

**Kiran Singh**

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**From:** STANFORD SHOOR [REDACTED]  
**Sent:** Wednesday, August 3, 2022 2:41 PM  
**To:** Priya Cherukuru; Ricci Herro; Yashraj Bhatnagar; Nancy Biagini; Lance Saleme; Qian Huang; Andrew Crabtree; Jonathan Veach; Reena Brilliot; PlanningCommission; Planning Public Comment; Debby Fernandez; hnguyen@charitieshousing.org; jhead@charitieshousing.org; projects@catalyzesv.org  
**Subject:** Item 2: Approve Civic Center With Recommendations

Santa Clara Planning Commissioners,

Our local families desperately need affordable homes. At 108 units, this Civic Center Drive project from Charities Housing will be an essential housing option for many.

Let's not be discouraged by a handful of loud voices. Instead, let's build homes to tackle our current and future needs.

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following reasons:

- 108 affordable homes are desperately needed to meet the demand, to provide housing for people like our local teachers and service workers
- The parking count is appropriate for the site given access to VTAs buses and shopping along El Camino Real

Meanwhile, here are two things you could ask about in the hearing that could make the project better:

- To cut down on traffic, the developer could provide free bus passes for residents as other affordable developers do in our area
- Create a more active, vibrant ground floor to promote neighborhood interactions

I strongly urge you to support the Civic Center Drive project,

<Your Name>

Laurie Duckham-shoor

Sent from my iPhone

## Kiran Singh

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**From:** KEYHAN SINAI [REDACTED]  
**Sent:** Wednesday, August 3, 2022 4:50 PM  
**To:** Priya Cherukuru; Ricci Herro; Yashraj Bhatnagar; Nancy Biagini; Lance Saleme; Qian Huang; Planning Public Comment  
**Subject:** Regarding 1601 Civic Center Drive Project proposed by Charities Housing  
**Attachments:** Removing encampment in 2-2021 after 11 months.JPG; Trash from encampment after enclosure housing the homeless was demolished 2-21.JPG; Trash dumping truck.JPG; 1601-dump.jpg; Homeless Tent on 1601.jpg; 1601-poop.jpg; 1601-homeless man arrested.jpg; 1601\_shit\_path\_2.jpg

Dear Planning Commissioners,

First, I want to thank you for volunteering your time in the service of the public.

In the case of Charities Housing 1601 Civic Center Drive, in addition to the numerous technical flaws and objections raised by our neighbors we urge you to also consider that "The End does not justify the means".

In the interest of brevity I urge you to read letters in the 100 page 'public correspondence' posted alongside the agenda, on pages 36, 38-48 (1-9-2022) and pages 90-100 (9-1-2021), written on behalf of myself and Civic Center Village HOA on Triton Ct., and the surrounding neighborhood HOAs, who overwhelmingly oppose this project.

As a wall-to-wall neighbor (1691 Trion Ct) of 1601 Civic Center Drive I strongly urge you to reject Charity Housing's (abbreviated CH henceforth) proposal to build "affordable" housing on '1601'. Longer term this publicly funded project is not affordable to the City, the tax payers, and our neighborhood. It will devastate our neighborhood. We suffered 13 months of hell from April 2020 through April 2021 as a result of the homeless encampment on the 1601 property within yards of our homes, while CH refused to identify itself and engage with us, and put a security fence around its property. SCPD and its Neighborhood Nuisance Suppression Unit acted as our liaison to inform the stealth owner (at the time) of the petty crime and blight within yards of our homes. SCPD stated that they "cannot force the owner" to put up a fence. There were homeless brawls, bicycle thieves, drug and alcohol consumption, broken glass and nails thrown into our homes and sleep time disturbances. CH engaged with us only after a criminal dumped the contents of their RV toilet tank at midnight on April 14 2021 right behind our home. Incident number 9910975 to code enforcement and **Police Report # 21-041662** are proof of this crime. It took CH four days to clean up and we suffered intolerable stench, and a harmful exposure to germs and viruses. After this incident and complaints to code enforcement CH had no choice but to put up a fence to guard against further liability. We want you to understand it was not out of the "Charity" in their hearts that they put up a \$2K fence. To make matters worse, we found out only in May 2021 that CH had submitted their proposal to the Planning Department in Dec. 2020 and had been contacting Council Members to gain positive mind space in order to preempt any meaningful dialog and feedback from us. We want you to know that **CH has treated us as disposable toilet paper**. It has used our presence in the community meetings to claim engagement and feedback, where in fact none of our key demands have

been met. In spite of all this, CH has the audacity to place the following in their Mitigated Negative Declaration MND response to our objections:

"Response E-6: Based on the Community Crime Map for the City of Santa Clara (<https://communitycrimemap.com/>) **there have been no calls for service to the project site between January 1, 0221 (typo is not mine) and July 12, 2022.**"

This is false. Why has CH left out the 9 months of 2020 when most of our complaints were made? Why did CH filter out visits by SCPD to complaining homes on Triton Ct. and only cites visits to 1601? Why does CH not mention that the Crime Report does not include cases where arrests are not made or when there is no suspect and may not include every complaint made to the SCPD dispatch? Most importantly: **Why did CH not ask for the evidence directly from the neighbors in the four long public meetings** when they deliberately stayed silent in response to our complaints? Is CH claiming that effectively, we the neighbors are liars? We have attached a few pictures to show the homeless encampment and are happy to provide further evidence for our claims. The brief history proves that CH is not transparent and evades accountability. CH has added insult to injury by claiming "nothing happened on our watch". CH distorts the evidence and ignores facts on the ground. We hope you take the time to question CH the hard questions we have repeatedly asked and conduct your own fact finding before approving this project. We are happy to invite you to our homes to prove the shadow "study" is incorrect and to share first hand witness reports, and how this project will impact us. Please understand CH will do anything, including resorting to 'general' parking studies to get its project approved. Please note that:

1. CH has refused to move all the entrances and lanes for their project to Lincoln Street. The situation on Civic Center Drive with 4 lanes in proximity to each other is hazardous.
2. CH has refused to reduce the height of the building to 2-3 as many other new developments in Santa Clara have.
3. The parking spaces are inadequate. Currently there are no parking spaces in our neighborhood past 6 or 7pm. The curbs cannot be cleaned because the parked cars have nowhere to go. The former Fuji florist's project site (on Warburton) will add to the congestion. There is blight, and car break-ins daily along the curbs. SCPD Community Relations has informed us that they do not have the bandwidth to address the volume of petty crime. The congestion added by CH will make it worse. CH has been and will be a burden on the enforcement budget of the City. Longer term such dense uneconomic projects can easily flop and the mess will become the tax payers and the City's burden.
4. The vast **majority of our neighborhood wants a park on the current site of 1601. Our petition to place this for consideration on a future Council Meeting Agenda was approved by the Council in September 2021. Why is our alternative proposal for this site not even being considered in a timely fashion on equal footing to CH's proposal?** As we understand this matter should have been placed on the City Council Agenda for a vote within a month of approval. Should the Citizens be paying the price for the process inefficiency and the fact that there was a City Manager change? We ask that our proposal be given fair consideration.

The MND section E lists our objections. The responses to our objections are flawed, evasive, and in some cases even not related to the objection.

