large foundation for the tower will also provide a hiding place for vandals and criminals form passing police department surveillance from the public street.

4. Collapsing hazard

Please relocate the tower to another location to reduce the danger to residents in Pomeroy Green and the residents of the nearby single-family detached homes due to the tower collapsing in and earthquake, storm or other other natural disaster.

There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For instance, a powerful earthquake or storm could cause the 60 foot tall structure to fall on one or more of the residences in the area. The Pomeroy Green property line it shares with the church is approximately 50' from the tower location and, if the the tower falls, it could reach the backyards of those Pomeroy Green units and injure those residents.

4. Radiation danger

Please relocate the tower to another location to reduce the exposure of radiation to the neighborhood residents.

There is a chance of cancer developing in persons exposed to exposure to RF radiation from the proposed tower, particularly the two Pomeroy Green townhouse buildings located at the northeast corner of the Pomeroy Green property and the single-family detached homes to the north of the proposed tower. According to the radiation study included in the agenda report, those two Pomeroy Green buildings will need a sign posted in the vicinity to warn people about the radiation hazard.

The AT&T personnel who will be maintaining the tower as well as the most members of the Baptist Church who likely do not live in this area will only be exposed to the radiation a few hours a week at the most. On the other hand, the neighborhood residents, the Pomeroy Green residents and those residents of the homes to the north of the project site, will be exposed to the radiation 24 hours a day, 7 days a week.

According to many scientific and medical sources, government agencies, and professional organizations such as Environmental Protection Agency (EPA), Food and Drug Administration (FDA), World Health Organization (WHO), National Cancer Institute (NCI), International Agency for Research on Cancer (IARC) the Federal Drug Administration (FDA) and the International Association of Fire Fighters, claim exposure to RF energy may have harmful effects on humans.

Although the effects of this level of radiation are inconclusive, I don't want to take chance on future clusters of cancer in the neighborhood; I remember the long time it took for air-borne asbestos to be declared a health problem by the government.

There are other areas in Santa Clara where the tower can be placed to reduce exposure to radiation. For instance, Santa Clara Central Park and other more open areas in the neighborhood (e.g., parking lots and the tops of commercial properties nearby) that are farther from residences and are visited infrequently where this tower project would not be a health threat to residents.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

6. Project could be located elsewhere nearby in the city

Please consider relocating the tower to another, nearby location.

The project could easily be placed in another nearby location that will solve most of the problems I have enumerated above while still providing the cell phone coverage desired by AT&T. I suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Thank you for considering my concerns listed above and please continue/postpone the project's public hearing to a later date to allow the Community Development Department to provide proper notice of the public hearing to neighborhood residents and to allow ample time for the Department and AT&T to investigate and respond to my concerns. Please consider locating the tower to a more compatible location nearby..

Sincerely,

Ken Kratz
Pomeroy Green Cooperative shareholder

att:
Parcel map of Pomeroy Green
Bills to Pomeroy Green for water/sewer/solar panel use from City of Santa Clara
Bill to Pomeroy Green for gas service form PG&E
Property Development Agreement between City of Santa Clara and Pomeroy Green

1036

PROPERTY DEVELOPMENT AGREEMENT

AGREEMENT FOR EXTENSIONS OF ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO SUBDIVISIONS; IMPROVEMENT OF STREETS; INSTALLATION OF SEWERS, STORM DRAINS AND OTHER PUBLIC WORKS FACILITIES.

This agreement made and entered into this _____day of _____, 19___, by and between the City of Santa Clara, a municipal corporation, herein called the "City" and _____, a real property owner, developer or subdivider, herein called the "Developer".

WITNESSETH:

WHEREAS, a final map of subdivision, record of survey or building permit (Site Clearance) application has now been submitted to the City for approval and acceptance, covering certain real estate known as and called Eichler Homes Pomeroy Green and,

WHEREAS, the "Developer" requires certain utilities and public works facilities in order to service the property under the minimum standards established by the City and,

WHEREAS, the City, by and through its City Council, has enacted certain Ordinances and Resolutions and certain Rules and Regulations have been promulgated concerning the subject matter of this agreement and,

WHEREAS, the City has certain responsibilities for maintenance and operation for the estimated useful life of the required utilities and public service facilities and for providing the necessary connecting system, general plant and appurtenances, and the City is agreeing to discharge those responsibilities,

NOW THEREFORE, in consideration of the premises, and in order to carry out the intent and purpose of said Ordinances, Resolutions and Regulations, it is agreed by and between the parties as follows:

SECTION 1:

That all Ordinances, Resolutions, Rules and Regulations and established policies of the City and the laws of the State of California concerning the subject matter of this agreement are hereby referred to and incorporated herein to the same effect as if they were set out at length herein. Said Ordinances and Regulations include, but are not limited to, the following: City Ordinance No. 631 as amended by Ordinance Nos. 705, 718, 758 and 838 (Subdivision Map Act, Subdivision Procedure, etc.); Ordinance No. 775 as

amended by Ordinance Nos. 787, 789, 830, 839, 846, 848, 850 and 872 (Zoning Ordinance); Ordinance No. 852 as amended (1958 Uniform Building Code); Ordinance No. 859 (Improvement Code); Resolution No. 635 (Subdivision or Development of Real Property); Rules and Regulations. Included in the above are all of the above referred to regulations and substitutions therefor, as amended to the time of execution of this agreement.

SECTION 2:

The Developer agrees:

a. To perform each and every provision required by the City to be performed by the Developer in each and every one of said Ordinances and other regulations.

b. To grant to the City without charge, free and clear of encumbrances, any and all stipulated easements and rights of way in and to his said real property necessary for the City in order that its water, electricity and/or sewer lines in or to said real property may be extended.

c. To indemnify and hold the City harmless and free from all damage and injury done to any utility, public facility or other material or installation of the City on said real estate which the Developer or any contractor or subcontractor of the Developer, or any employee thereof, shall do in grading or working upon said real estate.

d. To construct and improve all public works facilities and other improvements as set out herein, according to the standards heretofore established, and according to the grades, plans and specifications thereof, all as approved by the City Engineer; and, as security for said improvements and facilities, to furnish and post a good sufficient corporate surety company bond running in favor of the City in the face amount of no less than 4,000 Dollars, all as provided for by provisions of Sec. 11612 of the Business and Professions Code of the State of California, the ordinances of the City, and this agreement.

e. That upon approval of the final map of the subdivision, the record of survey or the building permit covering the real estate to be improved, and before any work is done therein, the Developer shall pay to the City all sums, except costs to be borne by the City, shown in Section 7 hereof to be due under the terms and provisions of this agreement.

SECTION 3:

That all sums shown herein to be payable by the Developer to the City are due and payable to the City upon the execution of this agreement; provided however, that at Developer's option, the development costs for electric and water utility improvements (as shown in Sec. 7 subsections i and j herein) may be paid to the City in two installments as follows:

a. At least one-half thereof upon execution of this agreement;

b. Remaining balance upon completion of the project.

Each installation to be accomplished by the City shall constitute a separate project for this purpose.

SECTION 4:

That all of the provisions of this agreement and all work to be done pursuant to the terms of this agreement are to be completed within one year from and after the date and year first above written.

SECTION 5:

That the special provisions concerning the particular real estate referred to above, being attached hereto, are hereby incorporated herein and expressly made a part of this agreement.

SECTION 6:

The faithful and prompt performance by the Developer of each and every term and condition contained herein is made an express condition precedent to the duty of the City to perform any act in connection with this transaction, and the failure, neglect or refusal of the Developer to so perform, or to pay any moneys due hereunder when due shall release the City from any and all obligations hereunder and the City, at its election, may enforce the performance of any provision herein, or any right accruing to the City or may pursue any remedy whatsoever it may have under the laws of the State of California or the Ordinance or Resolutions of the City, in the event of any such default by Developer.

SECTION 7:

That the following are the estimated amounts of costs to be borne by the respective parties hereto, and it is further understood and agreed that said amounts are estimates only and are subject to final determination upon completion of the work:

FACILITY	DEVELOPMENT COSTS	CITY'S COSTS
a. Easements & Rights-of-way "On site"; see Res. 635, Sec. 6, 9: Table II See Stipulation No. 1	$ 100% by developer	$ None
b. Easements & Rights-of-way "Off site"; see Res. 635, Sec. 9 & 10: Table II	$ none required	$
c. Street Paving & Improvements; see Ord. 631, Sec. 55; Res.635, Table II, Sec. 11,12,13,14. See Stipulation No. 2	$	$ 8,027.00

FACILITY	DEVEOPMENT COSTS	CITY'S COSTS
d. Street Curbing, guttering and Improvements; see Ord.631, Sec.55;Res.635,Table II,Sec.11	$	$
See Stipulation No. 2		
e. Sidewalk Improvements; see Ord.631,Sec.55; Res. 635, Table II, Sec. 11	$	$
See Stipulation No. 2		
f. Street Name Signs; see Res.635, Table II, Sec.11	$ by developer	$ None
g. Street Tree Planting & Parkway Improvements; see Ord. 631; Sec. 33 & 55; Res.635, Table II, Sec. 11	$ by developer	$ None
h. Street Lighting; See Ord.631, Sec.55; Res. 635, Sec. 5; Table II, Sec. 11; Electric Department Regulations	$ included in "i"	$
i. Electric Utility Improvements; Res. 635,Sec.5; Table II, Sec. 18; Elect.Dept. Regs. 2-18	See Special Electrical Agreement $	$
j. Water Utility Improvements; see Res.635,Sec.5,6 & 18, Table II	$ 8,115.17	$ 100% Labor
includes meters		
k. Sanitary Sewer Improvements "on site"; see Ord. 631,Sec. 55; Res.635,Sec.5,19-Table II	$ 4659.00	$ 5044.25

FACILITY	DEVELOPMENT COSTS	CITY'S COSTS
l. Sanitary Sewer Improvements "off site"; See Res.635, Table II; Sec. 19	$ None	$
m. Storm Drainage Improvements "on site"; see Ord.631,Sec. 55; Res.635, Sec.5; Table II Sec. 19	$ 4659.00	$ 9183.00
n. Storm Drainage Improvements "off site"; see Ord.631,Sec. 58.1; Ord.758; Res.635, Table II, Sec. 19 See Stipulation No. 3	$	$ 18,600 Estimated
o. Recreation charge; see Ord. 631, Sec. 56 as amended by Ord. 705	$ 1700.00	$ None
p. City Engineering & Inspection; see Res. 635, Sec. 4 Est. 3⅛ of Bond deferred charge	$ 1542.00	$ None

TOTAL DEVELOPMENT COSTS AS SHOWN ABOVE:	$ 20,675.17
TOTAL CITY'S COST AS SHOWN ABOVE:	$ 40,854.25
DUE FROM DEVELOPER:	$ -(20,179.08)
DEFERRED CREDITS: see special conditions attached	$ 26,627.00
DEFERRED CHARGES: see special conditions attached	$ 5,599.58
AMOUNT PAYABLE:	$ 848.34

Developer does (does) (~~does not~~) elect to pay only ½ of said utility costs upon execution of this agreement as aforesaid.

IN WITNESS WHEREOF, said parties have caused these presents to be executed the date and year first above written.

CALCULATION SHEET

EICHLER HOMES POMEROY GREEN

Sanitary Sewers:

Fees: 6.212 Ac. @ $750/Ac =		$4,659.00
Construction Credits:		
12" VCP 825 L.F. @ $3.75	$3,093.75	
6" VCP 506 LF @ $1.75	885.50	
MH 4 @ $250 each	1,000.00	
Clean Out	65.00	
	$5,044.25	
City's Cost		-4385.25

Storm Drain:

Fees: 6.212 Ac. @ $750/Ac =		$4,659.00
Construction Credits:		
12" RCP 628 L.F. @ $3.50 =	$2,198.00	
18" RCP 795 L.F. @ $7.00	5,565.00	
C.B. 3 @ $140 each	420.00	
MH 4 @ $250 each	1,000.00	
	$9,183.00	
City's Cost		-$4,524.00

City Paving Costs:

Centerline paving - Benton - 9500 Sq. Ft.

Grading	0.05		
Rock	0.13		
3" PMS	0.13		
	$0.31	=	$2,945.00

Pomeroy Avenue -

Remove exist. paving, 15,664 Sq. Ft. @ $0.08	=	$1,253.00
9" Base Rock 17,722 Sq. Ft. @ $0.13	=	$2,304.00
3" PMS 11,731 Sq.Ft@ $0.13	=	$1,525.00
		$5,082.00
		$8,027.00

Deferred Credits:

Paving Pomeroy Avenue	$8,027.00
Pomeroy Storm Sewer	18,600.00
	$26,627.00

Deferred Charges:

½ Water	$ 4,057.58
Engr. & Inspection	1,542.00
	$ 5,599.58

STIPULATION SHEET

EICHLER HOMES POMEROY GREEN

Stipulation No. 1:

The developer shall dedicate a ~~45~~ 90 foot R/W for Benton Street and 80 foot R/W for Pomeroy Avenue including that portion fronting the excluded parcel.

Stipulation No. 2:

The developer shall construct the paving, curb and gutter, and sidewalk in Benton Street and in Pomeroy Avenue. The improvements in Benton Street shall extend to the center line of the street. The developer shall be reimbursed for the cost of the improvements of the southerly 12 foot wide strip of Benton Street. Estimated cost — $2,945.00, to be reimbursed within two years.

The developer shall construct 31 feet of paving and the curb, gutter and sidewalk in Pomeroy, adjacent to this development including the frontage of the residual parcel. The developer shall also construct 30 feet of permanent improvements for a distance of approximately 127 feet northerly from this development. The improvements in Pomeroy Avenue shall include the replacement of the existing 5 foot walk-way adjacent to the westerly edge of the paving, with one of similar construction.

The developer shall also provide a smooth transition, at the southerly end of the new construction to join with the existing paving.

The City shall reimburse the developer within two years for the cost of improving the westerly 11 feet, the northerly 127 feet extension, and the cost of pavement, the placing of 9" of base rock in the southerly transition section. The estimated cost of the City portion is $5,082.00.

Stipulation No. 3:

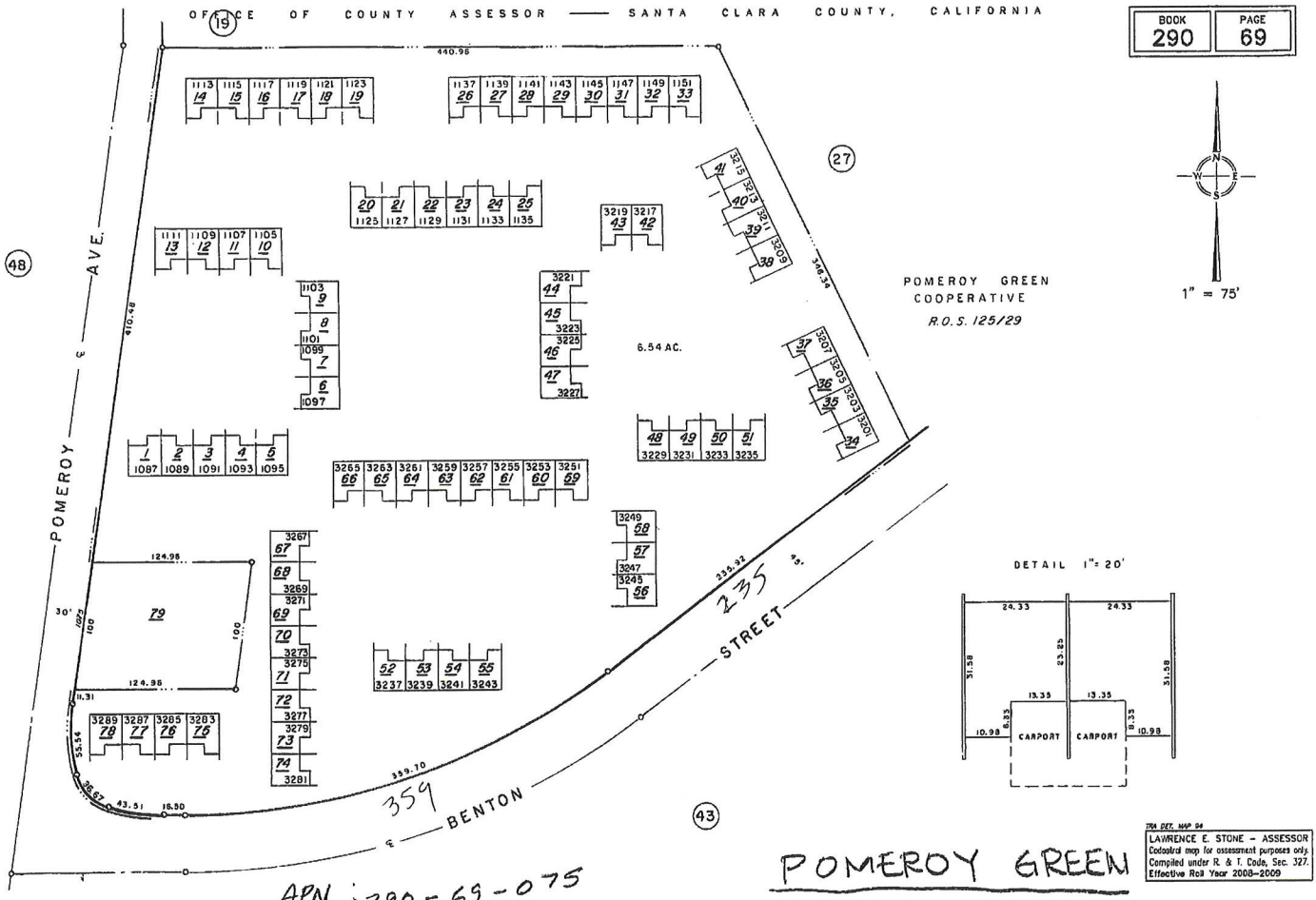
The cost of the offsite storm drain in Pomeroy Avenue shall be paid to the developer in the form of progress payments as follows:

40% when 40% of the work is complete, 80% when 80% complete, and the final 20% upon acceptance of the work by the City.

The developer shall not start work on the Pomeroy Avenue storm drain line until the City Engineer has reviewed and accepted the unit prices submitted by the developer's contractor.

Stipulation No. 4:

All City costs are estimated only and shall be recalculated upon acceptance of the work by the City.


OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
BOOK 290 PAGE 69
POMEROY GREEN COOPERATIVE
R.O.S. 125/29
6.54 AC.
1" = 75'
DETAIL 1"= 20'
CARPORT
CARPORT
POMEROY AVE.
BENTON STREET
235 ft.
359
440.96
410.48
348.34
359.70
124.98
100
79
APN: 290-69-075
Transfer Date: 6-9-2009
POMEROY GREEN
LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2008–2009

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Pomeroy Green
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 1087-1151 Pomeroy Avenue and 3201-3289 Benton Street
City or town: Santa Clara State: California County: Santa Clara
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

State Historic Preservation Officer February 17, 2021

Signature of certifying official/Title: **Date**

California State Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: **Date**

Title: **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[ ]
District	[X]
Site	[ ]
Structure	[ ]
Object	[ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
17		buildings
1		sites
1		structures
		objects
19	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/multiple dwelling
SOCIAL/clubhouse
LANDSCAPE/park

Current Functions
(Enter categories from instructions.)
DOMESTIC/multiple dwelling
SOCIAL/clubhouse
LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Plywood, Concrete, Stucco, Glass

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Pomeroy Green is an Eichler Homes, Mid-century Modern multi-family housing complex located on the northeast corner of Pomeroy Avenue and Benton Street, near the western limits of the city of Santa Clara. The complex is in a primarily residential zoned part of the city consisting of tract homes and schools, and a church. The district includes sixteen multifamily buildings of varied configurations ranging from two to eight two-story townhouses per building and a clubhouse and swimming pool set in extensively landscaped grounds. Buildings are oriented on a north-south or east-west axis, and arranged in a manner to enclose motor courts, parking lots, or social spaces. Buildings are constructed of concrete masonry unit walls and post and beam construction, allowing the fronts and backs of each townhouse to feature large expanses of glass windows and sliding glass doors. Wood siding and panels of stucco are also used on the exterior walls. Townhouses are all the same size, and each successive townhouse in a building is a mirror image of its adjacent neighbor. Only small changes have been made to its design and materials, including replacement of some doors and windows, and addition of some fireplaces and additional parking. The district is in good condition and retains historic integrity.

Narrative Description

Location and Setting

Pomeroy Green has been an owner-occupied multi-family housing cooperative since inception. Owners are shareholders in the cooperative and have the exclusive use of their townhouse unit. Shareholders manage the complex through an elected Board of Directors—five shareholders who meet monthly to determine maintenance and occupancy policies. Day-to-day management of the complex is performed by a professional property manager overseen by the Board. The original construction was inspected by the Federal Housing Administration as well as city building inspectors. The success of Pomeroy Green helped secure the subsequent development of Pomeroy West, another Eichler Homes project in the Mid-century Modern style located across the street to the west. The two complexes share most of the same architectural features.

Pomeroy Green is surrounded by housing from the same period, the 1960s. Tract homes are to the south across Benton Street, and to the north. A church is to the east. The city expanded westward from its origin, called the Old Quad, near the Santa Clara Mission and the railroad on the east side of the city. In contrast to the surrounding tract homes, Pomeroy Green is an oasis of trees, green lawns, and open space (**Photo 7**). In the summer, Pomeroy Green is noticeably cooler due to the trees and ground cover.

The city's housing expansion replaced the fruit orchards that were once the predominant feature of the Santa Clara Valley. The valley is bordered by the Santa Cruz Mountains to the west and south and the Diablo Mountain range to the east. The Santa Cruz Mountains buffer the Pacific Ocean-based winter storms and contribute to the mild Mediterranean climate in the valley. The mild climate allows a wide variety of exotic plants to thrive and numerous architectural styles to succeed, including the modern architecture of Pomeroy Green.

Pomeroy Green was once part of a much larger property, a vanished fruit orchard owned by the Pomeroy family. Benton Street was realigned farther to the south, in a reverse curve design, to accommodate construction. A ranch style single-family house at 1075 Pomeroy Avenue, outside the district boundary, is surrounded on three sides by Pomeroy Green Buildings 6, 14, and 16. Further research is needed to confirm if the ranch house is the last home of the Pomeroys.

The surrounding neighborhood is suburban in character, mostly single-story residential buildings, and includes two elementary schools and a high school within walking distance. The historic El Camino Real highway is a half-mile to the north and features commercial businesses and connections to public transportation.

Landscape — One Contributing Site

Open space prevails between buildings. The site is relatively flat, and landscape and building architecture provide visual interest. Alternating areas of open and closed spaces are interconnected (**Figure 3**). The frontage along Benton Street and Pomeroy Avenue is composed of varying amounts of open space. Some areas are relatively shallow and front buildings, while

others feature deep open spaces that provide glimpses into the interior of the complex (**Photo 12**). This irregularity creates visual interest in contrast to the regimented pattern of landscaping and pavements in front of the single-family tract homes nearby, a result of the repeated front and side setbacks and other requirements of the zoning ordinances.

The buildings enclose a central common area with clubhouse and pool. Social and recreational spaces also include a playground and basketball court. A small park (**Photo 18**) and herb garden enhance the consistent architectural character of the complex and provide a space for community activity. Those spaces feature trees, benches, and pavements as found elsewhere in the complex and thus help unify the complex. The park includes a circular planting bed with flowering plants surrounded by a circular exposed aggregate walkway with benches. The herb garden features the same concentric circle design and benches.

Spaces are interconnected by pathways between buildings (**Photo 19**). Rectangular shaped exposed aggregate pads placed in lawn areas echo the rectangular shape of the buildings and reinforce the look of the complex. Outdoor lighting and benches are provided along the pathways. The exterior lighting fixtures are globes on steel poles and provide low-level lighting throughout the complex. The globe fixtures continue on the front fences of the townhouse units. They light the parking areas and the trees in front of each unit, illuminating the tree branches and canopy to provide a dramatic visual effect from both the interior and exterior of the units.

The common grounds are extensively landscaped. Approximately three hundred trees are arranged to enclose the driveways, parking lots, and social spaces, as well as to help define pathways. The trees shade the asphalt parking lots and motor courts, as well as the units, and keep the housing complex cooler in summer. Sod and ivy ground cover also contribute to the cooling effect. This shading is particularly welcome because the townhouses do not include air conditioning.

Many original landscape features are extant. The small, landscaped park along the backside of Buildings 6 and 14 features sod ground cover, three large elm trees, and numerous benches. The park is separated from the city street by a six-foot high board-and-batten fence.

Evergreen pear trees (*Pyrus kawakami*) line the long driveways along Buildings 1, 2 and 3 from Pomeroy Avenue and Buildings 7, 8, 9 and 11 from Benton Street, referred to by residents as the long Pomeroy and Benton courts. Further research is necessary to determine if those trees are original. The trees specified on the plans are privet trees (*Ligustrum japonicum*) and Victorian box (*Pittosperum undulatum*), though they would be about the same height as the pear trees, matching the original design intent.

These trees transform the driveway areas into outdoor spaces with well-defined edges. Since a single species of tree is planted on both sides of the driveways at regular intervals, a clean, straight line is created. The crowns reach across the width of the driveway, almost touching, thereby enclosing and defining space. The trees define the space and are also efficient in shading pedestrians and driveways from the intense California sun.

Several other spaces at Pomeroy Green are defined by the tree selections. Camphor trees (*Cinnamomum camphora*) are an efficient, functional solution to landscaping a parking lot. Providing shade, they are low maintenance, requiring infrequent and little pruning and leaf litter removal. The trees are of a uniform height with the trees in front of the buildings, thereby extending the tree canopy across the entire lot, helping to define and enclose the space while shading the lot in summer and diverting wind up and over the complex in winter.

The long walkway that runs east-west through the complex, starting at Building 6 and ending at Building 11, is defined by elm trees (*Ulmus parvifolia*) that line the walk on one side. The regular spacing of those trees helps define the edge of the walkway space, enhancing the clean lines of the space. Those elms, along with the pepper trees (*Schinus terebinthifolius*), birch trees (*Bettula alba*), and Chinese pistache trees *(Pistacia chinensis),* on the south, west, north, and east sides respectively, surround the clubhouse and pool area. Those trees help to define the space, provide shade over the walkways in summer and help direct the winter winds up and over the complex.

The use of sod for ground cover along the frontage, in the small park, along walkways between buildings, and around the small basketball court, is a practical solution for plantings that must tolerate moderate pedestrian traffic and recreational activity. The Santa Clara Valley Water District, the government agency that delivers water to customers in the valley, has encouraged homeowners to replace sod with drought tolerant plants. Alternatives to sod have been explored by Pomeroy Green residents. The balance of the ground cover is primarily ivy (*Hedra canariensis*), used in locations where little foot traffic is expected, such as borders along walkways and in the medians of the parking courts.

Buildings **Seventeen Contributing Buildings**

General Attributes

Exteriors

Buildings are oriented on an east-west or north-south axis to take advantage of sunlight. The orientation of many of the buildings at ninety degrees to one another and the generous building separations provide privacy as well as allowing unobstructed views in most cases. Each building group is arranged around a driveway or parking lot to facilitate access to automobiles. Grouping the buildings around parking lots and driveways blocks vehicular noise from the townhouse back yards. Each townhouse also has an integral carport for one passenger vehicle. The entry door for the townhouse is inside the carport, providing shelter. Superior to the secondary entry door found in the garage of a typical single-family detached home, the carport entry door is illuminated by daylight and there is not the added expense of a secondary entrance door.

The Mid-century Modern architectural style features repeated building elements, modular design and construction, and rectangular shapes. The townhouse units are all the same size and design. Mirrored floor plans contribute to the modular look of the architecture. Townhouses are assembled into rectangular buildings of two, three, four, five, six, and eight townhouses. The architect refers to these buildings as blocks.

Other modular and rectangular elements in the design and construction include flat roofs that further enhance the rectangular look. Entry doors are flush and painted in bright colors to provide a rectangular focal point that emphasizes the modular design. Door height has been standardized at seven feet, matching the height of the underside of the carport roof, so that it visually enhances the sense of the carport space. The carport roofs extend into and away from the townhouse, further emphasizing the carport space. The roof underside features a flat, white-colored surface lit at night. This surface creates a visually distinctive rectangular horizontal plane that directs the eye towards the front door. This planar surface extends beyond the façade of the building intermittently, for every two units, and provides relief to the otherwise long, rectangular building.

The townhouse roofs cantilever four feet beyond the rear wall of the building, forming an overhang that protects the sliding glass windows and doors. They also provide a decorative element since the boards are chamfered along their length, creating a shadow that directs the eye out, from the rooms through the windows, towards the sky. The townhouses and the clubhouse include rectangular walls constructed of concrete masonry units (CMU) laid in a stack bond that echoes the rectangular wall, contributing to the modular design. The CMU walls and wood posts support structural beams that allow the buildings to feature large expanses of glass windows and sliding glass doors.

Windowless walls, made of CMU, on the ends of the buildings provide visual and acoustic privacy between buildings (**Photo 24**) and provide a backdrop for shadows cast by the trees (**Photo 25**). To further enhance privacy, the concrete block walls that separate one townhouse from another extend past the front and rear walls of the homes, obstructing views into neighbors' yards. Light is reflected from those block walls into the interiors of the units (**Photo 26**).

While the rear walls of the townhouses extend from the ground to the roof, creating an imposing impression, the front façade is irregular. In the front of each townhouse, the second floor extends over the front patio, slightly creating a soffit finished in textured stucco. The second floor spans and partially covers the carport, creating a recessed volumetric space in the building's façade (**Photo 27**). The flat carport ceiling, when lit at night, creates a dramatic effect enhanced by the shadow pattern of the two-by-four wood framing near the entry.

Large, fixed pane windows and sliding glass doors on the first floor, front and rear façades, visually connect the indoors with the outdoors, and allow a lot of natural light into the buildings. To further maximize sunlight, buildings are oriented on either a north-south or east-west axis, ignoring the alignment with the surrounding city streets. Flat roofs also allow more sunlight on the landscape and adjacent buildings because flat roofs block less sunlight than sloped roofs.

On the second floor of each townhouse, the front façade features four identical narrow double-hung windows that extend from the floor to the beam near the ceiling. The windows are divided into three parts: a double-hung top and middle over a lower fixed portion. The repeated windows and the block walls emphasize the modular look of the architecture.

Front windows are located on each side of the front bedrooms, next to the interior concrete block walls. This window placement helps to brighten the adjacent interior walls and floors and leaves the center of the wall free for furniture. The symmetrical location of the windows on each unit gives a rhythm to the façade of the entire building and helps to differentiate each unit. Narrow windowsills make the second-floor rooms appear bigger because there is no shadow cast by the sill onto the interior wall.

The second-floor bedrooms at the back of the townhouse are each lit by a sliding glass window, as well as a fixed pane window next to the cement block wall. The fixed pane location allows daylight to fall on the wall surface, improving the overall lighting in the room. Five skylights further illuminate the second-floor rooms. Skylights are above the two full bathrooms, master bedroom, laundry area, and stairwell and second floor hallway.

Interiors

The ground floor features an open-floor plan. The half bathroom in the center effectively separates the various living spaces. Upon entering the unit from the carport, a short hallway leads directly to the stairwell, the living room, and the half bathroom. Opposite the half bathroom is a multipurpose area and kitchen accessed from the hallway or the dining space. The living room and dining area overlook the back yard, and the multipurpose room overlooks the front yard.

A staircase to the second-floor lands at a short hallway that provides access to four bedrooms and two bathrooms. Two bedrooms are located at the front, and two at the back. The master bedroom includes a bathroom and small walk-in closet. All bedrooms include built-in closet space. The second floor also features a laundry area near the bedrooms. A boiler room, including a gas-fired water heater, pumping equipment for the radiant floor heating system, and a potable hot water heater, is also on the second floor. These centralized utilities are an improvement over their garage location as is normally found in other types of housing from the period.

Interior walls and doors are finished with mahogany plywood, stained to darken the color, or gypsum board. The gypsum board is used in areas of high fire risk, such as the boiler room, bedrooms, and in the stairwell. Other finishes include kitchen cabinets with sliding Masonite panels for doors, and cabinet drawers comprised of wood faces affixed to plastic trays that have rounded corners for ease of cleaning. Unusual installations include a stovetop cabinet height lower than industry standards (32 inches versus 36 inches) to allow greater observation and ease of cooking, stovetop controls located toward the front of the appliance for ease of access, a cabinet-mounted wall oven installed at waist height for ease of use, and laundry facilities convenient to bedrooms.

Yards

Each townhouse features two fenced yards, a small front yard and a larger back yard (**Photo 28**). The yards are accessed through floor to ceiling sliding glass doors that, along with adjacent floor to ceiling fixed-pane glass windows, allow a visual connection between the indoors and outdoors (**Photo 29**). This indoor-outdoor connection visually expands the interior space and is a signature feature of Eichler's Mid-century Modern architecture.

Residents have planted extensively in their front and back yards. Many residents have planted fruit trees; citrus trees in particular thrive here. Flowering plants are found frequently in the front yards. Bougainvillea is a favorite plant in those locations as well as other climbing vines that cover some of the fencing and soften the rectangular architecture.

The front and back yards feature six-foot high fences that separate neighboring townhouses and adjacent properties. Fencing provides privacy for the yards and prevents views into ground floor interiors. The front yard fence includes tongue-and-groove boards placed vertically, facing the public side of the fence. These boards provide a more finished appearance than the board-and-batten fence used in the back yard and help to define and accentuate the rectangular space.

Front yards may include a decorative feature on the inside face of the fence and gate in a section of fence that separates the yard from the carport. This feature consists of vertical wood strips, 1/2" thick by 1-1/2' wide, and spaced 3/4" apart, applied to the fence framing as well as the swinging door that provides access to the carport. This decorative fence treatment disguises the swinging door and makes it look like part of the fence, thereby giving the whole door and fence assembly a planar look emphasizing the space rather than the fence.

Construction Materials
Portland cement concrete floor slabs and block walls, wood framing, plywood, and stucco are used in a manner that expresses their decorative, protective, and structural properties. Aluminum frames of the windows and sliding glass doors have a brushed finish to provide a non-glare surface.

Construction consists of a slab on grade with a steel reinforced spread footing in the concrete block walls. The block walls further serve to separate one unit from another, provide a fire and acoustic barrier between units, and support structural beams that provide support for each townhouse second floor and the clubhouse roof. Exterior wood-framed walls and some interior walls are inserted into the wall/beam structural system and are non-load bearing.

The underside of the carports features a textured gypsum to create the flat, homogeneous surface characteristic of modern architecture. The roof over the townhouse consists of a waterproof membrane supported by 2" by 8" tongue and groove boards that allow for expansion and contraction. The boards are exposed inside the unit, and the joints between the boards creates an interesting pattern.

The exterior walls, both front and back, feature vertically grooved plywood that contrasts with the long horizontal profile of the buildings. Two stucco panels on the rear wall extend from the head of the glass doors and windows on the first floor to the sill of the sliding glass and fixed pane windows on the second floor. These panels' rectangular shape complements the rectangular windows.

The clubhouse features the same type of modern construction and style as the townhouses. Floor to ceiling fixed windows and sliding glass doors are inserted into the post and beam construction along one side of the room, overlooking the pool and deck. The beams and roof extend past the glass wall toward the pool and deck, protecting the interior from the summer sun as well as visually directing attention toward the outdoors. The windows blur the distinction between the interior and exterior spaces, visually extending the sense of space.

Individual Building Descriptions

Unless otherwise noted, windows and doors are original. An intensive survey of condition and alterations was conducted in December 2018 and updated in early 2021. Overall condition is good. Minor alterations to exterior doors and windows do not compromise integrity. Many residents have remodeled their kitchens to include new cabinets (replacing the sliding Masonite doors with swing type doors), appliances, and fixtures, and most residents have painted the wood paneling a lighter color. Known changes are noted in the individual unit descriptions. Kitchen improvements and window replacements are in the same locations as original features and are reversible, with minimal impact on integrity.

Building 1 1113-1123 Pomeroy Avenue six townhouses

The windows and sliding glass doors of 1117, 1119, and 1123 Pomeroy front and rear façades, have been replaced with vinyl framed equivalents. The interior of 1123 Pomeroy is original (only first floor viewed).