CH's shadow study is still flawed after 4 public presentations. It claims there is no more shadow on my home 1691, 1701, and 1681 than the current two story building. Mr. Hood of CH admitted that the shadow study is inaccurate in the last public meeting on July 20 2022. I explained why the study is flawed to the planning department and again two times in public meetings. In spite of this the public record has not been corrected and decision makers will likely assume the shadow study is a "pass". My home and at least two other homes have no obstruction from the current two-story building to cause a shadow. If CH's project is approved, we will lose our view of the Civic Center Park, the sky and the shadows from the 5-story tall building will reduce the efficiency of any solar installation as well as ruins the view from our homes. My home is RED on the toxic fume section of the MND report. We objected that the mitigation of toxic fumes during construction is not adequate. There needs to be a 24/7 sensor that wirelessly transmits data (or checked 2-3 times a day) to code enforcement for prompt action. The MND response **places the burden of reporting on the affected neighbors.** This is not fair. We may be working at the office and even if staying at home **we have no effective way of monitoring toxic emissions.** The response does not allay our fears. The noise level of 90db during construction is unacceptable. The City's code is 55dB. The response E-4 to this objection refers back to D-2 which addresses a different problem! No one should be asked to be exposed to 90dB of noise within yards of their home, for an extended period of time and in such close proximity. Would you as Citizens tolerate such a noise level for yourselves and your families?

This project is not suited to or safe for our neighborhood because of the density, proximity, negative impact on the environment, traffic, parking, shadow, toxic fumes, long term impact on City infrastructure and finances, property values, etc. The quality of life has degraded in our neighborhood in the two years since the 1601 site became a homeless encampment.

Ultimately this project is a badly designed patch to an urgent social problem. The patch will make matters worse over time. In spite of the hype, it is not in the public best interest and will devastate our neighborhood over the next 50 years, ala the failed social and business model of NYC concentrated and dense Public Housing projects. In addition, CH has serious credibility and 'good faith' issues which must be considered.

Again, we urge you to consider that "The end does not justify the means. ". Let us not lower the bar to the minimum technical aspects of CEQA or other rules. Please consider the big picture and the voices of us Citizens and to reject CH's proposal for 1601 Civic Center Drive.

Sincerely

Keyhan Sinai

Cc:

Morteza Shafiei, President Civic Center Village HOA on Triton Ct. Santa Clara, CA

















# **!!ATTENTION!!**

A cleanup of illegal encampments  
in this area will be conducted on the following date(s):

2-24-21 / 6AM  
through  
2-24-21 / 6PM

You are **TRESPASSING** and  
will be subject to **CRIMINAL PROSECUTION** if you remain

**You MUST remove all of your property from this location by  
7:00 a.m. on 2-24-21**

**During the cleanup all personal property, shelters, and garbage  
remaining in the area will be removed.**

If you need help with housing or want to learn about resources available to you,  
please contact the Encampment and Homeless Outreach Hotline at (408) 510-7600 or  
211.

Additionally during the Covid-19 Pandemic you can reach the Covid-19 Housing hotline  
by calling 408-278-6420

**From:** [Planning Public Comment](#)  
**To:** [Michael Abramson](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED] [Project Specialist](#)  
**Subject:** Abramson RE: Item 2: We Need Affordable Homes in Santa Clara  
**Date:** Tuesday, August 2, 2022 12:55:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Afternoon,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Michael Abramson [REDACTED]  
**Sent:** Tuesday, August 2, 2022 12:18 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED].org; Project Specialist [REDACTED]  
**Subject:** Item 2: We Need Affordable Homes in Santa Clara

Dear Santa Clara Planning Commissioners,

I encourage you to support the Civic Center Drive project from Charities Housing. This is a good project in many respects. 108 affordable homes is not something to take lightly. They are desperately needed to provide housing for many people with modest incomes. The project is close to El Camino Real with 22/522 VTA bus routes. To take full advantage of this location, the developer could provide free bus passes for residents like other affordable developers in this area.

I sincerely hope that you will support the Civic Center Drive project,

Thanks

Michael Abramson

## Lesley Xavier

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**From:** Nancy Biagini  
**Sent:** Sunday, July 31, 2022 6:13 PM  
**To:** Lesley Xavier  
**Subject:** FW: Strongly Oppose 1601 Civic Center Drive Development

Please add to the record. Thanks, Nancy

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**From:** Sunil Bhagwani [REDACTED]  
**Date:** Sunday, July 31, 2022 at 5:42 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>, Ricci Herro <RHerro@Santaclaraca.gov>, Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>, Nancy Biagini <NBiagini@SantaClaraCA.gov>, Lance Saleme <LSaleme@SantaClaraCA.gov>, Qian Huang <QHuang@Santaclaraca.gov>  
**Cc:** Debby Fernandez <DFernandez@santaclaraca.gov>  
**Subject:** Strongly Oppose 1601 Civic Center Drive Development

Dear Planning Commission members of City of Santa Clara,

I'm Sunil Bhagwani and live on Triton Ct (Civic Center Village association), my community is wall to wall neighbor of property at 1601 Civic Center Dr where Charities Housing (CH) has proposed the huge development on such a tiny lot.

While I and many others are supportive of affordable housing and understand the need, **I must say that I am strongly opposed to this development. It is ill-planned (100+ units on such a tiny lot in already congested/saturated neighborhood, 40 units will be a stretch too), unsafe, will have huge negative impact on the neighborhood and developer doesn't care a slightest about existing residents' concerns and issues.**

This development will significantly deteriorate Quality of Life for existing residents further. Our quality of life has already gone down for past many years, with limited or no parking, lot of traffic noise (even after mid night), thefts, auto break-ins, mailbox break-ins and vandalism being a common thing. And we don't even bother to report these crimes to Police anymore as they simply do nothing.

Plus, Charities Housings' track record so far has been terrible, they have proven to be a nightmare to the neighbors - during the pandemic they failed to put a simple \$2000 fence for 1+ year to secure their property and instead spent more time/efforts on keeping their name hidden (as owners) until mid of 2021. In addition, they've falsely claimed to City they've been reaching out to our community since 2020. Their community outreach meetings were more or less their own marketing and useless for residents as they simply don't listen to community (seems like it is just ticking checkbox exercise for them and they don't really care!). I still have to see any meaningful change based on our community's feedback that they have done. Most of the time they just distract, deflect and spin away important issues that is likely showing how their development is going to negatively impact. I even feel they're not truly non-profit and their motive is to enrich themselves personally (Can City investigate that?).

I want sensible/common-sense development, and it should not be at detriment of existing and future residents. However, plans like these will make people, who are supportive of this cause, to oppose it and lose faith in governments and these so-called non-profit organizations (CH doesn't really believe in and care about

earning community's trust, they know how to spin the things and keep all negative things hidden, and if one pops up quickly deflect and try to confuse people – I have told them on their face that they're just pretend transparent).

Unless number of units is cut to less than half, I don't see how anyone in the neighborhood will support this. In fact, if this goes through in current form, it likely shows our City planners and Policy makers are working for developers and not for the actual residents. Kindly note anyone supporting this development is likely a paid lobbyist (they call themselves advocacy groups these days) and/or who don't live in the neighborhood and are not going to get impacted. This kind of creating fake support for a project this large (hey, it has lot of money involved) is a norm these days by builders, so verify each letter for authenticity.

I will reiterate, this location is just not suitable for ultra-high-density building as neighborhood is already saturated with recently completed many housing projects. We do not even have any good park at walking distance for young children – that small Rotary Park is not enough for nearby Apartment complexes, prior to pandemic my kid did not even get to play on swings and slides (it used to be so crowded). We stopped going there and pandemic may have changed the dynamics temporarily. City and planners have been simply negligent towards young children's development. And if City still wants to allow more development then it will be like a slap in the face for existing residents. Kindly understand the realities on ground, feel free to meet with us, we're available, don't base your judgment on paid for studies (if study is not going to show what is initially expected they often kill it) and reject this development.

Issues with current plan:

1. **Pedestrian Safety:** Current plan shows driveway will be on Civic Center Dr and that itself is going to be a blunder and very accident-prone. So many people (including kids and seniors) use this sidewalk to take a walk around neighborhood and go to City Hall (by crossing Lincoln St). Myself, wife and child also use this sidewalk for daily walk and jog. Putting a driveway here for such a dense community will make this sidewalk dangerous. I have noticed many vehicles don't even yield to pedestrians crossing "properly marked pedestrian crossing" on Lincoln Street and some of the drivers often seem distracted. If accidents happen on this side walk, **residents should hold CH and City liable for poor planning decision.**

2. **More Noise** (and other pollution) issues especially during late night/early morning hours. We already have traffic noise past midnight and putting a driveway close to our homes (on Triton Ct) will disturb our sleeps even more. And we will be subject to more pollution.

3. **Fire Safety, Earthquakes and Liquefaction:** I happened to witness four-alarm fire on 1850 El Camino in June of 2019. Fire consumed 56-unit (under construction) condominium building so fast that there are no words to describe it. Feel free to look that up. I'm pretty sure Developer for that claimed that all fire codes/regulations were being followed, but the fact is - it still happened. Having a highly dense 5-story buildings where many families will be cooking etc, increases the fire risk. Like in the previous case developer will claim they followed all codes and will have sprinklers installed etc, but my point is why do we need such dense buildings in the first place that increases the risk. From Earthquakes point of view, why not just build 2-story building(s), matching immediate neighboring buildings. Also keep in mind decisions by City has to stand test of time for next 40 years or so and we all know we're expecting a big earthquake (6.7+) that will possibly cause liquefaction. If these 5-story buildings crumble, I don't want to be the one saying to media that we warned the City and City was negligent about it. City and others cannot claim that they did not see it coming and cannot just absolve themselves of accountability by saying it was God's act. Please also read why 12-story condominium complex collapsed within few seconds in Florida (in June 2021, due to water issues in foundations). It is also likely after



an earthquake; buildings catch fire and sprinklers just fail to work. Again, why choose to build tall high-density buildings when our city has more locations and choices.

4. **Pandemics:** City/Govts are still kind of refusing to learn any meaningful lesson from current Covid-19 pandemic to prepare for future ones. City should understand, learn and observe from ongoing pandemic impacts, most importantly, how highly dense neighborhoods and cities were badly impacted by it. E.g. Take the current super infectious variant Omicron BA.5, please think about how impacted people will be able to isolate in the building without spreading it to others. This virus is evading vaccine and immunity from previous infections quickly. Allowing ultra-high-density projects like this when we have many choices would be like allowing future health crisis by choice.

5. **Santa Clara is a "Neighborhood Watch Community":** If you allow so many new residents (possibly their guests) to come into an already overcrowded neighborhood, how is City expecting to meet its goals? This ultra-dense development in already crowded neighborhood is contradictory to City's values. This neighborhood is already seeing increase in blight/crime – Just this month our community mailboxes were broken into, last year my property was vandalized - someone dumped stinky trash and we had to collect individual pieces spread over by hand. We called the City and it refused to pick it up, saying it is present on private property. There are similar reports from neighbors. And I simply refuse to accept that it as a norm, and our City must do something about it.

6. **Charities Housing cannot be trusted:** Based on our own experience we do not trust CH. I have mentioned already how they failed to protect their wall to wall neighbors and they don't really care about community's feedback. In addition, based on reviews from their current project residents complain about numerous issues.

I hope you will focus on the facts and listen to our voices. Please do the due diligence from your side before taking any decisions.

I thank you for your consideration.

regards,  
Sunil Bhagwani

**From:** [Planning Public Comment](#)  
**To:** [Julia Cline](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Item 2: Approve Civic Center With Recommendations  
**Date:** Tuesday, August 2, 2022 12:49:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Afternoon,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to notify us of your concerns.

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

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

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

From: Julia Cline [REDACTED]  
Sent: Tuesday, August 2, 2022 12:13 PM  
To: Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED]; [REDACTED]  
Subject: Item 2: Approve Civic Center With Recommendations

Santa Clara Planning Commissioners,

As the daughter of a teacher, I urge you to support the Civic Center Drive Project. It concerns me that someone who feels called to teach cannot afford to live in our county. Housing prices are squeezing out people who choose to serve others. In order for our county to be a vibrant and healthy community, we need residents working in all kinds of professions and jobs. Providing affordable housing is one way to ensure our county has the kind of population that will keep it thriving.

Julia Cline

Sent from my iPhone

**From:** [Planning Public Comment](#)  
**To:** [Kate Conley](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debbly Fernandez](#); [REDACTED]; [REDACTED]; [REDACTED]  
**Cc:** [Lesley Xavier](#); [Debbly Fernandez](#)  
**Subject:** Conley RE: Item 2: Approve Civic Center With Recommendations  
**Date:** Wednesday, August 3, 2022 8:42:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Morning,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to contact us.

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

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

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**From:** Kate Conley [REDACTED]  
**Sent:** Tuesday, August 2, 2022 1:16 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** Item 2: Approve Civic Center With Recommendations

Santa Clara Planning Commissioners,

Our local families desperately need affordable homes. At 108 units, this Civic Center Drive project from Charities Housing will be an essential housing option for many.

Let's not be discouraged by a handful of loud voices. Instead, let's build homes to tackle our current and future needs.

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following reasons:

- 108 affordable homes are desperately needed to meet the demand, to provide housing for people like our local teachers and service workers

- The parking count is appropriate for the site given access to VTAs buses and shopping along El Camino Real

Meanwhile, here are two things you could ask about in the hearing that could make the project better:

- To cut down on traffic, the developer could provide free bus passes for residents as other affordable developers do in our area

- Create a more active, vibrant ground floor to promote neighborhood interactions

I strongly urge you to support the Civic Center Drive project,

<Your Name>

## Lesley Xavier

---

**From:** Nancy Biagini  
**Sent:** Friday, July 29, 2022 2:46 PM  
**To:** Lesley Xavier  
**Subject:** Re: I continue to oppose the General Amendment Plan and Rezone of Charities Housing in 1601 Civic Center Drive to Planning Commissioner's, by Charities Housing, until today —

Here is another I am forwarding to you for the record – see my comments on others regarding this matter. Thanks,  
Nancy

---

**From:** Maria Espinosa [REDACTED]  
**Date:** Wednesday, July 27, 2022 at 3:49 PM  
**To:** Nancy Biagini <NBiagini@SantaClaraCA.gov>  
**Cc:** [REDACTED]  
**Subject:** I continue to oppose the General Amendment Plan and Rezone of Charities Housing in 1601 Civic Center Drive to Planning Commissioner's, by Charities Housing, until today —

As of 7/20/2022 outreach meeting with CH ,plan will lower building height to one level only, and this is not enough. Our previous requests to lower height to 2 levels or even more.