Building 2 1137-1151 Pomeroy Avenue eight townhouses

The windows and sliding glass doors of 1139 and 1141 Pomeroy, front and rear façade, have been replaced with vinyl framed equivalents. At the rear of the second story of unit 1139, the sliding window and fixed pane windows have been replaced with a window with a fixed pane in the middle and two sliders on each side of the fixed pane; the original wood divider that separated the original sliding glass window and the fixed pane has been removed to accommodate the new window. Unit 1149 front and back, first and second stories, the original windows and sliding glass doors been replaced with windows and sliding glass doors that have slightly wider aluminum frames. Townhouse at 1151 Pomeroy has vinyl framed windows on the second floor and original windows and sliding glass doors on the ground floor. Entry doors on 1139 and 1151 Pomeroy have applied decoration. The interior of 1151 Pomeroy is original (only first floor viewed).

Building 3 1125-1135 Pomeroy Avenue six townhouses

All the windows on 1125, 1129, 1131, and 1133 Pomeroy, except possibly rear façade bottom windows that cannot be seen, have been replaced with vinyl framed equivalents. Entry door on 1127 has applied decoration and 1133 has a raised panel door. The first floor of the interior of 1125 Pomeroy is original; the wall between the two front bedrooms of the second floor in this unit has been removed. The interior of 1131 Pomeroy is original (first and second floors viewed).

Building 4 1105-1111 Pomeroy Avenue four townhouses

Entry doors to 1105 and 1107 Pomeroy have raised panels.

Building 5 1097-1103 Pomeroy Avenue four townhouses
Townhouse at 1097 Pomeroy has security bars over the second-floor windows at front of unit.

Building 6 1087-1095 Pomeroy Avenue five townhouses
The windows and sliding glass doors at 1093 Pomeroy have been replaced with vinyl framed equivalents. Townhouses at 1091, 1093, and 1095 Pomeroy have raised panel entry doors and the doors of 1093 and 1095 Pomeroy include fanlights while 1091 has an oval light. The interior of 1095 Pomeroy is original (only first floor viewed).

Building 7 3209-3215 Benton Street four townhouses
Second floor windows at the front and back of 3209 Benton have been replaced with vinyl framed equivalents; the ground floor windows and sliding glass doors are original. Almost all of the windows at 3211 Benton have been replaced with vinyl framed equivalents; only the original fixed pane windows next to the rear sliding glass doors are original. The windows and sliding glass doors on the rear of 3215 Benton have been replaced with vinyl framed equivalents. Townhouse at 3209 Benton has a raised panel door that features a fan light. The interior of 3215 Pomeroy is original (only first floor viewed).

Building 8 3201-3207 Benton Street four townhouses
The windows and sliding glass doors at 3207 Benton have been replaced with vinyl framed equivalents; the second-floor fixed pane windows have been replaced with single-hung vinyl framed windows. Townhouse at 3203 Benton has original windows on the second floor of the front façade and the rest of the windows and sliding glass doors have vinyl framed equivalents. Townhouses at 3203 and 3207 Benton have raised panel doors; 3203 has a fan light and 3207 has a craftsman style light. The first-floor interior of 3223 Benton is original.

Building 9 3217-3219 Benton Street two townhouses
The windows on the second floor of 3217 Benton, front and rear, have been replaced with vinyl framed equivalents; ground floor windows and sliding glass doors are original. All windows and sliding glass doors at 3219 Benton have been replaced with vinyl framed equivalents. Townhouse at 3219 Benton has a raised panel entry door.

Building 10 3221-3227 Benton Street four townhouses
The windows and sliding glass doors at 3223 Benton and 3227 Benton have been replaced with vinyl framed equivalents. Entries at 3221, 3223, and 3225 Benton have raised panel doors; 3223 has a rectangular light and the others have fan lights. The flush door of 3227 Benton has a small amount of applied ornament. The interior of 3223 Benton is original (only first floor viewed).

Building 11 3229-3235 Benton Street four townhouses
The windows and sliding glass doors at 3229 Benton have been replaced with vinyl framed equivalents; the second-floor fixed pane windows have been replaced with single-hung vinyl framed windows. Entries at 3229 and 3233 Benton have raised panel doors and fanlights. The interior of 3229 Benton is original (only first floor viewed).

Building 12 3245-3249 Benton Street three townhouses
The windows and sliding glass doors on the front and rear façade of 3245 Benton have been replaced with vinyl framed equivalents. The windows and sliding glass doors at the front and rear of 3247 Benton have been replaced with vinyl framed equivalents; the head areas of the sliding glass doors have been infilled with framing and stucco to accommodate a shorter replacement sliding glass door. The second story windows and sliding glass doors at 3249 Benton have been replaced with vinyl framed equivalents except for the ground floor front and rear façade where original windows and sliding glass doors are extant. Entry to 3245 has a replacement door with horizontal lights. Entry to 3247 has a raised panel door with rectangular craftsman lights. 3249 Benton has a raised panel door with a fan light.

Building 13 3251-3265 Benton Street eight townhouses
Townhouse at 3251 has vinyl framed equivalent windows on the second-floor rear of the unit that features windows with a large fixed pane in the middle with two single hung windows on each side of the fixed pane; the original wood divider, the divider between the original fixed pane and slider, and the fixed pane window have been removed in order to install the new window. Townhouse at 3257 Benton has aluminum framed windows that appear similar to original windows; the finish reflects more light due to minimal brushing of the surface by the manufacturer. The windows and sliding glass doors at 3251 and 3259 Benton have been replaced with vinyl framed equivalents; the windows and sliding glass doors at 3251 have divided panes. Entry doors at 3251, 3259, and 3265 Benton have raised panels; 3259 has a fan light and 3265 has an oval light. The door at 3263 is varnished rather than painted and 3257 has applied decoration. The door at 3259 Benton includes a vinyl frame around the door. The interior of 3257 Benton is original (only first floor viewed).

Building 14 3267-3281 Benton Street eight townhouses
The windows and sliding glass doors at 3267 Benton have been replaced with vinyl framed equivalents; the head of the sliding glass doors at the rear have been infilled with framing and stucco to accommodate a shorter sliding glass door. Windows and doors at 3271, 3273, 3279 and 3281 Benton have been replaced with vinyl framed equivalents; 3271, 3273, and 3281 have single-hung windows in the location of the original fixed windows on the second floor of the rear façade. Only the rear windows and sliding glass doors have been replaced with vinyl framed equivalents at 3277 Benton. On the second-floor rear façade of 3275 Benton, black anodized window frames have been installed. On the ground floor rear façade of that unit, a greenhouse has been installed over one of the sliding glass door openings and adjacent fixed pane window; the greenhouse window extends four feet into the yard. Townhouses at 3267, 3273, 3277, 3279, and 3281 Benton have raised panel doors; 3267 includes a fan light. The interior of 3271 Benton is original (only first floor viewed).

Building 15 3237-3243 Benton Street four townhouses
The windows and sliding glass doors at 3237, 3239, and 3241 Benton have been replaced with vinyl framed equivalents. At 3237 both sliding glass windows and the adjacent fixed pane windows on the second-floor rear façade have been replaced by a window with a fixed pane in

the middle and two sliders on each side of the fixed pane; this window required the removal of the original wood post separating the original fixed pane and sliding glass window. The front and rear of 3243 Benton has wood infill between the 6'-8" high vinyl framed front sliding glass door and the original 7'-0" rough opening provided for the original sliding glass door. The rear windows and sliding glass doors of 3243 Benton are vinyl framed equivalents except one original second floor sliding window and both original fixed panes. The ground floor windows and sliding glass doors on the rear façade of 3241 Benton cannot be seen. Entry door at 3243 Benton has raised panels and a fanlight; 3237 Benton has a clear coat finish; 3239 Benton has applied decoration.

Building 16 3283-3289 Benton Street four townhouses
The windows and sliding glass doors of 3287 and 3289 Benton have been replaced with vinyl framed equivalents. The interiors of 3283 and 3285 Benton are original. The interior of 3289 Benton is mostly original; kitchen cabinets and appliances have been replaced (only first floor viewed).

Clubhouse
The clubhouse features a large gathering place, and restrooms next to the clubhouse, separated by a short corridor. Block walls support exposed beams that extend past the glass wall on the south side of the building. The beams and the cantilevered roof they support attract attention and direct it towards the floor to ceiling glass wall and view outside. The original glass wall is made up of three sliding glass doors and fixed pane windows that overlook and provide access to the deck and swimming pool.

Swimming Pool **One Contributing Structure**
The original elliptical shaped pool, surrounded by exposed aggregate concrete paving and a bench, is located beyond the clubhouse and deck. The tall trees surrounding the pool area and the pool's shape contrast with the rectangular shape of the surrounding buildings. The pool and its surroundings form a unified design that satisfies aesthetic and social needs. Primary design elements include the pool, the concrete paving surrounding the pool, the wood deck located between the concrete surround and the clubhouse, and the perimeter chain link fence with climbing vine that defines the limit of the space. Secondary design elements include the perimeter wood bench, pole lighting, and the entry to the pool area that provides a transition from the public space outside the pool area to the more private area of the pool area reserved for residents.

The pool is 31'-7" by 56'-3," measured coping to coping, a thirty-five degree ellipse with the long axis oriented in the east-west direction. The short axis is centered on the deck. The projecting roof of the clubhouse, a continuous element that spans the clubhouse and the passageway, shares the same centerline as the pool, unifying these elements and providing symmetry to the composition. The pool and surrounding area—in fair to good condition—are largely original and in their original locations; the few changes are reversible, with minimal impact on integrity.

Alterations and Integrity

Pomeroy Green has the same *location* since construction was completed in 1963; no buildings have been added, removed, or moved. The *setting* of the surrounding neighborhood is still residential in character. Pomeroy Green retains all of its original *design* elements of site planning, landscape architecture, and building architecture. Most common areas and circulation networks are maintained as intended by the original design. Minor changes in the outdoor recreation areas include the conversion of two sand boxes to planters and a third to a small basketball court. Some of the exposed aggregate concrete pathways have been replaced with brick in the same footprint as the walkways they replaced (**Photo 30**). Some of the globe lighting fixtures have been replaced with globes approximately the same size as the original. A few additional fixtures of a different style have been installed, which could be replaced with globe fixtures to match the original design. Additional lighting along the pool area pathway is compatible.

Additional landscaping is compatible with the overall design and not noticeable as an addition. Though some plantings have changed from varieties originally specified by the landscape architects, the complex is still lushly landscaped as intended. Evergreen pear trees (*Pyrus kawakamii*) have replaced some mock orange trees (*Pittosporum undulatum*). Maidenhair trees (*Ginkgo biloba*) have replaced some Japanese privet (Ligustrum japonicum). Some shrubs have been allowed to grow into small trees.

The townhouses and clubhouse, with few exceptions, retain their original architectural design and building elements. Exceptions are reversible. Fireplaces have been installed at the rear of some of the units, serving the living room and bedrooms above. They are sheathed in the same exterior plywood as the rest of the adjacent wall in order to encase the flue (**Photo 31**). Further research is needed to determine if fireplace installations were part of the original plans since the chases are standardized throughout the complex and integral to the architecture.

Most replacement windows were installed in the original openings. The vinyl replacements are usually white in color, creating a focal point that optically advances in space. This is especially true of the frames that are much wider than the original brushed aluminum frames (**32**). The original doors and windows visually blend into the façade, occupying the same plane as the surrounding walls. Narrow-framed vinyl windows can be painted to match the aluminum color of the original windows and the wider framed windows can be replaced with new windows to match the original windows more closely. Smaller window and door replacements that required stucco or vinyl infill can be replaced in the future with taller windows and doors more sympathetic to the original design; the original structure around the windows and doors has not been disturbed.

The operation of some of the new windows is different from the original. Some residents have replaced the rear second floor sliding glass windows with double-hung windows, in some instances to install exterior mounted air conditioning units. Other residents have installed continuous windows that required the removal of the wood post that functions in the original

design as a divider between the sliding glass doors and windows and the adjacent fixed pane windows. Some vinyl framed windows and sliding glass doors have tinted glass rather than clear.

Many of the original front entry flush type doors have been replaced by doors with decorative features and incompatible materials. Shorter, paneled, vinyl, and ornamented doors with fanlights are installations that reflect a desire on the part of some residents to display some traditional ornamentation, a characteristic not normally found in modern architecture. Some door replacements have included adjacent side light/window replacement (**Photo 33**). Originally made of frosted glass, some windows have been changed to hammered glass or safety glass.

Minor changes to exterior lighting fixtures include similar looking globes with LED technology on front fences. Fixtures in back yards and carports are more likely to appear visually different.

The finish on the plywood siding on the buildings has been changed from a dark brown stain to light gray paint. The color is similar to colors found in other Eichler projects. There has been an effort to reintroduce the limited palette of colors Eichler chose to paint entry doors; those colors are brighter than colors used on the building envelope and help to accent and emphasize the location of the entry door, similar to entry doors in other Eichler projects.

The principal building *materials* have not changed. The townhouse units are separated from one another by original concrete block walls. Wood beams span between the concrete block walls creating a framework infilled with wood framed walls. The wood framed exterior walls at the front and back of the units feature vertical grooved plywood siding. Original plywood siding has been replaced with T-111 plywood siding that has fewer grooves per foot.

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The wood bench around the pool has been replaced. The corners of the replacement bench were constructed with a miter; the original bench had rounded corners, giving the bench a curvilinear appearance. The decking around the pool has been changed from the original redwood boards to composite material, constructed in the same footprint. Several utility enclosures have been replaced with taller enclosures sheathed in a different material than the originals.

Most of the electrical and gas meter enclosures, made to the same height as the front and rear fences, are made of the same materials and design as the adjoining fences, contributing to the rectangular design of the building (**Photo 34**).

One of the few opportunities to display *workmanship* in this type of concrete block and beam construction is the front elevation, especially the entryway in the carport. The storage doors and the door to the front patio in the carport are finished with the original Eichler siding and the original tongue-and-groove fencing, respectively, in order that these doors match the appearance of the surrounding walls and fence. This detail required careful planning of the construction in order to match the grooved pattern of the adjacent surfaces.

The architecture of Pomeroy Green conveys the *feeling* of the early 1960s, a time when people were exuberant about all things modern, including electronics, television, outer space,

automobile culture, and leisure and recreational activities. The modern design of the complex, with buildings featuring crisp rectangular shaped forms that contrast with the organic shapes of the trees, is visually striking. The complex still exudes a sense of modernism due to its regularity of repeated forms and repeated building components, its lack of architectural ornamentation, and the straightforward use of materials.

Pomeroy Green retains its a*ssociation* with the Eichler name, modern architecture, and cluster housing development. The complex was featured in *CA Modern,* the Eichler Network magazine on mid-century modern architecture distributed to California Eichler owners. Many Pomeroy Green shareholders were interviewed for the article.[1]

[1] David Weinstein, "Pioneering 'Easy Living' at the Pomeroys, Eichler's Pomeroy West and Green Developments," *Eichler Network*, Spring 2005, 1, 6-8.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance
1963

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Eichler, Joseph Leopold
Oakland, Claude
Sasaki, Walker & Associates

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Pomeroy Green is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its pioneering use of cluster development. The district is also eligible for listing at the local level of significance under Criterion C in the areas of Architecture and Landscape Architecture. Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods, and is an exceptional residential example by regionally prominent post World War II merchant-builder Joseph Eichler, architect Claude Oakland, and landscape architects Sasaki, Walker and Associates. The period of significance is 1963, the year construction was completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Pomeroy Green is significant in Community Planning and Development as an early example of cluster development, a type of suburban housing land use and site planning begun in the 1960s. Cluster development challenged the prevailing pattern of single-family tract homes on individual lots that dominated the United States middle-class suburban housing market. Cluster development features common grounds, landscaping, and cooperative management by the residents. The goal is to provide housing while meeting the growing concern in the U.S. to conserve open space and farmland. Cluster housing was influenced by the Regional Planning Association of America (RPAA) design principles of the American Garden City Movement and, the Federal Housing Administration (FHA) design guidelines.[2]

According to Matthew Gordon Lasner in his book *High Life Condo Living in the Suburban Century,* the Santa Clara County Planning Commission published a briefing directed towards developers encouraging them to cluster homes around common open space. The briefing included Pomeroy Green as an example.[3] Pomeroy Green is also featured in *Cluster Development* by journalist William Wythe.[4] Published in 1964, the book examines completed cluster developments across the country. The July 14, 1964 issue of *Look* magazine, a popular photo journal distributed nationwide, featured "Solution for Suburbia" about Pomeroy Green with photo captions citing the advantages of cluster housing (**Figure 7**)[5].

[2] From the turn of the twentieth century, the movement proposed self-contained cities surrounded by greenbelts, in an attempt to balance residential, industrial, and agricultural land use. See Ebenezer Howard's *Garden Cities of Tomorrow* (Cambridge, MA: MIT Press, 1965).
[3] Matthew Gordon Lasner, *High Life Condo Living in the Suburban Century* (New Haven and London, UK: Yale University Press, 2012), 201.
[4] William Whyte, *Cluster Development* (New York: American Conservation Association, 1964), 57, 88, 100, 101.
[5] John Peter and Fred Lyon, "Solution for Suburbia," *Look* 28, no.14 (July 14, 1964).

David Gebhard, architectural historian and author of *The Guide to Architecture in San Francisco and Northern California*, stated:

> These two tracts [Pomeroy West and Pomeroy Green] were among the pioneering townhouse developments that triggered the "wave" of planned unit, high density, attached housing that had by the 1970s all but captured the mass housing market in California. Starting in the 1950s, architects advocated such solutions in place of the sprawl of single family detached housing.[6]

Those housing and land conservation concerns are echoed and form the basis for the RPAA design principles and land-use guidelines, as well as the design and neighborhood planning goals of the FHA's approved garden apartment communities. At the local level, Pomeroy Green reflected those national trends in suburban development.

Suburban development in the Santa Clara Valley is easily traced. From the 1800s to the 1940s, the Santa Clara Valley was primarily agricultural, from wheat fields to fruit orchards. Beginning in the late 1940s, rapid suburban development began to surround the downtowns of the small cites that dotted the valley, encroaching into the orchards.

Suburban development in the City of Santa Clara, originating on the outskirts of the original downtown located on the eastern border with San Jose, made its way westward on former farmland towards the city limits with the City of Sunnyvale. As Santa Clara developed, the housing tracts became larger, housing lots in those tracts became larger, homes on those lots became larger, and city streets in those tracts became wider. The housing developments hastened the demise of the orchards.

In response to concerns over disappearing farmland in Santa Clara County, cluster housing development was proposed by county officials as an alternative to conventional subdivisions of single-family tract homes on individual lots. The county published a brochure describing the advantages of cluster subdivision development compared to conventional subdivision development. The pamphlet was distributed nationwide and used by planners and builders across the country, as well as in the Santa Clara Valley.[7]

Eichler, recognizing those concerns, decided a change was needed from his normal practice of constructing tracts of single-family homes.[8] Eichler needed flat land to build his single-family homes that he had been most successful in building for homebuyers elsewhere in California. The San Francisco Bay Area is ringed by mountain ranges, and the little flat land available for development was becoming scarce by the 1960s. In reference to the increasing price of his

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[6] David Gebhard, Eric Sanweiss, and Robert Winter, *Architecture in San Francisco and Northern California* (Salt Lake City: Peregrine Smith Books, 2nd ed., 1985), 186.
[7] Whyte, *Cluster Development*, 16-17. Whyte mentions *The Common Green* brochure was "fomented" by the county planners in 1961 and credits the brochure's creation to Karl Belser and his associates on the Santa Clara County Planning Commission.
[8] Lasner, 201-202.

single-family detached homes, Eichler remarked, "The situation obviously calls for a more intensive use of land, and we are more and more turning our attention in that direction."[9]

One solution to the scarcity of land was the Pomeroy Green project. Pomeroy Green is a higher density development located in a less dense ring of single-family tract homes. Measured by gross density,[10] twelve townhouse units per acre at Pomeroy Green compare to six or fewer single-family detached homes per acre usually found in City of Santa Clara typical housing tracts. The preponderance of multi-family housing projects, built after Pomeroy Green as the City expanded westward towards Sunnyvale, confirms that builders in the area were indeed having to adjust to the scarcity of flat land and to rising land prices.

Pomeroy Green met FHA requirements for neighborhood amenities and building design as well as governance. The complex is in a neighborhood that includes two elementary schools, a high school, a city park, two churches, and another Eichler multi-family complex. Pomeroy Green realized many of the recommended FHA design guidelines, such as the inclusion of a private entrance for each unit, recreation areas for socializing, and common grounds. The social spaces at Pomeroy Green include a clubhouse, swimming pool, and benches around the complex for informal gatherings of residents. Pomeroy Green shareholders are provided a Sales Binder that includes organization and policy documents to help them manage the complex. Such attributes contribute to neighborhood stability and minimize the risk of investing by lenders, all goals of the FHA.

The integration of the buildings and the landscape result from Pomeroy Green being treated as a single parcel following RPAA and FHA design guidelines. Building architecture and landscape architecture are integrated in order to create a coherent spatial organization that provides community, privacy, fresh air circulation, and control and use of daylight. Hundreds of trees were planted in strategic locations to make the best use of their shade. The protection is particularly welcome because the townhouses were designed without mechanical air-conditioning. During the winter months, when the deciduous trees have lost most of their leaves, the bare trees in combination with a low roof height and flat roofs allows more daylight.[11]

Criterion C: Architecture

Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods. The district retains its massing, spatial relationships, pattern of windows and doors, texture of materials, and ornamentation of the type associated with Modern architecture.

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[9] Dave Weinstein, "Joe Reveals 'The Eichler Success Formula,'" https://www.eichlernetwork.com/blog/dave-weinstein/joe-reveals-%E2%80%98-eichler-success-formula%E2%80%99, accessed December 11, 2018.

[10] Gross density is number of housing units per acre of land; land acreage includes transport infrastructure such as private driveways and public streets as well as private or public parking spaces.

[11] Walter Gropius, *The New Architecture and the Bauhaus* (Cambridge, MA: MIT Press, 1965), 104-105. Includes a detailed explanation and diagrams illustrating the relationship between building separation and the number of building floors in regard to sunlight penetration into the buildings and site.

The district reflects the history of Modern architecture in California and the tenets of design established by one of the notable pioneers of modern architecture in California, Rudolph Schindler. Most of the features Schindler prescribed for modern architecture are found in his reply to the 1952 request made by the director of the Department of Architecture and Design at the New York Museum of Modern Art to include Schindler's work in an exhibit at the museum:

> In my own house (1921) I introduced features which seemed to be necessary for life in California: an open plan, flat on the ground; living patios; glass walls; translucent walls; wide sliding doors; clerestory windows; shed roofs with wide shading overhangs. These features have now been accepted generally and form the basis of the contemporary California house.[12]

Most of those characteristics appear in the design by Eichler's chief architect Claude Oakland for Pomeroy Green and Schindler's design for El Pueblo Ribera Court (1923), a complex of twelve duplexes in La Jolla, California similar to Pomeroy Green. Both complexes feature units with open floor plans, floor slabs on grade, and expanses of windows (glass walls) that look onto private patios. Both feature translucent windows/walls and wide shading overhangs. Both complexes also feature windowless walls that provide privacy between units and form a backdrop for the landscaping. The careful placement of the windowless walls and the large windows at both complexes provide an indoor-outdoor connection while maintaining privacy between the units.[13]

Pomeroy Green's architectural design can also be considered an offshoot of the International Style, defined by architectural historian Henry-Russell Hitchcock and architect Philip Johnson. In the preface to *The International Style*, Alfred Barr, Jr. summarizes the three characteristics elaborated in the book:

> The distinguishing aesthetic principles of the International Style as laid down by the authors are three: emphasis on volume—space enclosed by thin planes or surfaces as opposed to the suggestion of mass or solidity; regularity as opposed to symmetry or other obvious balance; and, lastly, dependence upon the intrinsic elegance of materials, technical perfection and fine proportions, as opposed to applied ornament.[14]

These aesthetic characteristics are found in the design of Pomeroy Green. Volume is emphasized by the thin planes of the concrete block party walls infilled with plywood-sheathed wall. Regularity is established by the spacing of the windows and by the projecting roofs of the carports providing rhythm rather than symmetry along the façade. Elegance, without applied ornamentation, is found in the fine detailing of the exterior surfaces, such as the fine grooves in

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[12] Susan Morgan, "Not Another International Style Ballyhoo, A Short History of the Schindler House," http://schindlerlab.org/history/#_edn2, accessed December 11, 2018.
[13] The Architecture Week, Great Buildings Collection, "El Pueblo Ribera Court," http://www.greatbuildings.com/buildings/El_Pueblo_Ribera_Ct.html, accessed December, 31, 2018.
[14] Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York: W. W. Norton & Company, 1932), 29.

the exterior plywood, the fine framed windows of brushed aluminum, and the fine textured stucco panels.

Ornament is treated differently in modern architecture. J. M. Richards provides an explanation in *An Introduction to Modern Architecture*:

> The Modern equivalent of applied ornament, however, largely lies in the natural qualities of materials themselves; in the grain and surface of beautiful woods, in the sheen of new metal alloys, and in the contrasting texture of fabrics; all used with the exactness of finish that machines have introduced into architecture.[15]

Materials used in the construction of Pomeroy Green are indeed ornamented in that fashion. The fine grooving of the exterior plywood, the fine brushed aluminum windows, and the mahogany plywood that graces the interior contribute to the sense of ornamentation, without resorting to applied ornamentation.

The post and beam construction found in Pomeroy Green is a common method of framing for a modern house. The post and beam construction allows the use of large expanses of glass since the walls are not load bearing, only functioning as isolating walls. This construction allows the carport roof to project past the building's façade; that roof introduces a planar element to the overall design and is strikingly modern in appearance.

The bearing walls that form the end walls and the party walls, the walls that separate each unit and support the beams, are made of concrete blocks and contribute more than fire resistance and acoustic separation. Blocks are laid in a stack bond in a straightforward manner, in one continuous wall, without any applied finish, creating a grid pattern across the surface of the wall both in and outside the unit. This pattern emphasizes the rectilinear wall plane as well as the overall rectangular shape of the building. Those concrete masonry block walls extend beyond the building envelope towards the back yard. This extension both enhances back yard privacy and visually divides the long buildings into repeated modular units.

The modularity is emphasized in the repeated use of block walls, and in the variety of materials employed. The buildings are visually interesting since the arrangement of different parts occur periodically along the walls of the building. The plank-type built-up roof, stucco panels with a medium float finish, grooved plywood siding, windows, and sliding glass doors are arranged in a harmonious assembly and are repeated throughout the complex for every unit.

The placement of the sliding glass doors and windows periodically along the façade and rear wall of each building and exposed portion of the block wall define the limits of each unit and create a visual rhythm across the length of the building. Windows and sliding glass door placement, along with the open floor plan, enhances natural cross ventilation. Fixed pane windows, adjacent to the sliders, increase daylight inside the townhouses. Repetition allows the

[15] J. M. Richards, *An Introduction to Modern Architecture* (1940; reprint with revisions, London: Penguin Books, 1970), 42.

viewer to extend attention to the landscaping, allowing the architecture to serve as a background for the landscaping.

The building components and materials contribute to the overall geometrical design of the buildings. The design is very similar to the row houses designed by Le Corbusier, Cité Frugès (1924-1926) in Pessac, France. Though many of the buildings were modified, efforts are underway to restore the original architecture.[16]

The modern rectangular look of Pomeroy Green is further emphasized by the materials used to enclose the front yards. The tongue and groove fencing used around the front yard and patio provide a more finished surface than the typical board fencing used for suburban tract homes; that smoothness helps to emphasize the rectangular shape of the front yard, and complements the rectangular facade of the building. Boards are oriented vertically and provide a welcome contrast to the overall horizontal look of the front façade. The front yard, extending from the building face and under the second floor, interrupts the horizontal boxy look of the building and creating an interesting mix of positive and negative volumes extending from and into the façade.

The tongue-and-groove fencing enclosing the front yard also runs along one side of the carport providing a smooth transition to the more refined vertically grooved siding near the entrance to the unit. The siding in this location and at the back of the carport is finely grooved in keeping with the small scale of the space and helps define the rectangular volume and rectangular surfaces. The front yard fencing also extends to cover the utility cabinet on the building ends. This helps to incorporate the cabinets visually into the rectangular architectural design. Rather than distracting the viewer from the overall form of the building, the cabinets add another rectangular element.

The flat roof also contributes to the rectangular architecture of the buildings. The roof cantilever harmonizes with the vertically grooved siding and the exposed portion of the concrete block party walls. All three elements have rectilinear properties: the vertical grooving in the siding, the grid pattern of the block wall, and the exposed horizontal boards that make up the roof. The cantilevered roof projects horizontally from the rear of the building farther than the concrete block walls and runs the length of the building. The cantilever further accents the rectangular shape of the building.

The tongue and groove boards that make up the roof are exposed inside the unit and visible outside where the roof cantilevers horizontally over the back wall. The four-foot cantilever visually extends the room toward the outdoors, which makes the room appear larger. At night, that cantilever produces a dramatic effect. It reflects light from the interior and, along with the joints in the tongue and groove boards, directs the eye towards the outdoors. From the vantage point of the ground outside the unit, the observer's eye is drawn up to the lighted underside of the cantilevered roof and to the source of the light, the interior lighting of the unit.

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[16] Philip Boudon, Lived in Architecture, Le Corbusier's Pessac Revisited (Cambridge, MA: MIT Press, 1972); Helena Ariza, "La Cité´ Frugès: A Modern Neighborhood for the Working Class," http://architecturalvisits.com/en/2015/01/27/cite-fruges-le-corbusier-pessac/, accessed December 11, 2018.

Of particular importance to the Regional Planning Association of America is the privacy afforded by the design of a complex. In Pomeroy Green, the front and rear yard fences, as well as the windowless end walls of the buildings, provide privacy. Privacy is further enhanced by the placement of the living room at the back of the unit overlooking the back yard and away from the carport and parking lots. The building blocks noise from entering the back yards.

Building orientation also helps to protect privacy. Some buildings are oriented ninety degrees to one another and overlap. In this orientation, the buildings are separated a minimum of thirty-six feet; the average separation is forty feet. Buildings facing other buildings along the motor courts are separated by approximately forty-four feet to provide privacy.

Criterion C: Landscape Architecture

Pomeroy Green's landscape is the work of Hideo Sasaki and Peter Walker of Sasaki, Walker and Associates, landscape architects and site planning consultants. The contribution of Sasaki and Walker to the profession of landscape architecture is acknowledged by Diana Vogelsong in the introduction to her book *Landscape Architecture Sourcebook, A Guide to Resources and Practice of Landscape Architecture in the United States*:

> A new effort to define landscape in the mid-twentieth century was represented by the work of three prominent pioneers: Garrett Eckbo, Dan Urban Kiley, and James Rose. Inventive landscape architects such as Peter Walker, M. Paul Friedenberg, Hideo Sasaki, Martha Schwartz, and others expanded upon those traditions in subsequent decades.[17]

Pomeroy Green's landscape is an excellent example of mid-century modern landscape design. In "The Rise of Modernism" section on modern landscape architecture in *Landscape at Berkeley, the First 100 Years*, Randy Hester, Jr. describes the origins and characteristics of modern landscape architecture:

> When the international, or modern, style was introduced into the United States in 1932, landscape architecture was being practiced under strict and formal classical rules. According to landscape mythology, the modern style was born in in the 1940s, when a student at Harvard refused to solve a site-planning problem with classical symmetry. The rebellion gave rise to modernism, which has now dominated the form of landscape architecture for over forty years. The work of nearly all the best known professionals today—Hideo Sasaki, John Simonds, William Johnson, Garrett Eckbo, Lawrence Halprin, [and others]—fits into this category.
>
> *Their work is characterized by simple, highly functional, and efficient form; well-defined edges; clearly articulated spaces; clean lines* [emphasis added]. Their modernism

[17] Diana Vogelsong, *Landscape Architecture Sourcebook, A Guide to Resources of the History and Practice of Landscape Architecture in the United States*, Design Reference Series, vol. 1 (Detroit, MI: Omnigraphics, Inc., 1997), 11-12.

> expressed the nation's need for functional and efficient growth, with modern landscape design giving clear form to those national purposes through design of corporate estates, suburb expansion, and urban renewal projects. [18]

These characteristics are found in the design for Pomeroy Green. The landscape design is simple, having few species of plants; is efficient, having low-maintenance plants; and defines space, repeating a variety of plants along and around pathways, buildings, and other architectural features. The buildings themselves echo this space defining characteristic of the landscape design by forming a variety of well-defined spaces that are further enhanced by the plantings, such as the long driveways, courts, and green open spaces.[19]

The selection of magnolia trees (*Magnolia grandiflora*) along Pomeroy Avenue and Benton Street provides a simple and efficient form in addition to being highly functional. The magnolia trees provide dense shade along the city sidewalk and are low maintenance. The five-foot setback of the trees behind the back of the city sidewalk creates a clean line that follows the street; in the case of Benton Street, the trees follow the slight curvature of the street. The choice of one species along the frontage, planted on thirty-foot centers so that the crowns overlap, is a simple, straightforward solution to the problems of providing shade, defining the perimeter of the complex, and enclosing the space between the city street and the Pomeroy Green buildings.

While landscape architecture as an area of significance is typically associated with Criterion C, at Pomeroy Green the landscape architecture also exemplifies the community planning and development addressed under Criterion A: a residential development of low to moderate-cost housing, located on previously undeveloped land, designed by collaborating professionals—planners, architects, and landscape architects—to provide comprehensive amenities with the goal of fostering community among its residents. [20] This collaboration results in residential development that includes positive outdoor space, undivided by property lines, easily accessible by residents. [21]

Pomeroy Green shares this comprehensive design objective with many earlier historic housing projects. [22] Pomeroy Green is related to the Garden City movement founded in Great Britain in the 1800s and the subsequent community planning efforts in the United States based on that movement. Particularly noteworthy in the United States are the developments in multi-family

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[18] Randy Hester, Jr., Professor Emeritus and Department Chair, Landscape Architecture 1987-1992, College of Environmental Design, University of California, Berkeley, "Process Can be Style, Participation and Conservation in Landscape Architecture," in *Landscape at Berkeley, The First 100 Years*, ed. Waverly B. Lowell, Carrie L. McDade and Elizabeth D. Byrne (Berkeley: The Regents of the University of California, 2013), 49.
[19] For a discussion on the need for space defining elements in the landscape, see Norman T. Newton, *Design on the Land, the Development of Landscape Architecture* (Cambridge, MA: Harvard University Press, 1971).
[20] Norman T. Newton, *Design on the Land, the Development of Landscape Architecture*, (Cambridge, MA: Harvard University Press, 1971), 424-425.
[21] Ibid., 643.
[22] Peter Walker, interviewed by the author, July 21, 2019, telephone conversation.

housing projects of the early twentieth century by architect and planner Clarence Stein, in collaboration with planner Henry Wright and landscape architect Marjorie Sewell Cautley.[23]

The designs of those housing developments by Stein and his collaborators did not include all the features of a Garden City as proposed by Ebenezer Howard, author and originator of the Garden City movement. [24] Stein's and Wright's planned communities were large, moderate-cost, housing projects rather than complete cities, with industry and green belts, which Howard had envisioned for his Garden City. Howard's Garden City would have been difficult to realize in the U.S. at that time due to the limited means of corporations to finance and acquire land in the amount and quality needed for such a large development as well as the short business cycle of the national economy. [25]

Instead, Stein and his design collaborators focused on the housing needs of a society increasingly reliant on automobile transportation, the same problem faced by the designers of Pomeroy Green twenty to forty years later. Pomeroy Green shares many features of those earlier projects of Stein and his collaborators, projects listed on the National Register of Historic Places. Projects include Sunnyside Gardens in New York (1924-1928, listed 1983), Radburn in New Jersey (1929-1933, listed 1975), and Baldwin Hills in Los Angeles (1941, later renamed Village Green, listed 1993), designed by architect Reginald Johnson, associate architects Wilson, Merill and Alexander, and landscape architect Fred Barlow, Jr in consultation with Mr. Stein. [26]

Although smaller in scope than those earlier projects by Stein, Pomeroy Green exhibits many of the same design principles. Foremost among those is planned development, an approach to design that includes comprehensive site planning which takes into account the interaction of all the elements of the built environment. These attributes are summarized by Stein in the conclusion to his book *Toward New Towns for America*:

> The Unit of Design in New Towns is no longer each separate lot, street or building, it is a whole community; a co-ordinated [*sic*] entity. This means that the framework of the community and every detail down to the last house and the view from the windows must be conceived, planned and built as a related part of a great setting for convenient, wholesome, and beautiful contemporary living and working. In this way every house gains from its relation to the buildings around it. Beauty as well as convenience is produced by the rational relationship of the individual parts.
>
> The planning of every house and every room in that house is part of the process which gives the superblock its ultimate shape and character. Thus, the size and specific

[23] Clarence Stein, *Toward New Towns for America* (Cambridge, MA: MIT Press, 1966), 22.
[24] The difference in these projects is the size and scope, Howard's being larger and regional in scope and inclusive of industry while Stein's were largely confined to large housing complexes on super-blocks with cul-de-sacs for vehicular access.
[25] Stein, 18-19.
[26] Newton, *Design on the Land,* 643.