In every outreach meetings our neighbors in Triton Court, especially those who lives @ the backyard of 1601 Civic Center Drive, repeatedly discussing to CH about the Shadow, and Privacy issues.

It will remain a very significant effect . The building height will take our sky view, and all we will see is a 5 story building right at our backyard of a 2 stories residential home. I live right at the backyard of 1601 Civic Center Drive.

To our privacy, it plays an important role in our daily life — —

How will anyone of you feels, if you are in our position, with 5 story building watching your move into your 2 stories home on your own backyard.

I myself, will definitely get paranoid ...

Everyone backyard is where we enjoy our relaxing moments, gardening, and kids in other backyard doing most of their fun moment.

We asked CH to not have parking areas nor driveway at the backyard of 1601 CCD project proposal, but then their plan says, " THERE Will Be ...

CH really needs to remove full access to their parking at their backyard in 1601 CCD, and have it all on Lincoln St ... As of 6/29/2022, their plan was to have main entrance ,and exit towards Lincoln St —

CH has no consideration for the sake of our health , lingering fumes from cars exhaust, day and night , and don't care about noise either.

\* If CH were to decide to leave their backyard at no parking areas, it will raise up safety risks , it becomes a hideaway alley for convenient dumpster, car break - ins, petty crimes, drug users an more. So then ,CH will need a security gate at their backyard.

\* CH plan project to have a driveway at Clvic Center Drive, an entrance and exit is adjoining to Triton Court must be considered in their study ...

\*\*\* The extent of time for drivers coming out of

TRITON COURT with a new driveway are lying near, and involving risks of the drivers from both

driveway are coming out at the same time, and people frequently walk on that sidewalk, they are liable to accidents. Also high risks to cars driving along Civic Center Drive.

Why allow CHARITIES Housing to build their project in a Prime Spot area . It's not a suitable area either , it's a small lot to fit their building plan project.

\*\*\*\* Our neighborhood did a review search of CH properties, and found many issues—like security gate has not worked in over a months or a year, it allows abusers in to access to their victims. Other CH properties found many tenants complained mostly car break- ins , bed bugs , roaches.. Other eye catching comments include violent ,and sex offenders among tenants . More info — go check CH tenant reviews.pdf Our community needs you to listen ,please have some caring spirit ,help us to counteract all our issues. Human Kindness please . Thank you.

Sent from my iPad

**From:** [Planning Public Comment](#)  
**To:** [Ari Feinsmith](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Item 2: We Need Affordable Homes in Santa Clara  
**Date:** Tuesday, August 2, 2022 12:48:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Good Afternoon,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Ari Feinsmith [REDACTED]  
**Sent:** Tuesday, August 2, 2022 11:47 AM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED]  
**Subject:** Item 2: We Need Affordable Homes in Santa Clara

Santa Clara Planning Commissioners,

Our local families desperately need affordable homes. At 108 units, this Civic Center Drive project from Charities Housing will be an essential housing option for many.

Let's not be discouraged by a handful of loud voices. Instead, let's build homes to tackle our current and future needs.

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following



reasons:

-108 affordable homes are desperately needed to meet the demand, to provide housing for people like our local teachers and service workers

-The parking count is appropriate for the site given access to VTAs buses and shopping along El Camino Real

Meanwhile, here are two things you could ask about in the hearing that could make the project better:

-To cut down on traffic, the developer could provide free bus passes for residents as other affordable developers do in our area

-Create a more active, vibrant ground floor to promote neighborhood interactions

I strongly urge you to support the Civic Center Drive project,

<Your Name>

**From:** [Planning Public Comment](#)  
**To:** [Anton Frolov](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Debby Fernandez](#)  
**Subject:** Frolov RE: Charities Housing at 1601 Civic Center Drive Planning Commission Meeting  
**Date:** Wednesday, August 3, 2022 10:21:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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1500 Warburton Avenue | Santa Clara, CA 95050  
O: 408.615.2450 | D: 408.615.2474

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---

**From:** Anton Frolov [REDACTED]  
**Sent:** Wednesday, August 3, 2022 9:55 AM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Re: Charities Housing at 1601 Civic Center Drive Planning Commission Meeting

Hi! I live nearby (Catalina Community) and encourage you to oppose this project.

Building this project will add more than 200 cars that need to be parked somewhere. With just 82 on-site parking lots, this amount of cars will flood the nearby streets. Realistically, residents are highly unlikely to use bikes or public transportation due to low availability of safe bike lanes and public transportation nearby. This will put a strain on public infrastructure, will make roads less safe for bicycles and pedestrians and will make life of both current and new residents miserable.

Thanks!

**From:** [Planning Public Comment](#)  
**To:** [Eulalio Mendez Garibay](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED]; [Lalo Mendez](#)  
**Subject:** RE: Item 2: We Need Affordable Homes in Santa Clara  
**Date:** Tuesday, August 2, 2022 12:48:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Thank you for taking the time to notify us of your concerns.

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

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

---

**From:** Eulalio Mendez Garibay [REDACTED]  
**Sent:** Tuesday, August 2, 2022 11:49 AM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED].org; Lalo Mendez [REDACTED]  
**Subject:** Item 2: We Need Affordable Homes in Santa Clara

Santa Clara Planning Commissioners,

Our local families desperately need affordable homes. At 108 units, this Civic Center Drive project from Charities Housing will be an essential housing option for many.

Let's not be discouraged by a handful of loud voices. Instead, let's build homes to tackle our current and future needs.

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following reasons:

- 108 affordable homes are desperately needed to meet the demand, to provide housing for people like our local teachers and service workers
- The parking count is appropriate for the site given access to VTAs buses and shopping along El Camino Real

Meanwhile, here are two things you could ask about in the hearing that could make the project better:

- To cut down on traffic, the developer could provide free bus passes for residents as other affordable developers do in our area
- Create a more active, vibrant ground floor to promote neighborhood interactions

I strongly urge you to support the Civic Center Drive project,

**- Eulalio Mendez**

**From:** [Planning Public Comment](#)  
**To:** [C E Hershey](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Debby Fernandez](#)  
**Subject:** RE: Regarding PLN21-15206  
**Date:** Tuesday, August 2, 2022 12:49:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Afternoon,

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Thank you for taking the time to notify us of your concerns.

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

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

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**From:** C E Hershey [REDACTED]  
**Sent:** Tuesday, August 2, 2022 11:55 AM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Regarding PLN21-15206

Hi There,

While I think the idea of building 108 affordable housing units at 1601 Civic Center Dr is a great idea for much-needed housing, The plan to include only 82 parking spaces must be revised. I'm sure we can all agree it would be ideal if we all could rely less on personal cars to get to and from our daily activities, needing only 0.82 parking spaces per household, that's not how things are now or are likely to be in the next several decades. As it is, Civic Center Dr usually sits overnight packed with cars; adding dozens more will not help the issue. Even if each household had only one car apiece, that's 26 more cars that must find overnight parking on side streets. The fact that 108 households are going to have far more than one car apiece means that those 82 spaces are a little less laughable and a little more insulting.