> requirements of inner green and private yard, of cul-de-sac or auto court, help mold the superblock in relation to good living in home, community and town.
>
> As he designs, the New Town planner envisages the future home life of the individual and the family, and their life as part of the community. He sees it not only in terms of house and garden but in the grouping of houses in relation to each other so as to take the utmost advantage of sun and wind for every residence, and to open up pleasant, spacious and varied views from every house and, as far as possible, in every direction. He will in part be guided by the form and the nature of the land, and how its trees and streams and rocks can best be used or preserved for the common use and enjoyment of the people who are going to form the community, and whole life, from birth to old age, will be molded by the place. [27]

Pomeroy Green exhibits community characteristics found in Stein's developments. At Pomeroy Green, the buildings and the landscape were planned together and sited on vacant land held in common. To take advantage of the sun, the buildings are oriented in north-south or east-west. The buildings are spaced generously to allow air and pedestrian circulation as well as various outdoor activities to take place.

Pomeroy Green further emulates Stein's site planning by locating buildings around green spaces situated towards the interior of the development; spaces are reserved for recreation, pedestrian circulation and the enjoyment of the residents. [28] These park like amenities are possible due to the savings in construction costs. Vehicular parking is grouped, and driveways and utilities are shared at Pomeroy Green. A typical subdivision of single-family detached homes provides these amenities on a separate, more expensive basis. The savings were so great that at Pomeroy Green the power lines and telephone lines are all buried underground whereas overhead lines are unsightly in the back yards of the tract homes in the adjacent neighborhood, across Benton Street to the south.

The closest historical precedent to Pomeroy Green among the community planning works of Stein is Village Green, a large housing complex located in Los Angeles. Both Pomeroy Green and Village Green consist of two-story multi-family homes, built from standardized plans of similar architectural design and organized into blocks of different lengths, which are placed to enclose space and provide vistas into and out of the complex.

Both developments include living rooms located on the backside of the housing unit that look onto green spaces rather than automobile circulation and parking areas. At Pomeroy Green this is accomplished in most instances by looking towards green space in the center of the complex, as was done at Village Green, or by providing large, landscaped setbacks from the surrounding city streets, or by facing the back yards of adjoining housing projects that include generous setbacks.

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[27] Stein, 225-226.
[28] Elizabeth Barlow Rogers, *Landscape Design, A Cultural and Architectural History* (New York: Harry N. Abrams, Inc., 2001), 421.

Pomeroy Green and Village Green have the same overall design objective in regard to taming the automobile: to provide living spaces that are protected from motor vehicles and the noise they generate. Of particular concern is separating child's play from motor vehicles. To facilitate this separation, driveways and parking areas are located on the service side of the buildings, away from living rooms and back yards. At Village Green garage courts are provided and at Pomeroy Green parking courts and carports are provided.

The service rooms, kitchens in the case of Village Green and multipurpose rooms and kitchens in the case of Pomeroy Green, face the service side of the building, close to vehicular storage, for convenience and to block vehicular noise from entering living rooms and back yards.

This feature affects the arrangement of the buildings in the overall site planning such that the living rooms and back yards of adjacent buildings mostly face each other across a car-free commons. This car-free and landscaped area with plantings is where the residents can relax or recreate. At Pomeroy Green, several residents enjoy walking on the sidewalk around the perimeter of the central commons, near and around the pool area, car free and lushly landscaped with trees, shrubs, and groundcover; others enjoy sitting at the numerous benches in these areas.

Other features in common include the selection of trees to form a background to the buildings, such as the trees located at the front and sides of the buildings to soften the hard edges of the architecture. Trees are also located to define three-dimensional space, such as the camphor trees in the parking lots and the trees around the clubhouse/pool area and the magnolia trees that form a perimeter around the complex.

The idea for enlarging the private yards that face the common green space located in the interior of these developments, a feature found at Pomeroy Green and not in the earlier developments by Stein, was anticipated by Mr. Stein in his post-occupancy evaluation of the Baldwin Hills project.[29] Though the common green space has been reduced considerably at Pomeroy Green due to the increase in the size of the private yards, it is still possible for most residents to walk throughout the complex without crossing the car storage areas, by following the circulation paths that lead from their individual yards into the interior of the complex. A pedestrian circulation system is a defining feature of community planning.

The ultimate goals of the two projects are the same. The success of both projects goes far beyond the selection and siting of plant materials to provide complete environments for their residents based on sound community planning. As Stein mentions:

> From the days of Sunnyside to those of Baldwin Hills Village we have been in search of new or revised solution of the setting for communities as well as for family and individual living. We have sought ways of bringing peaceful life in spacious green surroundings to ordinary people in this mechanical age. We have tried to simplify the

[29] Stein, 198.

> complexity of needs and desire as contrasted with means, and thus to make changes, from obsolete methods of the dead past, economically feasible. [30]

Eichler Homes, in their sales brochure for Pomeroy Green, echoes many of the same themes:

> These two story townhouses are skillfully arranged at relatively high land-use density. Each unit has its own carport and two fenced patios. Good site planning, well designed auxiliary open areas, and effective planting provide a high degree of livability and visual appeal.[31]

Peter Walker's practice changed during his career, and Pomeroy Green represents a distinct past phase in Walker's approach to design. Up until the early 1970s, his work was focused on two objectives: to provide a setting for the building, and to connect that setting with the existing landscape.[32] His work gradually changed after that period, and by the late 1970s, focused on the integration of minimalism (art and theory), classicism, historic garden designs, and landscape architecture. Twenty years later, Walker described this period in his career:

> My work for the last twenty years [since 1977] has been an attempt to weave together the strands of classicism and European and Asian garden formalism and those of modernism, including the late modernists and midcentury minimalists, as I understand them. The result is what I consider minimalism in the landscape.[33]

Eichler Homes went out of business in 1967 due to the company's work on larger projects that overextended the company.[34] Joseph Eichler continued building homes until his death in 1974. Claude Oakland died in 1989 and Hideo Sasaki in 2000 after long practices in their respective professions.

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[30] Ibid., 226.

[31] Pomeroy Green Corporation, *Pomeroy Green* sales brochure, circa 1963.

[32] Peter Walker, "Classicism, Modernism, and Minimalism in the Landscape" in *Peter Walker, Minimalist Gardens* Leah Levy, ed. (Washington DC: Spacemaker Press, 1997), 18.

[33] Ibid., 19.

[34] Lynn O'Dell, "Eichler Influenced by Wright: After Living in a House Designed by the Architect, Eichler Set Out to Build His Own and Never Quit," Los Angeles Times, 23 October 1993 https://www.latimes.com/archives/la-xpm-1993-10-23-hm-48758-story.html, accessed August 7, 2020.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
_X__ University
____ Other
Name of repository: Environmental Design Archives, College of Environmental Design, University of California, Berkeley

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __6.5_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37. 346325 Longitude: -121. 985919

Verbal Boundary Description (Describe the boundaries of the property.)

Trapezoid enclosed by Benton Street to the south, Pomeroy Avenue to the west, tract homes to the north, and a church to the east, with a cutout at 1075 Pomeroy Avenue. See Sketch Map/Photo Key, Base Map (**Figure 1**), and Building Designation Map (**Figure 2**).

Boundary Justification (Explain why the boundaries were selected.)

Boundaries follow the property lines historically associated with Pomeroy Green. The house at 1075 Pomeroy Avenue has always been outside of the Pomeroy Green development.

11. Form Prepared By

name/title: Kenneth Kratz
organization:
street & number: 3283 Benton Street
city or town: Santa Clara state: California zip code: 95051
e-mail [redacted]
telephone: [redacted]
date: May 2018; Revised Jun 2018, Dec 2018; Feb 2019, Mar 2020, Jul 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Pomeroy Green
City or Vicinity:	Santa Clara
County:	Santa Clara
State:	California
Photographer:	Kenneth Kratz
Date Photographed:	March 4 through May 2, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 34 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east

2 of 34 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast

3 of 34 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast

4 of 34 Playground between Buildings 7 and 8, camera facing east

5 of 34 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast

6 of 34 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east

7 of 34 Building 12 east elevation, camera facing west

8 of 34 Building 14 east façade, camera facing northwest

9 of 34 Building 15 north façade, camera facing south

10 of 34 Building 16 south elevation, camera facing northeast

11 of 34 Clubhouse (right), Building 5 east elevation (left), camera facing northwest

12 of 34 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest

13 of 34 Building 6 north façade, mature landscaping, camera facing southwest

14 of 34 Building 4 south façade, camera facing northwest

15 of 34 Building 16 south façade, camera facing north

16 of 34 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast

17 of 34 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south

18 of 34 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east [NOTE: 1075 Pomeroy Ave further right, outside frame]

19 of 34 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast

20 of 34 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast

21 of 34 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east

22 of 34 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest

23 of 34 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west

24 of 24 Building 10 west (left) and south (right) elevations, camera facing northeast

25 of 34 Building 16 south façade (left) and east elevation (right), camera facing northwest

26 of 34 Representative townhouse living room, camera facing southeast

27 of 34 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north

28 of 34 Representative townhouse back yard, Building 5 in background, camera facing southwest

29 of 34 Representative townhouse living room and back yard, camera facing south

30 of 34 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west

31 of 34 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast

32 of 34 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west

33 of 34 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north

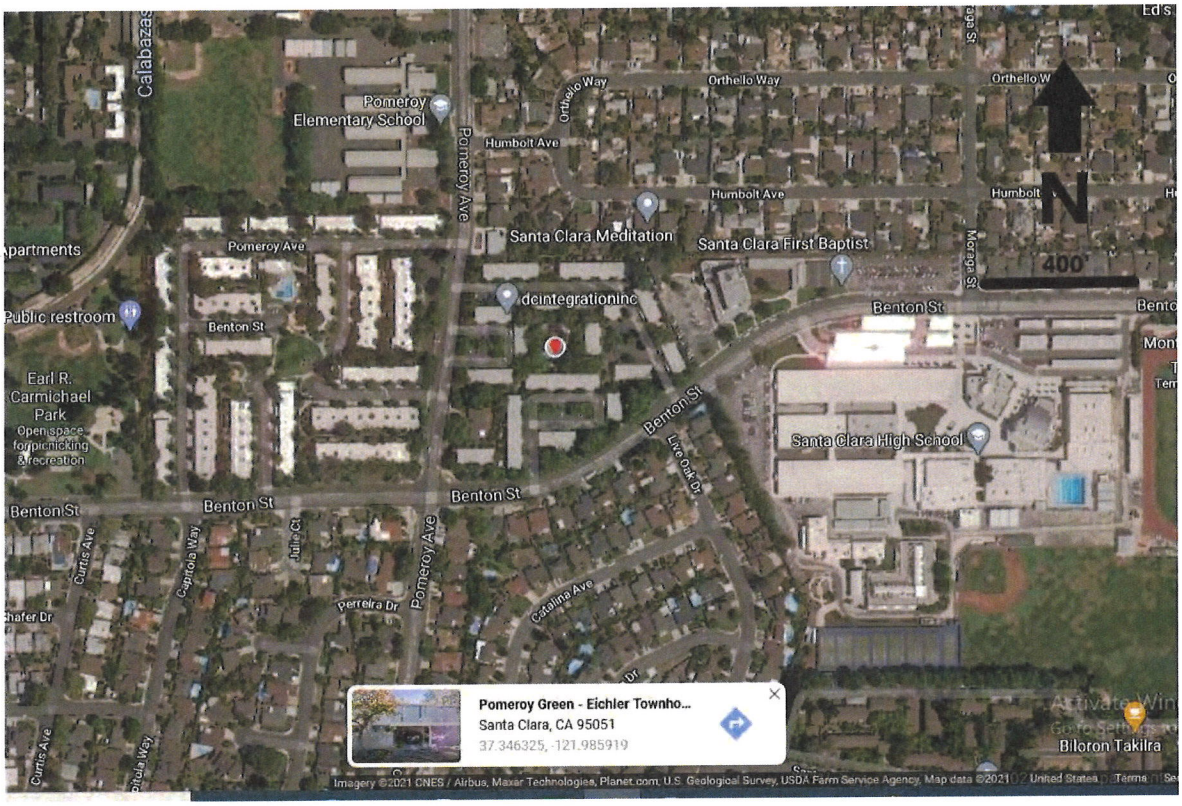
34 of 34 Building 16 east elevation with original gas meter box, camera facing southwest

Pomeroy Green
Name of Property

Santa Clara, California
County and State

Location Map

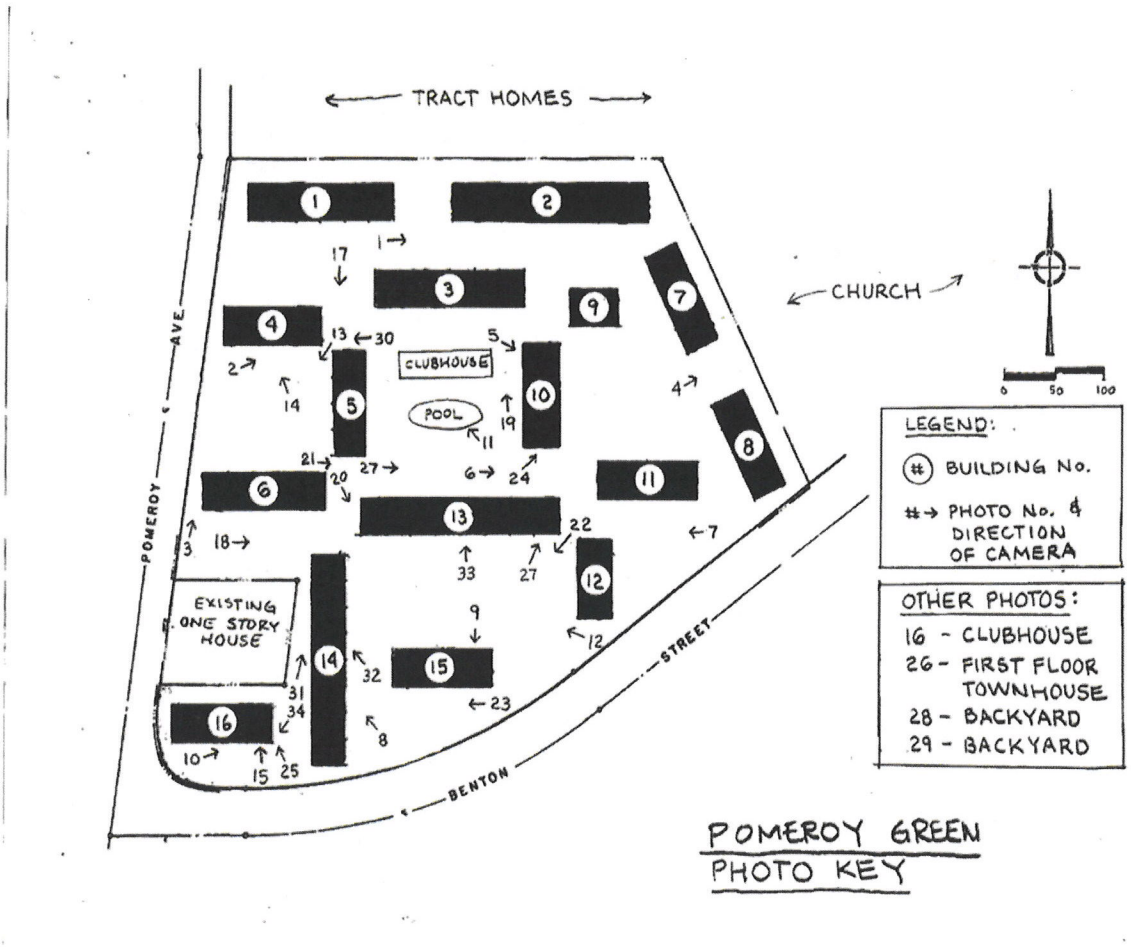
Latitude: 37.346325 Longitude: -121.985919