Please build more affordable housing, but please be realistic about the parking needs of those living there and in surrounding areas.

Thanks,  
-Catharine Hershey, local resident

**From:** [Planning Public Comment](#)  
**To:** [Jeremy Hoffman](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED]; [REDACTED]; [REDACTED]  
**Cc:** [Lesley Xavier](#); [Debby Fernandez](#)  
**Subject:** RE: Item 2: Approve Civic Center With Recommendations  
**Date:** Tuesday, August 2, 2022 12:50:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Afternoon,

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Thank you for taking the time to notify us of your concerns.

**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

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**From:** Jeremy Hoffman [REDACTED]  
**Sent:** Tuesday, August 2, 2022 12:48 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** Item 2: Approve Civic Center With Recommendations

Dear Commissioners,

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following reasons:

1. Climate change is a great threat to peace and prosperity. According to the IPCC report, infill housing near transit and retail is one of the best ways for local governments to reduce greenhouse gas emissions per capita.

2. We have a massive and growing jobs-housing imbalance.

3. We need homes for people, not cars!

My one extra suggestion would be to encourage secure bike parking wherever possible. Each bike trip is one less car trip, making our streets calmer, safer, and quieter, and cleaner!

Jeremy Hoffman  
Mountain View

**From:** [Deepa Hotchandani](#)  
**To:** [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#)  
**Cc:** [Debby Fernandez](#)  
**Subject:** Strongly Oppose 1601 Civic Center Drive Charities Housing project  
**Date:** Friday, July 29, 2022 12:39:13 PM

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Dear Planning Commission members of the city of Santa Clara,

I reside on Triton Ct. along Civic Center Drive for over 12 years. And I am writing to express my objection to the project.

Our neighborhood is experiencing a serious shortage of parking and green space/park, as well as blight, noise, petty crime, and a decline in the quality of life. We all experience these problems daily. We believe **the City should consider other suitable sites for ultra-dense housing development**, and give our needs as Citizens priority over developers. New housing developments should not over-shadow our homes and must preserve the look and feel of our Civic Center. Our neighborhood is already saturated with new developments that have grossly underestimated the need for parking and other infrastructure.

I am very concerned about the following issues with the proposed project:

1. Proposed driveway entrance at Civic Center Dr. will impact traffic and pedestrian safety. **Very unsafe for families** taking walks and kids riding bikes along the block, especially crossing the entrance point and this increases the risk of accidents.
2. Proposed 5-story building does not blend in with adjacent 2 stories family homes, and **will increase shadow overcast**.
3. Our neighborhood and residents are already **under pressure due to multiple developments** impacting traffic, parking, noise, pollution etc. on a daily basis.
4. Proposed open entry lane creates an alley along the wall with Triton Ct. that will surely **attract crime and dumping**.
5. Significantly lower parking ratio will exacerbate the **already burdened parking situation**.
6. The home school - Scott Lane Elementary already has **77% low-income students** which is much higher than the 15% poverty rate for the 95050 zip code.
7. 25% of the proposed units will be for formerly homeless tenants via the Rapid Rehousing Program. The service is offered **without preconditions such as absence of criminal record or sobriety**.
8. **Increase homelessness and blight** in the neighborhood if tenants cannot maintain tenancy.
9. Increased bulk item dumping and litter in the neighborhood due to proposed project occupants are 100% renters. It has the potential to become a **dumpster when tenants lease end and exit**.
10. Based on their past record we do not believe Charities Housing will be a good neighbor. They **did not secure a property fence at 1601 Civic Center for over a year and conveniently ignored our safety and wellbeing of the neighborhood**.
11. **Tenant complaints about car break-ins, hygiene and problematic tenants** at other Charities Housing properties.



The whole idea of creating low income housing in an entire building is outdated and harkens back to the projects of the 1950s and 1960s. It created pockets of poverty, increased crime, drug dealing, shootings, etc. Smart cities no longer build consolidated low income housing, because of the problems it creates for the community, police, and for a good quality of life. The best way to create low income housing is to spread it out throughout the entire community. Every project, be it for individual homes, condos, or apartments, should have ALL income levels. The neighborhood, the entire block, where the project is proposed is low density, and incorporating high density would not fit with the neighborhood.

Please set an example of "doing the right thing". I hope you will see beyond the words and deception, and focus on the facts, reality on the ground, and voices of our people.

I thank you for your consideration and support.

regards,  
Deepa Hotchandani

**From:** [Planning Public Comment](#)  
**To:** [Jolene](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Debby Fernandez](#)  
**Bcc:** [Lance Saleme](#); [Nancy Biagini](#); [Priya Cherukuru](#); [Qian Huang](#); [Ricci Herro](#); [Yashraj Bhatnagar](#)  
**Subject:** Jolene : Planning Commission- August 3, 2022  
**Date:** Wednesday, August 3, 2022 8:54:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Good Morning,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to contact us.

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

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

---

**From:** Jolene [REDACTED]  
**Sent:** Wednesday, August 3, 2022 2:39 AM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Planning Commission- August 3, 2022

I am writing in support of the change to the general plan amendment to high density residential and rezoning to planned development with a density bonus at 1601 Civic Center Drive. File #PLN21-15206

I hope and pray there will be no NIMBYS who succeed in squashing this project, as sadly occurred recently in Santa Clara.

Since it seems stigmatization was the downfall of that project, I'd like to remind the community and the city who affordable housing tenants are: more often than not, they are elderly or have young children. They may have health issues, be disabled and their only income is SSDI or social security. Or they may hold down two or three jobs to get by.

I know because I live in affordable housing. I was on a wait list for years before a unit became available in an affordable housing complex in Santa Clara.

As a single disabled woman, this was my only chance at continuing to live in the city where I was born and raised. I feel so blessed to finally have found stable housing.

All of my neighbors are hard working kind people who help each other out. I want others to have this same experience and sense of dignity to be able to afford to live here.

But affordable housing covers a wide range of average monthly income levels. It is not common knowledge that affordable housing rents are NOT linked to tenant's income level. Instead, the units are designated to a certain AMI level ahead of time. If a unit becomes available and if the tenant can afford the rent, they are offered the unit.

Unfortunately, most affordable housing projects only designate a handful of units at the extremely low income level, or 30% AMI, which in this county is \$50,550 for a household of 4. There are MANY low wage earners and families making this or less, who are in desperate need of an affordable decent place to live.

I would like to encourage the city to buck against this trend, and insist that 1/3 of units be designated at 30% AMI.

While those making \$131,750, (80% AMI) qualify to live in affordable housing, it does not seem equitable that those who are able to pay more, are allowed to move into the precious few units designated at lower AMI levels. By allotting more units at lower AMI levels, it would create a more level playing field.

It also is the best form of homeless prevention, since those at these AMI levels are the ones most at risk of becoming unhoused.

I applaud the city for building more affordable housing. But I ask you to please designate 1/3 or the units at 30% AMI, to make this a project that is TRULY mixed income, not just in name only.