Pomeroy Green
Name of Property

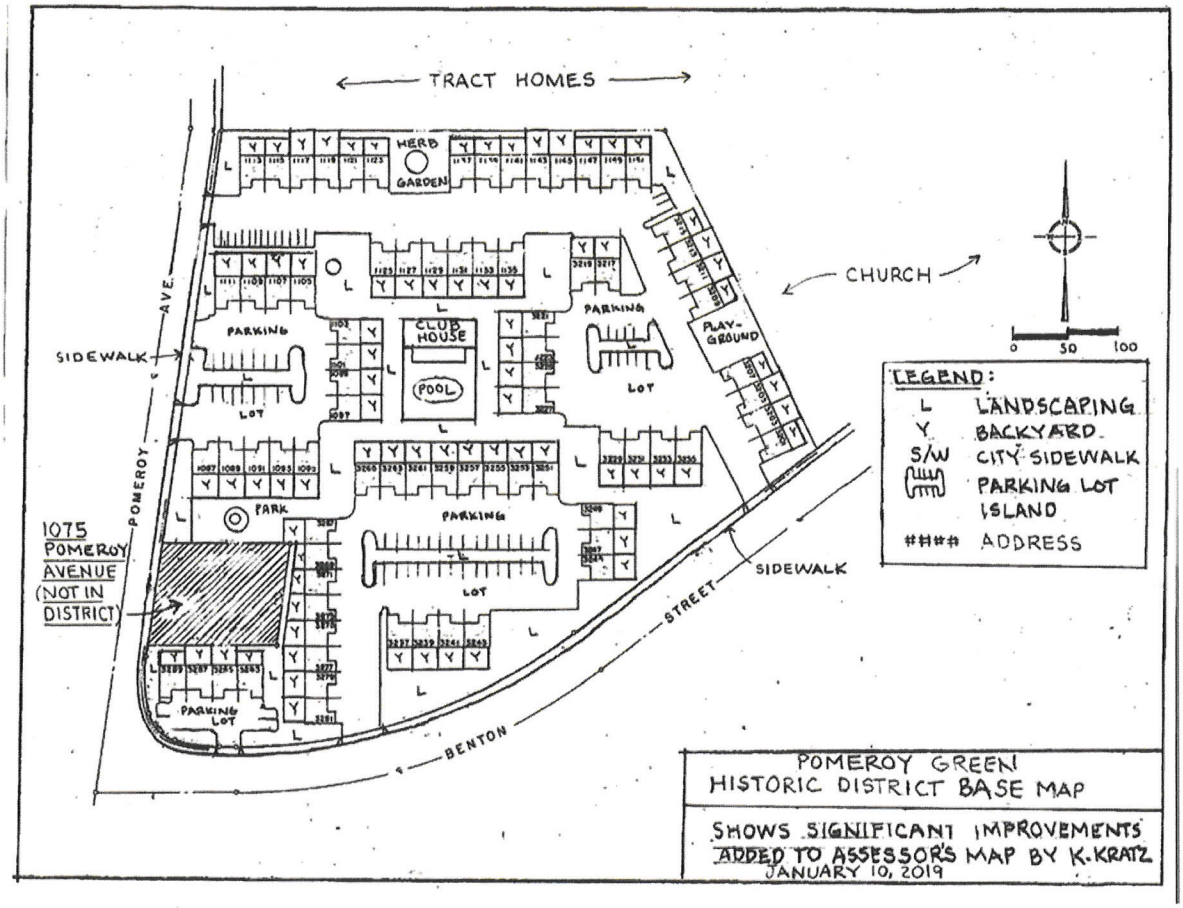
Santa Clara, California
County and State

Sketch Map/Photo Key



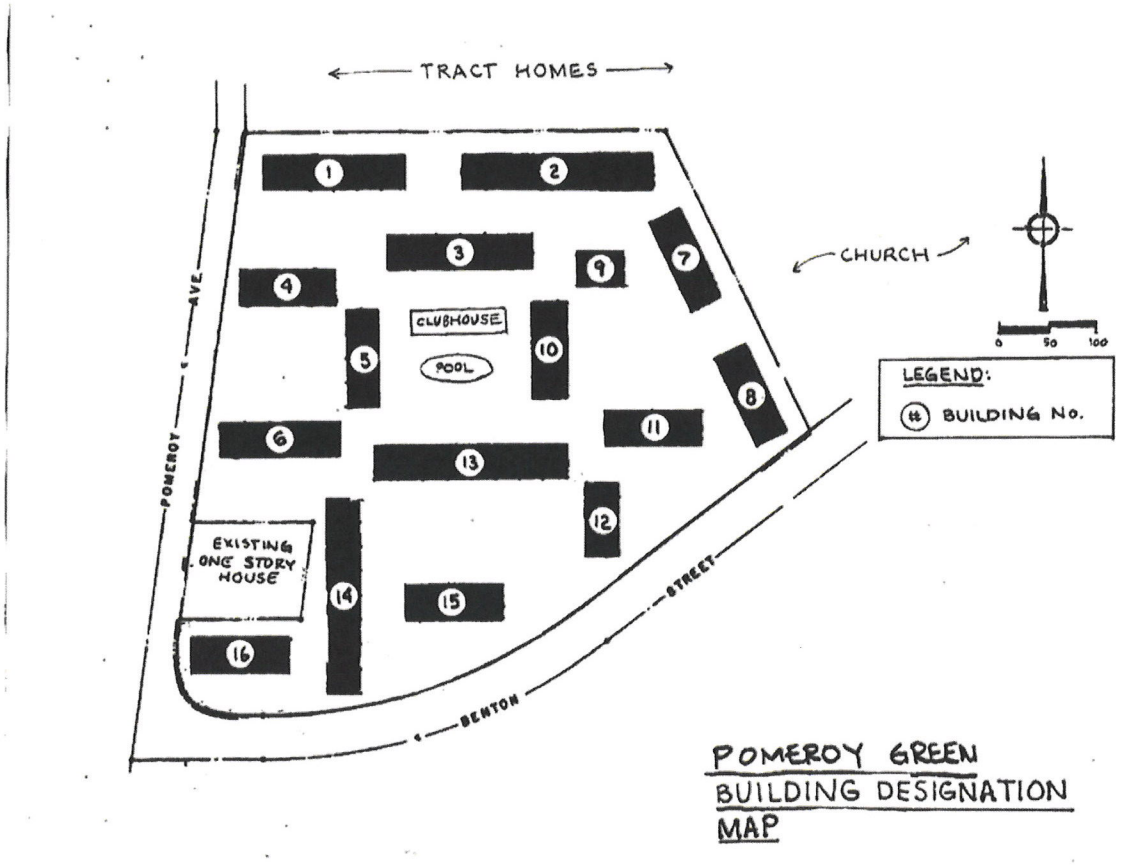
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 1 Base Map



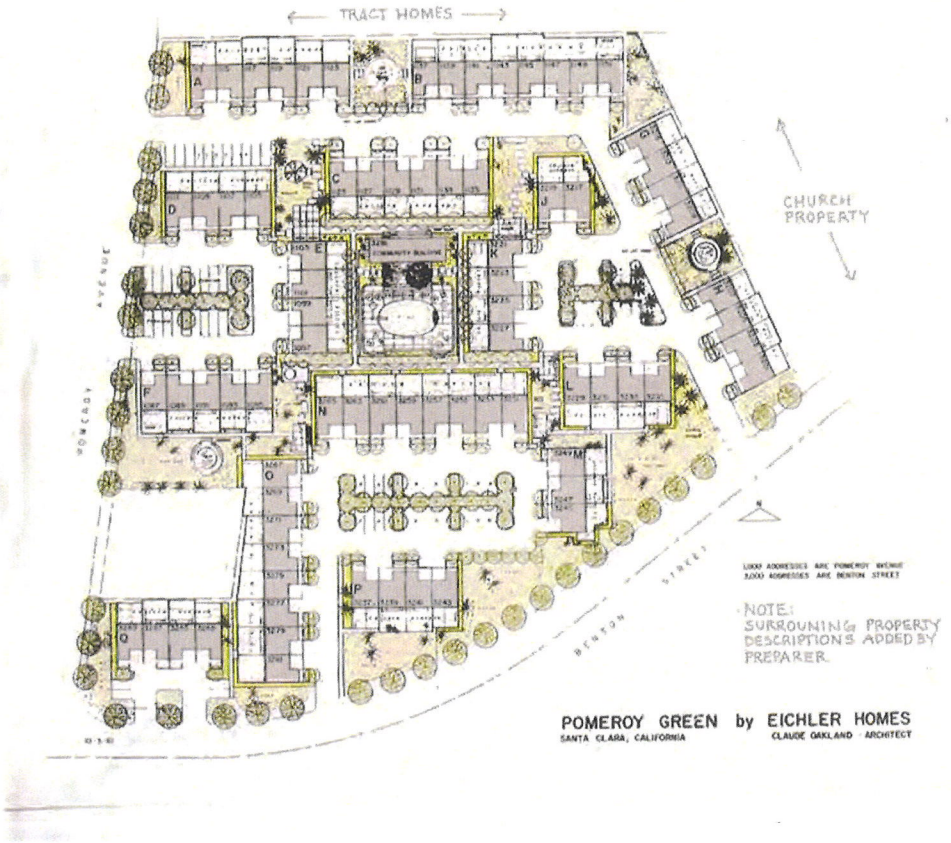
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 2 Building Designation Map



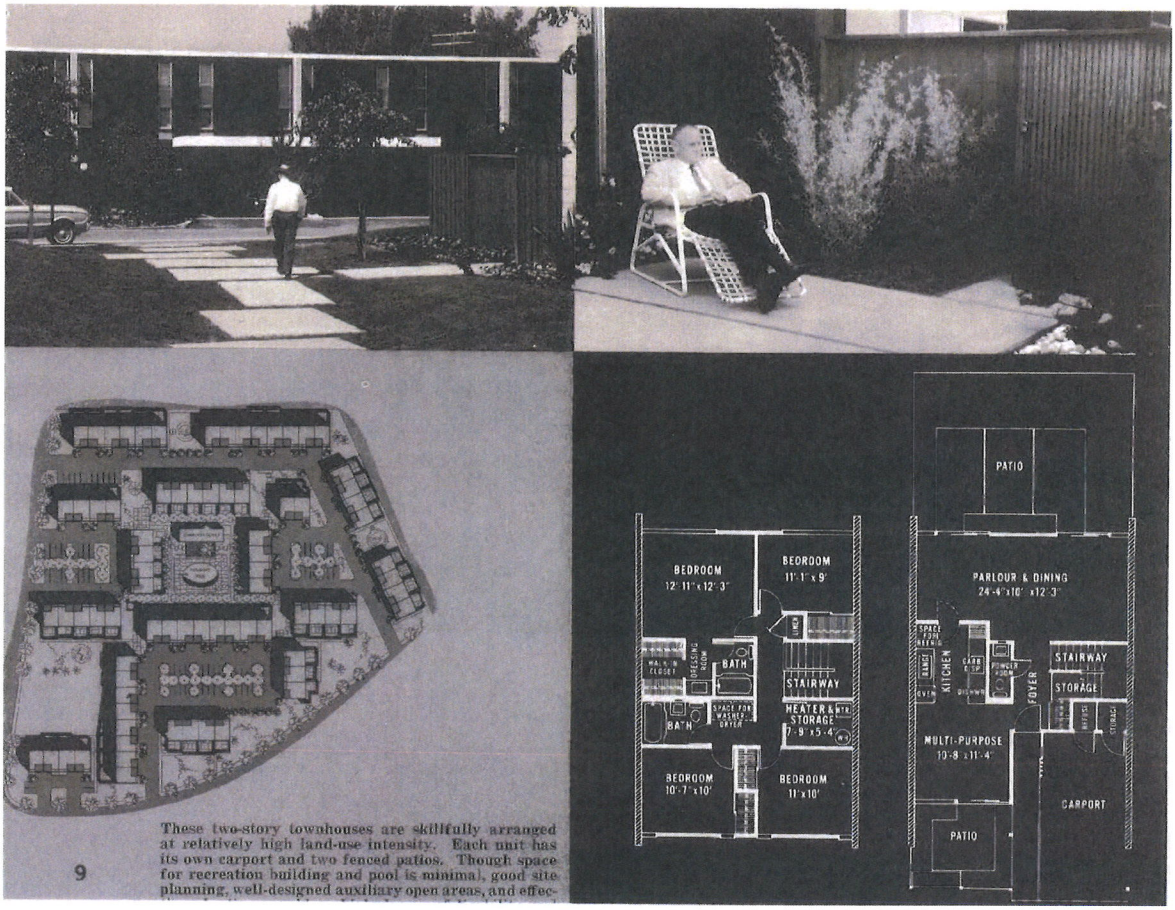
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 3 Eichler Homes Map, 1962-1963



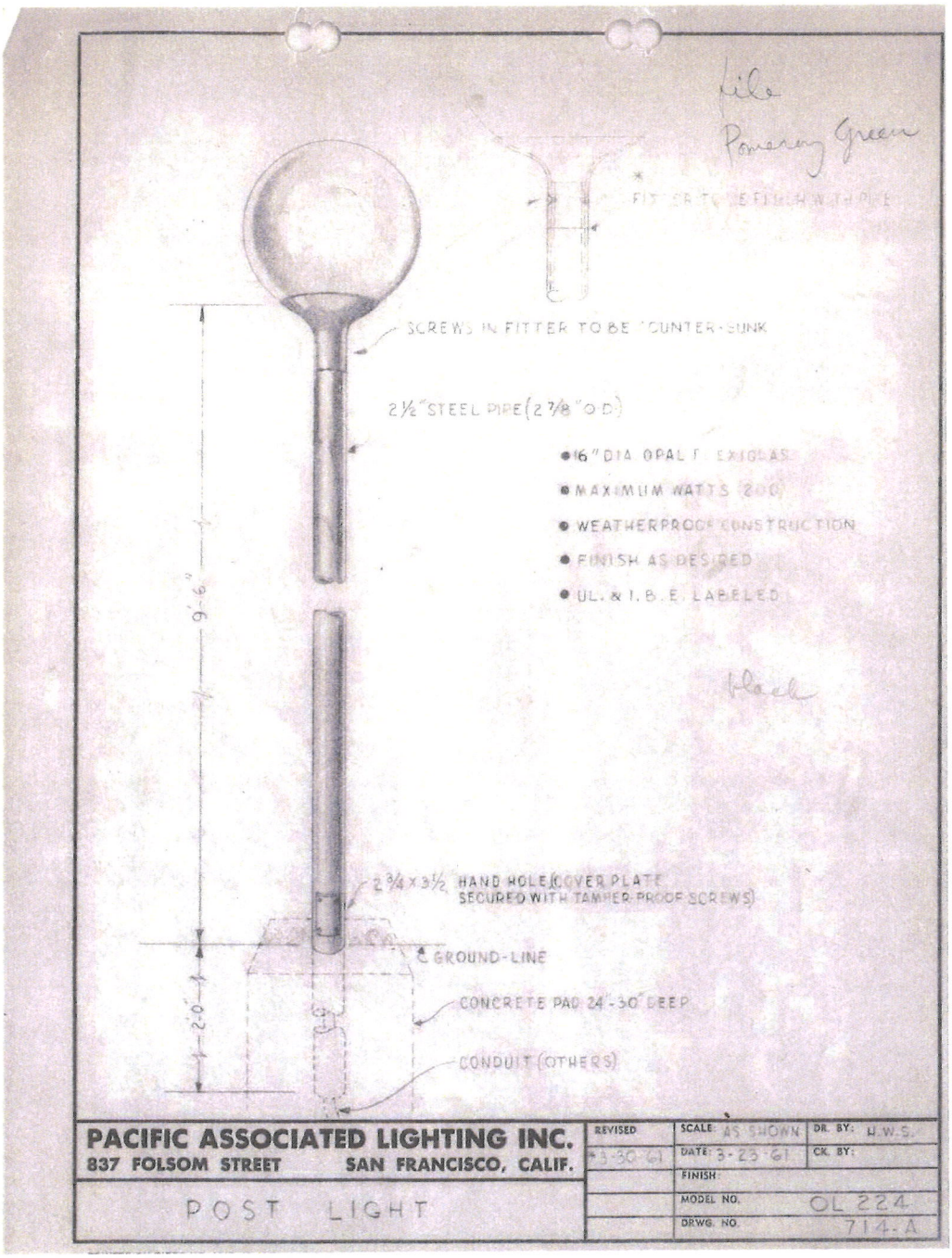
Source: Oakland and Imada Collection, 2002-3, box 14, folder IV 204, Pomeroy Green & Pomeroy West 1962-1963, Environmental Design Archives, University of California, Berkeley

Figure 4 Page from "Planned Unit Development with a Homes [*sic*] Association"



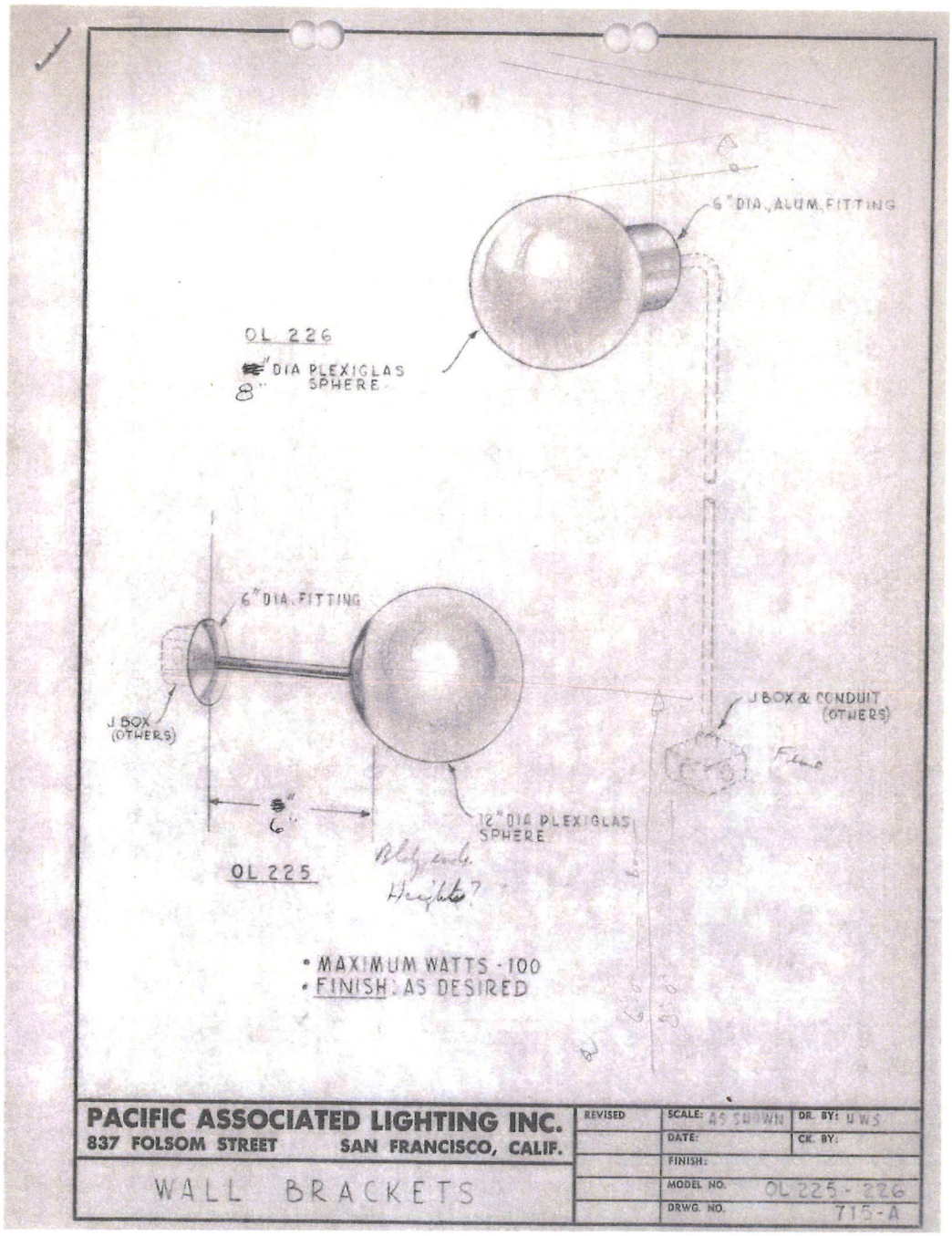
Source: Oakland and Imada Collection, 2002-3, box box 4, folder III 67, Pomeroy Green and Pomeroy West 1963-1964, Environmental Design Archives, University of California, Berkeley