Sincerely,  
Jolene Jones

**From:** [Planning Public Comment](#)  
**To:** [Michael Kevane](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Andrew Crabtree](#); [Jonathan Veach](#); [Reena Brilliot](#); [PlanningCommission](#); [Planning Public Comment](#); [Debby Fernandez](#); [REDACTED]; [Project Specialist](#)  
**Subject:** RE: Item 2: Approve Civic Center With Recommendations  
**Date:** Tuesday, August 2, 2022 12:48:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Good Afternoon,

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Thank you for taking the time to notify us of your concerns.

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

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

---

**From:** Michael Kevane [REDACTED]  
**Sent:** Tuesday, August 2, 2022 11:48 AM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Jonathan Veach <JVeach@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; [REDACTED] g; [REDACTED]; Project Specialist  
[REDACTED]  
**Subject:** Item 2: Approve Civic Center With Recommendations

Santa Clara Planning Commissioners,

Our local families desperately need affordable homes. At 108 units, this Civic Center Drive project from Charities Housing will be an essential housing option for many.

Let's not be discouraged by a handful of loud voices. Instead, let's build homes to tackle our current and future needs.

I urge you to vote yes to approve the Civic Center Drive Family Project, Item 2, for the following reasons:

- 108 affordable homes are desperately needed to meet the demand, to provide housing for people like our local teachers and service workers
- The parking count is appropriate for the site given access to VTAs buses and shopping along El Camino Real

Meanwhile, here are two things you could ask about in the hearing that could make the project better:

- To cut down on traffic, the developer could provide free bus passes for residents as other affordable developers do in our area
- Create a more active, vibrant ground floor to promote neighborhood interactions

I strongly urge you to support the Civic Center Drive project,

Michael Kevane

**From:** [Planning Public Comment](#)  
**To:** [Jamie Lau](#); [Planning Public Comment](#)  
**Cc:** [Debbly Fernandez](#); [Lesley Xavier](#); [Reena Brilliot](#)  
**Subject:** Lau 8.1.2022 RE: 8/3/2022 meeting agenda item 22-930 actions on 1601 Civic Center GP and Rezone  
**Date:** Monday, August 1, 2022 12:08:00 PM  
**Attachments:** [image003.png](#)  
[image002.png](#)  
[image006.png](#)

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Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Jamie Lau [REDACTED]  
**Sent:** Friday, July 29, 2022 7:19 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Re: 8/3/2022 meeting agenda item 22-930 actions on 1601 Civic Center GP and Rezone

Hi,

I am submitting a public comment with exhibit for the Planning Commission meeting on **8/3/2022**, meeting agenda item **22-930, actions on 1601 Civic Center Drive GP and Rezone.**

Developer Charities Housing (CH) plans to have two driveways, one on Civic Center Drive (CCD) and another at Lincoln Street. **CH should only plan the driveway at Lincoln but not CCD** for the following reasons.

First reason is that drivers exiting the proposed CCD driveway will have to look out for traffic from 5 different sources. Attached is an exhibit showing traffic directions on the location in question.

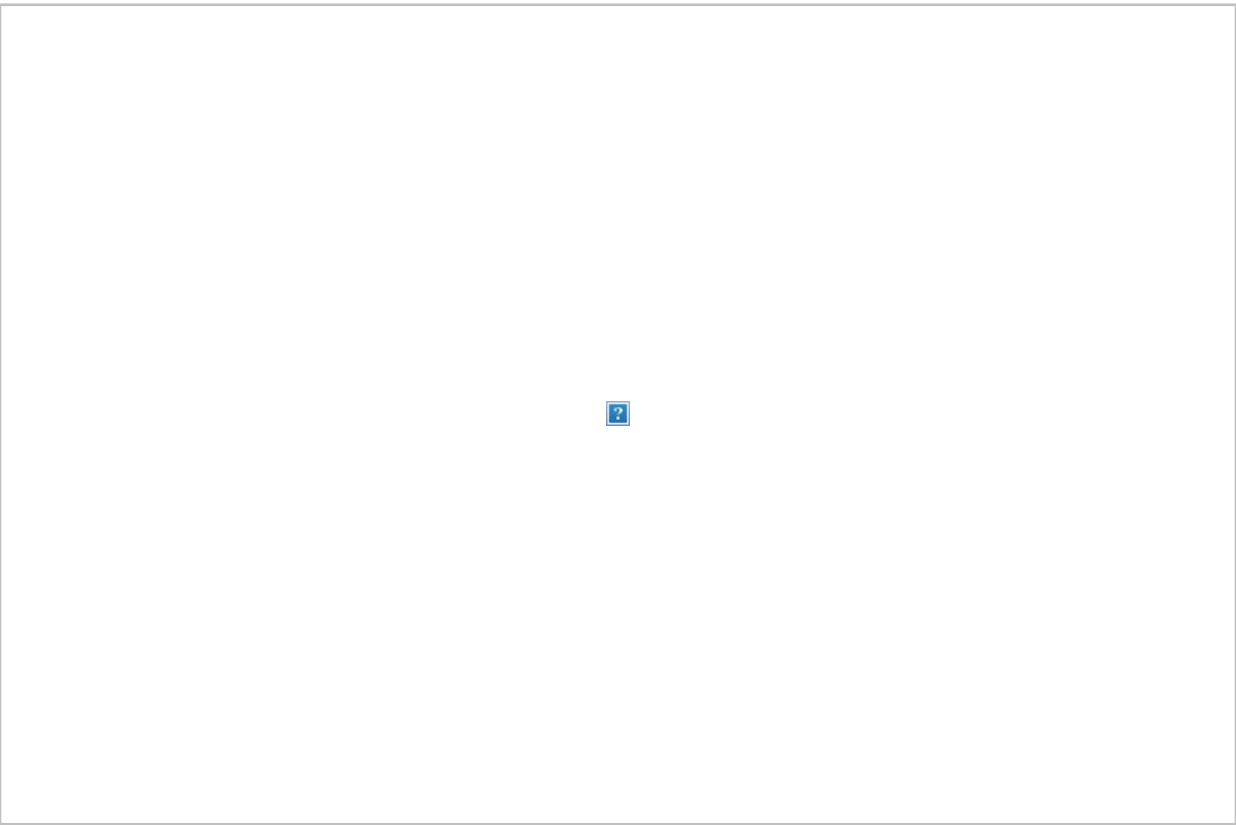
Secondly, the proposed CCD driveway will encourage the use of cut throughs at Denny's lot and Hillebrant HOA, which are popular cut throughs to El Camino Real (ECR) and Scott Blvd, respectively. These cut through traffic increases collision risks for drivers converging at the 90 degree turn of CCD. I have seen and experienced close calls myself at this turn.

A safer design for CH is to completely eliminate the driveway on CCD, and have only one entrance at Lincoln Street. With entrance limited at Lincoln Street, drivers from CH are less likely to drive through CCD to use the cut throughs, because it's easier to get to ECR from Lincoln directly by making a right turn, or turn left to go to Scott through Warburton. The CCD's 90 degree turn has already presented a traffic risk as-is, the proposed CCD driveway will exacerbate the issue.

For the safety of our community, please **place the CH driveway only at Lincoln Street.**

Please see attached exhibit.