Figure 5 Pole type exterior lighting



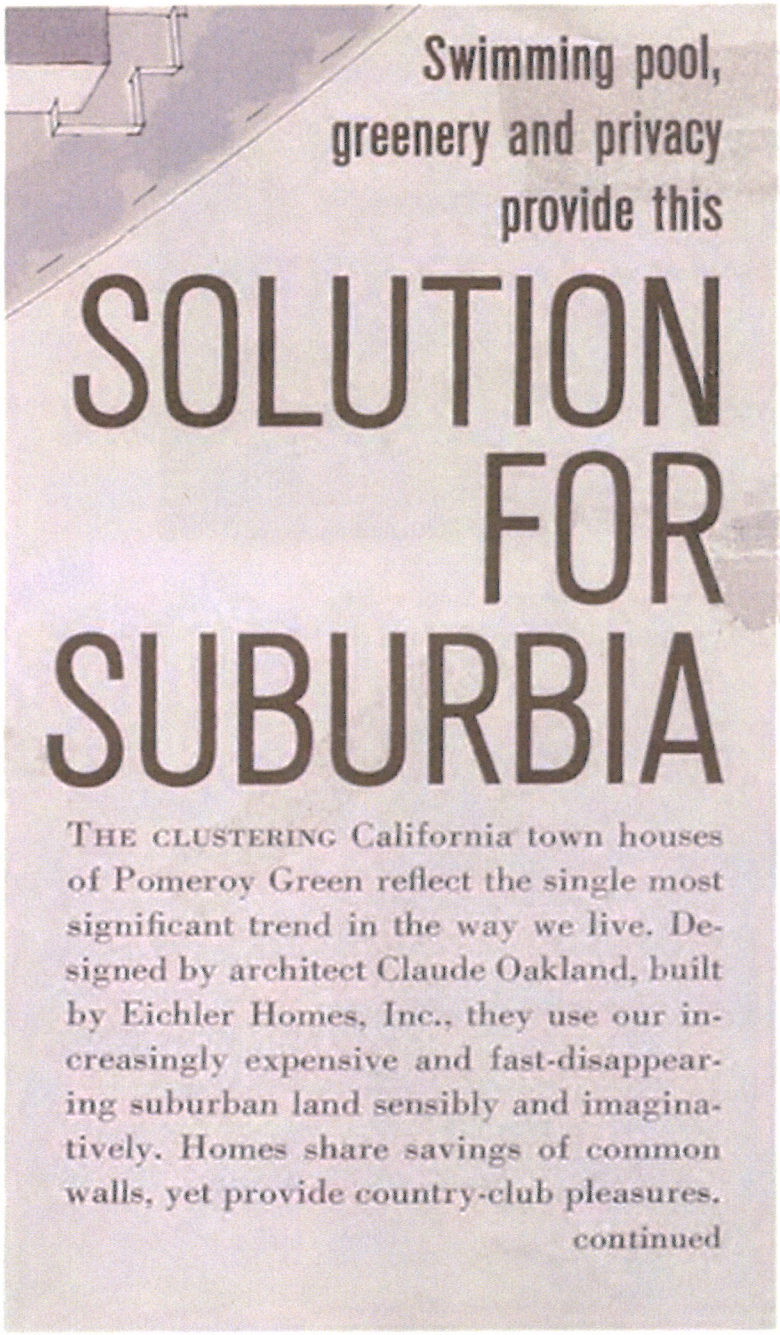
Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962, Environmental Design Archives, University of California, Berkeley

Figure 6 Fence and wall mounted exterior lighting



Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962 Environmental Design Archives, University of California, Berkeley

Figure 7 John Peter and Fred Lyon, "Solution for Suburbia" *Look,* 28, no.14 (July 14, 1964)

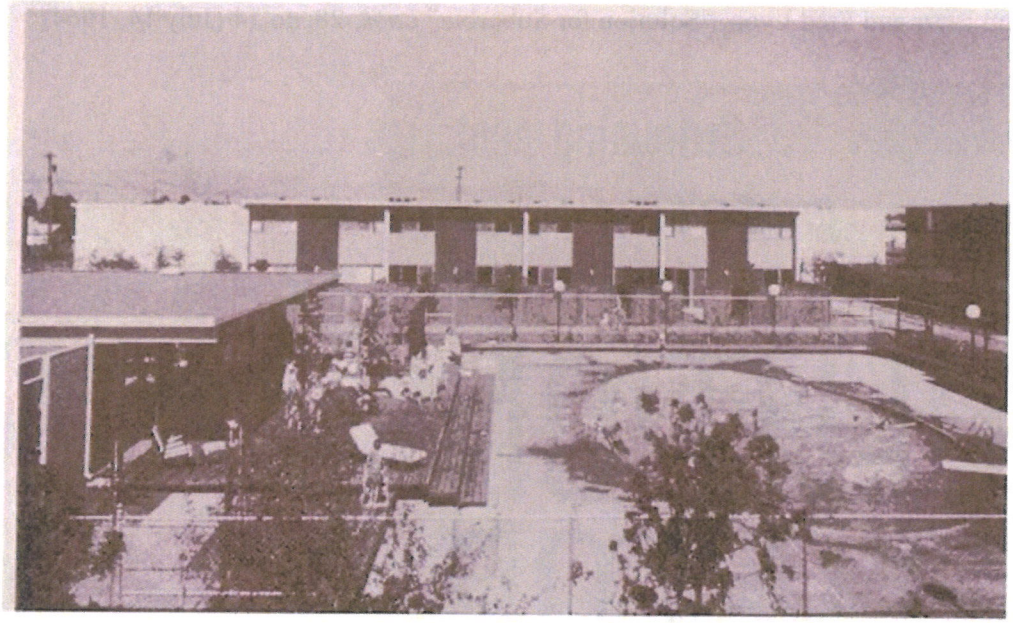


Swimming pool, greenery and privacy provide this

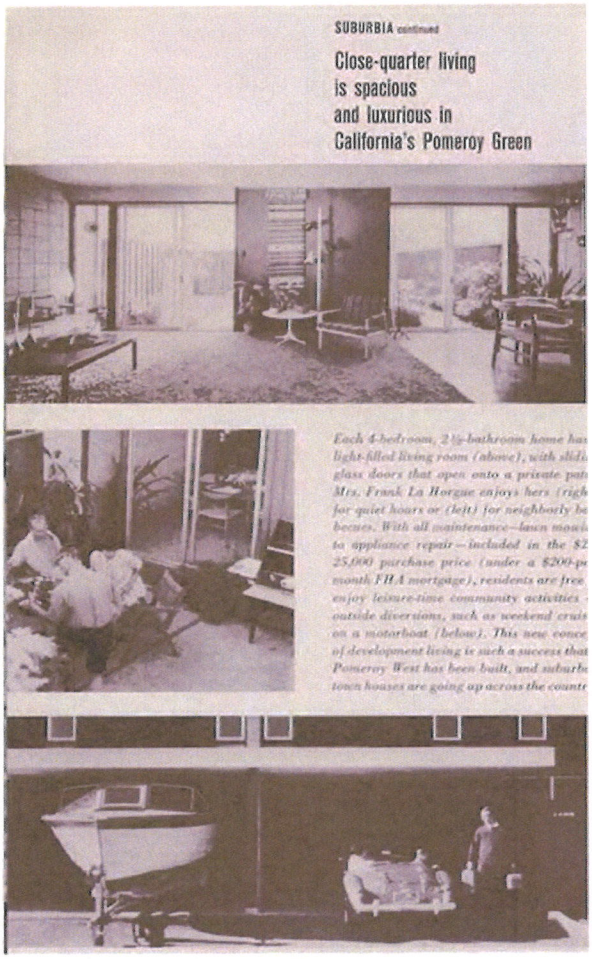
SOLUTION FOR SUBURBIA

THE CLUSTERING California town houses of Pomeroy Green reflect the single most significant trend in the way we live. Designed by architect Claude Oakland, built by Eichler Homes, Inc., they use our increasingly expensive and fast-disappearing suburban land sensibly and imaginatively. Homes share savings of common walls, yet provide country-club pleasures.

continued




Kitchens are carefully planned in relation
to front patio and children's back playyard.

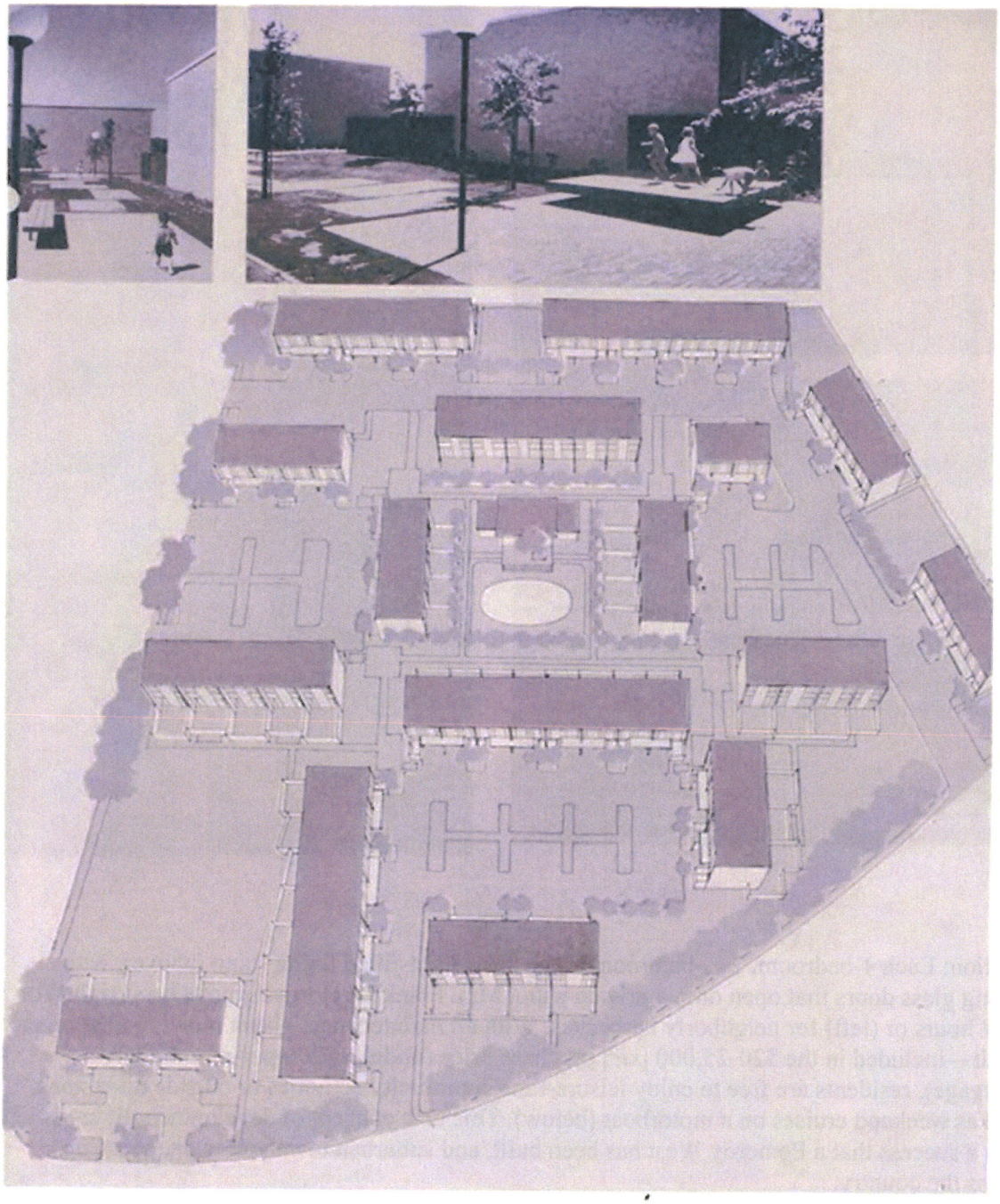


SUBURBIA continued

Close-quarter living is spacious and luxurious in California's Pomeroy Green

Each 4-bedroom, 2½-bathroom home has light-filled living room (above), with sliding glass doors that open onto a private patio. Mrs. Frank La Horgue enjoys hers (right) for quiet hours or (left) for neighborly barbecues. With all maintenance—lawn mowing to appliance repair—included in the $20,000 purchase price (under a $200-per-month FHA mortgage), residents are free to enjoy leisure-time community activities or outside diversions, such as weekend cruises on a motorboat (below). This new concept of development living is such a success that Pomeroy West has been built, and suburban townhouses are going up across the country.

Caption: Each 4-bedroom, 2 ½-bathroom home has a light-filled living room (above), with sliding glass doors that open onto a private patio. Mrs. Frank La Horgue enjoys hers (right) for quiet hours or (left) for neighborly barbecues. With all maintenance—lawn mowing to appliance repair—included in the $20-25,000 [*sic*] purchase price (under a $200-per-month FHA mortgage), residents are free to enjoy leisure-time community activities or outside diversions, such as weekend cruises on a motorboat (below). This new concept of development living is such a success that a Pomeroy West has been built, and suburban townhouses are going up across the country.



Caption: This drawing shows the community's 78 two-story private homes. Grouped around 2 ½ acres of landscaped lawns and shared facilities, they are in Santa Clara County, southeast of San Francisco. Wide walkways (above), protected from traffic, insure safe passage, with frequent play platforms (above, right) for children on the way to the community center and pool.

Photo 1 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east

Photo 2 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast

Photo 3 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast

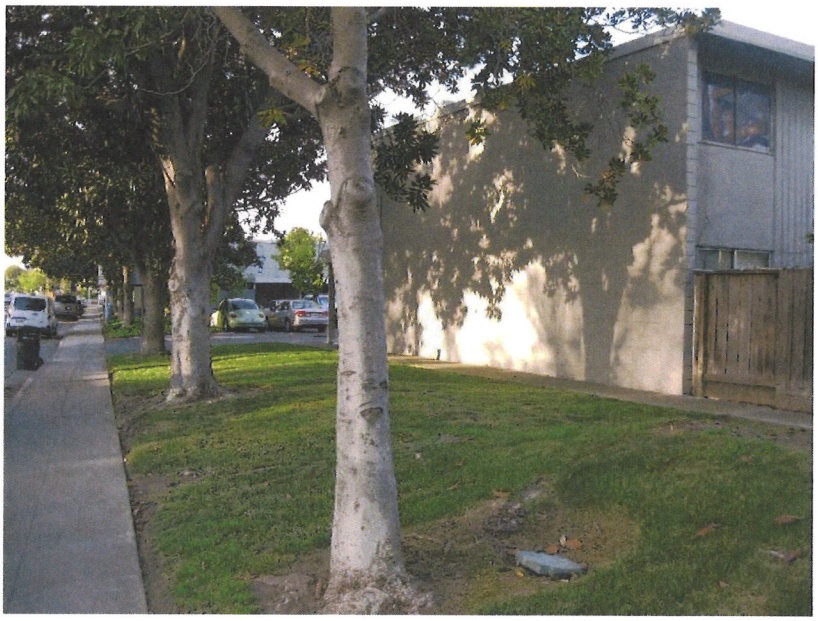


Photo 4 Playground between Buildings 7 and 8, camera facing east

Photo 5 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast

Photo 6 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east

Photo 7 Building 12 east elevation, camera facing west

Photo 8 Building 14 east façade, camera facing northwest

Photo 9 Building 15 north façade, camera facing south

Photo 10 Building 16 south elevation, camera facing northeast

Photo 11 Clubhouse (right), Building Five east elevation (left), camera facing northwest

Photo 12 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest

Photo 13 Building 6 north façade, mature landscaping, camera facing southwest

Photo 14 Building 4 south façade, camera facing northwest

Photo 15 Building 16 south façade, camera facing north

Photo 16 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast

Photo 17 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south

Photo 18 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east [NOTE: 1075 Pomeroy Ave further right, outside frame]

Photo 19 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast

Photo 20 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast

Photo 21 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east

Photo 22 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest

Photo 23 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west

Photo 24 Building 10 west (left) and south (right) elevations, camera facing northeast

Photo 25 Building 16 south façade (left) and east elevation (right), camera facing northwest

Photo 26 Representative townhouse living room, camera facing southeast

Photo 27 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north

Photo 28 Representative townhouse back yard, Building 5 in background, camera facing southwest

Photo 29 Representative townhouse living room and back yard, camera facing south

Photo 30 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west

Photo 31 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast

Photo 32 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west

Photo 33 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north

Photo 34 Building 16 east elevation with original gas meter box, camera facing southwest

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 3

Bill Date: 08/23/2024
Amount Due: $1,385.75
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,385.75**
Water	$1,139.20	
Sewer	$246.55	
$49.31 X 5 Units = $246.55		
Current Charges Total		**$1,385.75**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,385.75 IN FULL** before **09/13/2024.**

For more information, see back of bill.