Thanks,  
-Jamie



## Lesley Xavier

---

**From:** Nancy Biagini  
**Sent:** Friday, July 29, 2022 2:43 PM  
**To:** Lesley Xavier  
**Subject:** Re: Opinions on 8/3/2022 agenda item 22-930 - actions for 1601 Civic Center - Charities Housing

Here is another letter – please note the comments in the first paragraph. I’m not sure how you might want to handle this. I am not responding to this as it may not be proper ahead of the meeting where this will be discussed – merely forwarding to you after I carefully read it. Thanks, Nancy

---

**From:** Jamie Lau [REDACTED]  
**Date:** Thursday, July 28, 2022 at 10:51 PM  
**To:** Nancy Biagini <NBiagini@SantaClaraCA.gov>  
**Subject:** Opinions on 8/3/2022 agenda item 22-930 - actions for 1601 Civic Center - Charities Housing

Hi Commissioner Biagini,

I am writing a personal letter to you in regards to the August 3 meeting, agenda item 22-930, action on general plan and rezone for 1601 Civic Center Drive (CCD). These are not public comments for the record, as I will be submitting those separately to planning commission's public comment email. These are just my personal opinions on the matter and for your considerations only.

The developer Charities Housing (CH) has bought the property in Jan 2020, and has not approached the residents regarding the plan, nor has the City of Santa Clara notified the community of such significant development. Without any inputs of the community, CH designed a 5-story high, 108 very-low income rental units building with an open parking lot next to existing single family homes.

The first community outreach was held in Nov 2021 - almost two years after CH purchased the lot. They had every opportunity to reach out to us for design inputs, but they never did. During the first outreach meeting, CH presented us with the plan they had. We strongly opposed the height and density of the building, and the design of the open parking lot. We have requested CH to lower the height with making an underground parking lot, and moving the driveway entrance from CCD to Lincoln. None of these requests were met. I personally do not think they have the intentions to work with the community, as they have only involved us after the final design, and they know the City is in need of meeting the RHNA affordable housing target.

During several of the outreach meetings with CH, they repeatedly told us that the existing zoning for 1601 CCD permits a 100-ft tall commercial building without community input anyway, so we should accept a 60-ft tall residential building. We have since learned what they said is not true, because if they were to build a 100-ft commercial, they will still have to go through a development review hearing subject to public comments and CEQA. We may never know if a 100-ft commercial office will get approved or even feasible to be built on this site, and it's definitely subject to community input. In the August 3rd Commission meeting, they may use the same tactic to sell their proposal, and I want you to hear my opinions first.

Another point that CH often mentioned is that there is already a similarly tall building in our neighborhood, so why can't they build one here. The building in question is located at 1700 Civic Center Dr (EHA HOA), which is not on the same block and not close to the site. EHA was built in 1972 and the first high-rise condo in Santa Clara - it was here before other developments. Although being a high-rise, EHA is a **for-sale, medium density** condo, with a club house, a nice swimming pool and secured underground parking garage; CH is none of that. CH should not compare itself to EHA,



because it's not apple to apple. CCD neighborhood is a predominately home ownership area, and never had a high-density housing precedent. CH does not fit in with these characters in the neighborhood.

I also think CH will take advantage of the fact Santa Clara City is behind in on meeting the RHNA target of very-low income housing. That is true but only temporary, because according to City's draft Housing Element for 2031, the City will well exceed the very-low income housing target with Patrick Henry and other specific plans in the pipeline. There is no concern about not meeting this target in the next few years. The good news for now is that Santa Clara has met the above-moderate housing RHNA target, so it will not be subject to the harsh ministerial process for projects with 10% affordable housing (i.e., totally losing development control). The City is and will be in the 50% affordable housing ministerial bucket regardless, until Patrick Henry and other specific plans commence.

I am by no means to say the City shouldn't care about the very-low income housing now because it has a plan for RHNA targets. I think we have an immediate affordable housing issue that needs to be addressed. I have no problem having 1601 CDD built with affordable housing, but the mass, density and the design of CH are not suitable for the location, and will greatly affect existing CCD residents in many ways for years to come. A better design for 1601 CDD would be one similar to the 2855 El Camino Real affordable housing project, with 3-story building closer to existing family homes, and transition to a higher building closer to the main road. I believe CH should be planned in a location closer to a transit hub or in an area having less impact to existing communities.

Thank you for hearing out and considerations.

Sincerely,  
-Jamie Lau

**From:** [Elizabeth Elliott](#)  
**To:** [Jamie Mancebo](#); [Debby Fernandez](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Reena Brilliot](#)  
**Subject:** Mancebo 8/1/22 RE: Charities Housing at 1601 Civic Center Drive  
**Date:** Monday, August 1, 2022 12:13:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Good Afternoon,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Jamie Mancebo [REDACTED]  
**Sent:** Sunday, July 31, 2022 2:00 PM  
**To:** Debby Fernandez <DFernandez@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Fwd: Charities Housing at 1601 Civic Center Drive

+ Debbie Fernandez Project Planner  
+ Planning Public Comment

----- Forwarded message -----

**From:** **Jamie Mancebo** [REDACTED]  
**Date:** Sun, Jul 31, 2022 at 1:06 PM  
**Subject:** Charities Housing at 1601 Civic Center Drive  
**To:** <[PCherukuru@santaclaraca.gov](mailto:PCherukuru@santaclaraca.gov)>, <[RHerro@santaclaraca.gov](mailto:RHerro@santaclaraca.gov)>, <[ybhatnagar@santaclaraca.gov](mailto:ybhatnagar@santaclaraca.gov)>, <[NBiagini@santaclaraca.gov](mailto:NBiagini@santaclaraca.gov)>, <[LSaleme@santaclaraca.gov](mailto:LSaleme@santaclaraca.gov)>, <[QHuang@santaclaraca.gov](mailto:QHuang@santaclaraca.gov)>

City of Santa Clara Counsel -

I am writing in regards to the proposed development of Charities Housing at 1601 Civic Center Drive. There are multiple concerns with this proposal which are outlined below. As a born and raised Santa Clara resident of 40 years in the 95050 zip code I

hope the City Council is hearing the concerns of your residents.

- **Community Safety**
  - Unclear on required preconditions like sobriety and criminal and sex offender background checks
- **Parking**
  - Exacerbating the lack of parking in the area with 82 spots for 108 units
- **City Planning**
  - High density/high-rise building in a residential area
  - Concerns regarding water and sewage capacity
- **Reviews of other Charities Housing Properties**
  - Concerns of increased crime and poor management of property to ensure a safe and clean living premise for all (tenants and neighbors)

I'll be joining the City Planning Meeting on August 3rd.

Sincerely,

Jamie Mancebo

**From:** [Morteza](#)  
**To:** [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Debby Fernandez](#)  
**Subject:** Planning Commission & City Council: PLN21-15206: 1601 Civic Center Drive  
**Date:** Monday, August 1, 2022 5:33:49 PM  
**Attachments:** [Chrities housing tenant neighbor feedback.pdf](#)

---

RE: PLN21-15206: 1601 Civic Center Drive

Dear Planning Commission & City Council members,

First of all, I would like to emphasize that the housing shortage and especially affordable housing is a growing problem in California. This problem needs to be addressed in a responsible manner without adverse impact on existing communities and residents.

As a next-door neighbor of 1601 Civic Center Drive, the impact of their very high-density development will affect our lives for years to come.