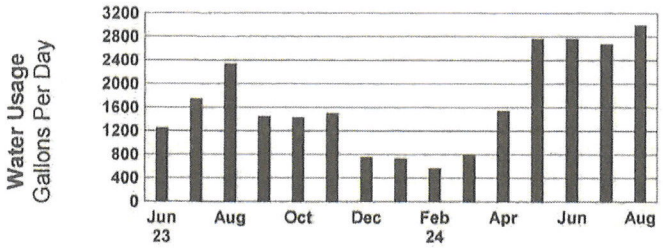
Billing Information

Previous Balance	$1,152.00
Payments (08/14/2024) - Thank You	-$1,152.00
Current Charges	$1,385.75
Amount Due	**$1,385.75**

approve (all)

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	5549	5421	1	128 HCF	S331889	W15	2,992 Gal	2,338 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted] **Route No. 338**
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Amount Due: $1,385.75

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000307 27/2

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048246000100001385757

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 6

Bill Date: 08/23/2024
Amount Due: $1,842.53
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,842.53**
Water	$1,201.50	
Sewer	$641.03	
$49.31 X 13 Units = $641.03		
Current Charges Total		**$1,842.53**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,842.53 IN FULL** before **09/13/2024.**

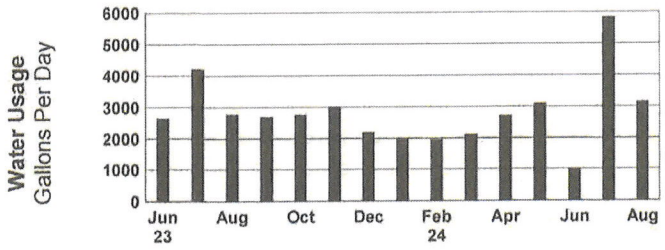
For more information, see back of bill.

Billing Information

Previous Balance	$2,618.37
Payments (08/14/2024) - Thank You	-$2,618.37
Current Charges	$1,842.53
Amount Due	**$1,842.53**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	2069	1934	1	135 HCF	H018223	W02	3,156 Gal	2,782 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,842.53

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
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CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048248000100001842530

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 4

Bill Date: 08/23/2024
Amount Due: $1,026.38
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		$1,026.38
Water	$631.90	
Sewer	$394.48	
$49.31 X 8 Units = $394.48		
Current Charges Total		**$1,026.38**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,026.38 IN FULL** before **09/13/2024.**

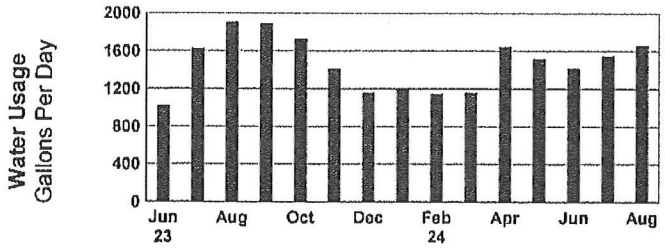
For more information, see back of bill.

Billing Information

Previous Balance	$912.05
Payments (08/14/2024) - Thank You	-$912.05
Current Charges	$1,026.38
Amount Due	**$1,026.38**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	9996	9925	1	71 HCF	H028159	W02	1,660 Gal	1,904 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,026.38

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000308 27/3

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048247000100001026383

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 1

Bill Date: 08/23/2024
Amount Due: $1,713.84
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,713.84**
Water	$1,023.50	
Sewer	$690.34	
$49.31 X 14 Units = $690.34		
Current Charges Total		**$1,713.84**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,713.84 IN FULL** before **09/13/2024.**

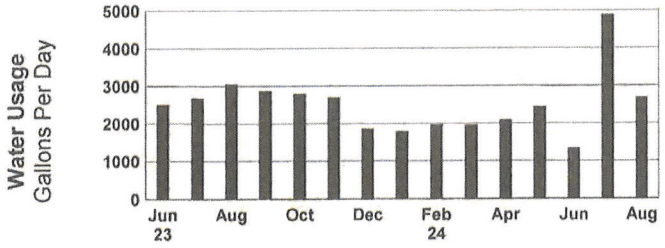
For more information, see back of bill.

Billing Information

Previous Balance	$2,343.00
Payments (08/14/2024) - Thank You	-$2,343.00
Current Charges	$1,713.84
Amount Due	**$1,713.84**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	3231	3116	1	115 HCF	Y517279	W02	2,688 Gal	3,060 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,713.84

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
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CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048245000100001713844

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 7

Bill Date: 08/23/2024
Amount Due: $571.04
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		$571.04
Water	$373.80	
Sewer	$197.24	
$49.31 X 4 Units = $197.24		
Current Charges Total		**$571.04**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **571.04 IN FULL** before **09/13/2024.**

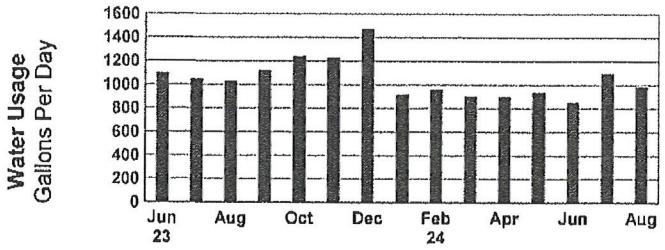
For more information, see back of bill.

Billing Information

Previous Balance	$566.62
Payments (08/14/2024) - Thank You	-$566.62
Current Charges	$571.04
Amount Due	**$571.04**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	1318	1276	1	42 HCF	G048768	W15	982 Gal	1,029 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted] Route No. 338
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Amount Due: $571.04
Amount Enclosed: DIRECT PAYMENT
Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000310 27/5

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048249000100000571047

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 08/28/2024
Due Date: 09/16/2024

Service For:

POMEROY GREEN CO
3291 BENTON ST
SANTA CLARA, CA 95051

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

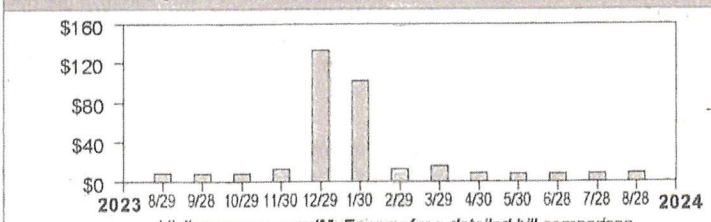
Your Account Summary

Amount Due on Previous Statement	$7.84
Payment(s) Received Since Last Statement	-7.84
Previous Unpaid Balance	$0.00
Current Gas Charges	$8.65

Automatic Payment Service (APS)
to be applied 09/11/2024 **$8.65**

approve

Gas Monthly Billing History



Visit **www.pge.com/MyEnergy** *for a detailed bill comparison*

Daily Usage Comparison

1 Year Ago	Last Period	Current Period
N/A	N/A	N/A

Gas Therms / Day

No payment is due. Please retain for your records. Thank you.

99901887751072900000008650000000000

Account Number:	Due Date:	APS Amount	APS to be applied:
[redacted]	**09/16/2024**	**$8.65**	**09/11/2024**

794410082569 1 AV 0.545 417 8610 8

POMEROY GREEN CO
14127 CAPRI DR STE 8
LOS GATOS CA 95032-1534

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300

7944100800861000200 1K0

From: Planning Public Comment
Sent: Wednesday, October 23, 2024 12:06 PM
To: Gina Muelleman [redacted]; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Alexander Abbe <aabbe@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: FW: 3111 Benton St - ATT Monotree Project - Community Development Planning Division - October 23, 2024

Hello,
Your email has been received in the Planning Division and 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 Direct : 408.615.2474

From: Gina Muelleman [redacted]
Sent: Wednesday, October 23, 2024 11:59 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Gina Muelleman [redacted]
Subject: 3111 Benton St - ATT Monotree Project - Community Development Planning Division - October 23, 2024

Hello, please add the attached file as my comment for this meeting.

Thanks & Regards,

Gina Muelleman,
3235 Benton St

Here are my thoughts on the 3111 Benton St Monotree project:

As we run out of lower frequencies, we will need to add more and more of these faux trees because the higher frequencies don't propagate that well. And will 5G+ eventually go up to 300 GHz?

And then why hasn't Verizon, T-Mobile, and Dish also asked to place a large antenna in this spot? Or have they asked – and AT&T was the highest bidder so they were chosen? If one monotree was OK, then are we going to allow all three companies to add 3 antennae in the same place or even nearby?

Home Values

Right now, to tell a prospective buyer that your house's neighborhood has the 5G or 5G+ capability would increase value, but if **studies ever came out** that the higher frequencies affect the brain's performance or worse, cause cancer, we will **not** be able to sell our houses until a lot of the cell towers are taken down. That would cause the wireless carriers a lot of expense.

Health effects

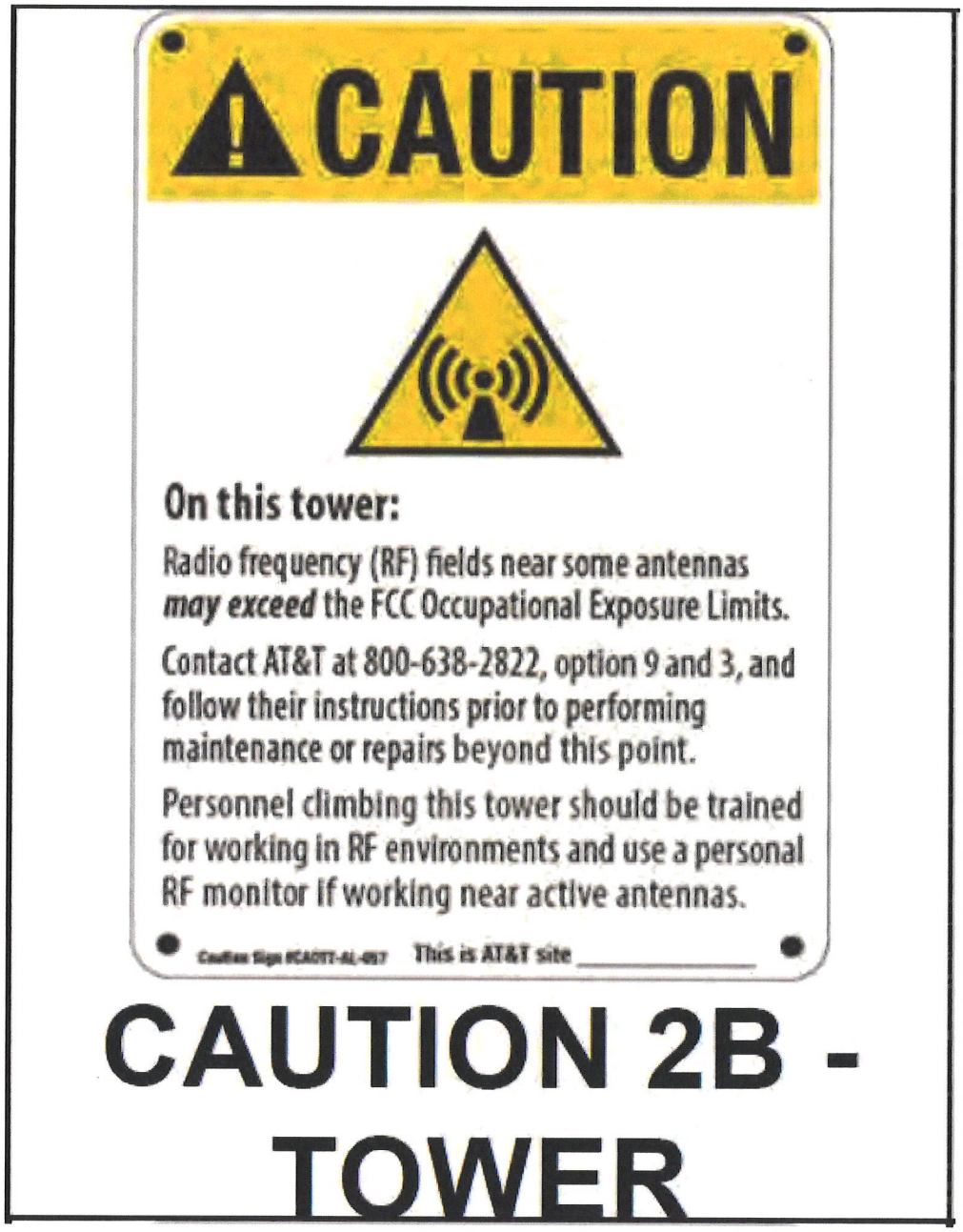
One article from the *International Journal of Environmental Research and Public Health* in September 2019, reviewed 94 medical studies to see if the higher frequencies (6–100 GHz, millimeter waves, MMW) can have a health impact. They revealed that most studies covered the midrange (30.1 to 65 GHz), and they said that a lot more medical studies are needed to see what happens at the lower and higher frequencies (ranges up to 30 GHz and over 90 GHz).

They also mentioned: at the RF level, the International Agency for Research on Cancer classified electromagnetic fields as "possibly carcinogenic to humans."

https://pmc.ncbi.nlm.nih.gov/articles/PMC6765906/pdf/ijerph-16-03406.pdf

Signal Behavior – Not Constant

The labels for tower and rooftop imply that the RF fields could spike higher than the FCC occupational exposure limits. Does that mean if we are on or near the roofs, we could be exposed to RF radiation (when tower dips into lower frequencies)?



A lot to think about.

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Wednesday, October 23, 2024 11:58 AM
To: Ken Kratz [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Alexander Abbe <AAbbe@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: RE: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments (2)

Thank you, Ken.

Your email has been received and will be part of the public record on this item.

Regards,
Elizabeth Elliott
Planning Division

From: Ken Kratz [redacted]
Sent: Wednesday, October 23, 2024 11:56 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments (2)

You don't often get email from [redacted] Learn why this is important

Hello Community Development Department,

I have two additional comments and concerns to add to my letter objecting to the project and my request for a continuance/postponement of the hearing until my concerns are addressed that I sent earlier in regard to the AT&T telecommunications tower proposed for 3111 Benton Street (projects PLN 23-00148; APN: 290-27-006).

Please bring the following to the attention of Planning Commission for their public hearing on this project scheduled for today, Wednesday, October 23, 2024:

1. Noise issue concerns

I read the noise report included in the agenda packet and I think the authors of the report need to look at the cumulative effects of the noise, the adding the current background noise to the noise from the proposed tower installation, on the surrounding residents. According to what I have read on-line, noise is cumulative; the authors of the noise report in the packet need to consider the cumulative effects.

This is important because most residents of Pomeroy Green do not have air conditioning and therefore leave their widow and doors open for ventilation when it's hot outside. This situation will be particularly bad at night when everyone is trying to get some sleep.

Could the noise be abated by moving the tower installation somewhere more compatible with these concerns or a sound barrier be provided in the proposed location. The report mentions a partial concrete block wall surrounding the area of the proposed tower electrical gear installation; could that wall be completed/extended and a roof be provided to prevent unwanted noise form entering the yards and homes surrounding the project?

2. Pomeroy Green identification and histroci status

Pomeroy Green can also be identified form a casual walk through the complex to find the historic plaque that is mounted on the side of the Pomeroy Green Clubhouse (see attached photo; that's a picture of me in front of the plaque). There is also a list of contact numbers for our Board Members and our Property Manager on the bulletin board behind me.

Thank you,

Ken Kratz
Pomeroy Green Cooperative shareholder
3283 Benton Street
Santa Clara, Ca. 95051
[redacted]

From: Planning Public Comment
To: [redacted] Planning Public Comment; Lesley Xavier; Eric Crutchlow; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Cc: Alexander Abbe
Subject: RE: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Date: Wednesday, October 23, 2024 4:01:16 PM
Attachments: image001.png
image003.png

Hello,
Your email has been received in the Planning Division and 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 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Jenny Wen [redacted]
Sent: Wednesday, October 23, 2024 2:55 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

Some people who received this message don't often get email from [redacted] Learn why this is important

Dear sir/Madam,
This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street. Our neighborhood community hereby formally submits our letter with signatures opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024.
We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is **a big NO**.

1. The "monotree" is actually a "wireless cell phone tower" or "cell phone base station." Its location is a **mere 20~30 feet away** from the backyard fence of the neighboring residential houses and is extremely close to the immediately surrounding residential area.

Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential properties and/or **property line**:

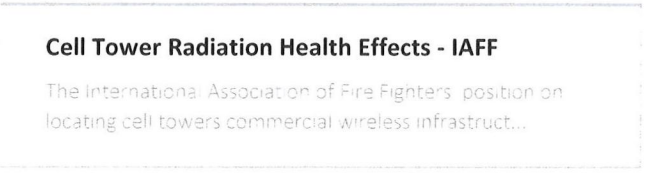
- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA
- South Los Angeles, CA
- Hollywood, CA
- San Diego, CA
- Beverly Hills, CA
- Calabasas, CA
- Encinitas, CA
- Palm Springs, CA

2. There is already another **Verizon "wireless cell phone base station"** at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern. Therefore, there will be **TWO** wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

> **A. <u>The negative health effects caused by wireless radiation from the tower.</u>There has NOT been a clear conclusion that cell towers are not harmful to health.**
>
> **This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.**

Further reading can be done on their website Cell Tower Radiation Health Effects - IAFF



B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:

- **2020 - Virginia:** Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
- **2019 - California:** Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
- **2018 - New Jersey:** A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
- **2017 - Texas:** Cell tower fire occurred, likely due to

equipment malfunction, as heavy winds and storms were present.

- **2016 - Florida:** Cell tower caught fire after being struck by lightning.
- **2015 - Illinois:** Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.
- **2014 - North Carolina:** A fire was caused by an electrical issue related to the cell tower's lighting equipment.
- **2012 - Michigan:** Cell tower fire occurred, believed to be caused by an equipment malfunction.
- **2011 - Alabama**: Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.
- **2009 - Georgia**: A fire was reported at a cell tower site, attributed to equipment failure and overheating.
- **2008 - Colorado**: A fire broke out at a cell tower, suspected to be caused by an electrical short circuit.
- **2006 - Ohio**: Cell tower caught fire due to a malfunction in the power supply system.
- **2005 - New York**: A fire was linked to an electrical issue at a cell tower site.
- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.
- **2003 - Maryland**: A fire occurred at a cell tower site due to suspected electrical malfunctions.
- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.

- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u>**Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.**

Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Sincerely,

Jenny Wen

PMM
PC Meeting 10/23/24
RTC 24-987
Item 4

I am Strongly opposed .....
My response is a big No!"

* Uncoordinated
* Ugly
* Too close the house (residential)