**Impact on the safety and security of the neighborhood:**

We are a family-oriented community and many residents have small children or starting their families. The safety and security of our neighborhood are of utmost priority to us.

Charities Housing project will house at least 25%, or 27 units via Rapid Rehousing Program. We believe this is a service without preconditions such as the absence of a criminal record or sobriety. Charities Housing did not disclose the allocation for the Rapid Rehousing Program during community outreach meetings until they explicitly asked about it. They always claimed that 100% of applicants are subjected to full background checks. When there were asked if this 25% of occupants will be subjected to the background check, they did not provide an answer.

Looking at the feedback from other Charities Housing's developments, the conditions were soon to start deteriorating as bad elements start occupying the development, and driving the low/middle-income and hard-working residents out.

Current development plans for 1601 Civic Center Drive plan for a gateless parking area right next to our houses only separated by our 7-foot-tall wooden fence. Such an unsecured and open area attracts elements looking for drug use not to mention the late-night car noise, and exhaust fumes.

This is exactly what has been happening since Charities Housing took over 1601 Civic Center Drive and refused to provide adequate fences to prevent such bad characters to enter the property. For 13 months we had homeless and drug users live and do drugs 10 feet from our patio doors. In one occasion an RV dumped its toilet tank (SCPD Case # 21-0416162 filed 4-16-2021) right next to our fences.

During this period we did not even know who has purchased the property and Charities Housing did not bother to approach their wall-to-wall neighbor to work with us on resolving the problem.

This is in line with feedback from other developments built and managed by Charities Housing.

**Five-story ultra-density development feet away from single-family housing:**

We are a two-story single-family housing that will be directly impacted by this proposed development. A 60-foot high building a few feet away from our houses will completely block our view and overshadow our houses. The proposed building is not a fit for our neighborhood. This building will also reduce our property values. Our homes are our most significant investment for our retirement. Most of us picked this neighborhood to start and raise a family mainly due to the layout of the adjacent properties. If we knew that we will end up with five-story building feet from our patio doors, we would have never purchased our properties.

The proposed development should fit into the rest of the neighborhood and be at a most two-story high.

Given Charities Housing's track record (see attached), first-hand experience with their lack of responsibility toward their wall-to-wall neighbors, and proposed ultra-high-density development, we are asking the planning commission and city councils to only approve a much lower-density development.

Morteza Shafiei  
1721 Triton Ct.  
Santa Clara CA 95050

## Lesley Xavier

---

**From:** Priya Cherukuru  
**Sent:** Friday, July 29, 2022 2:42 PM  
**To:** Song, Qing  
**Cc:** Lesley Xavier; Elizabeth Elliott  
**Subject:** Re: Concerns about Civic Center Dr Charities Housing Project

Thank you Mr Song,

Received and noted.

Regards

Priya Cherukuru  
Chair, Planning Commission  
City of Santa Clara

On Jul 27, 2022, at 11:04 PM, Song, Qing <[REDACTED]>

In case the figures are not inserted properly, please refer to the attached. Thank you!

On Wed, Jul 27, 2022 at 11:00 PM Song, Qing <[REDACTED]> wrote:

Hi Ms. Cherukuru,

This is Jean, a resident of the Civic Center Drive neighborhood. I'm writing to express my concerns about the proposed Charities Housing (CH) project in 1601 Civic Center Dr.

1) Bad management of CH properties

According to the reviews of other CH locations in the Bay Area, lots of car break-ins happen to those properties. I'm very concerned that a big risk will be posed to my neighborhood. CH doesn't plan to build a securely gated underground parking for the Civic Center Dr project. To make things worse, the proposed parking lot is along the wall with Triton Ct single family houses, discreetly away from a main street. It could attract more crimes (such as car break-ins and robberies) and dumping.

Reviews also show that CH properties are unhealthy and filthy. Bedbugs, roaches and rat infestations are so common in their properties. Renascent Place in East San Jose is "nasty as hell" with broken windows, exposed wiring and a nasty smell of mildew. CH isn't even willing to treat these issues before the move-in of new tenants.

Our neighborhood is already negatively impacted by CH's bad management. They failed to fence the property from 04/2022 to 05/2021 which caused it to become a homeless encampment. An RV dumped a toilet tank in our neighborhood during this period.

As someone living within 2-min walk from the proposed location, I'm really worried about the further change that would be brought by the project. Will it be safe to walk in the neighborhood any more? Will there be break-ins to cars and even houses? How could we protect our fences?

I'm really pathetic that a government funded organization works in such an indecent way. They fail not only the tenants, but all the taxpayers.

## 2) Shadow impacts

CH stated that their proposed building would not cause more shadows to the neighborhood. That is absolutely UNTRUE. Their shadow studies clearly show that more houses will be in the shadows.

Here are the plots from their analysis:

The view of the winter solstice gets cut off on top, so I drew the whole picture using their model.

On the winter solstice, one hour after sunrise,  
existing building: 9 houses in the shadows.  
proposed building: 19 houses (13 single family homes and 6 townhouses).

spring/fall equinox,  
existing building: 3 houses.  
proposed building: 6 houses.

summer solstice  
existing building: 3 houses.  
proposed building: 5 houses.

The 5-story building doubles the houses that will be in the shadows in all seasons. Such negative impacts should not be neglected. CH keeps saying that they respect neighbors and address our concerns. But their statement of shadows is misleading and unreliable. Why can't they build a 2-story or 3-story house with lower density?

## 3) Transportation

CH plans to build 108 units with only 82 parking spaces at most. Note that the average car ownership in Santa Clara county is 2 cars per household. That means,  $108 \times 2 - 82 = 134$  cars of the tenants of CH are expected to park in the nearby streets.

CH said that they expected their tenants to park on the east side of Civic Center Dr. Then why do they propose an entry driveway on the west side of Civic Center Dr along the wall with Triton Ct?

The whole Warburton Ave and a large portion of Civic Center Dr are already overcrowded. All the spots in Lincoln St in front of City Hall will be filled by CH tenants. But that's still not enough. I don't know what we can do when we come back from work but can't find any parking spot.

Although CH's focus of this project is the people who make 30-50% AMI and who might own fewer than 2 cars/unit, they are still working people who need to commute every day. With the poor transportation nearby (no caltrain, no VTA light rail, only 2 bus routes to Palo Alto and Baypointe station), most tenants have to commute by cars.

I also learned that 25% of the prospective residents would be in the rapid rehousing (RRH) program. These people might have recently lost their jobs, or have some medical conditions. They either have to look for jobs actively, or need to commute to hospitals frequently. In either case, they

need cars to commute. They have about 2 years of chance to meet program criteria or they get dropped out. Poor transportation won't help them. What is CH going to do with the people if they drop out of the program? Will they become homeless?

However, CH refused to provide enough parking space to their tenants. They rejected the suggestion to build underground parking, by stating that it will lower the building to 4-story and thus it will reduce CH's competitiveness for tax credit financing to fund the project. Do they really care about the real lives of their tenants, or only their tax credit? Let alone the burden that will be posed upon the neighborhood.

So many cars will also increase the traffic badly. People will circle around the neighborhood to find a parking spot. CH should build such a high density housing project on a busy road away from our quiet neighborhood.

#### 4) Amenities

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

#### 5) Construction impacts

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

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

The location selection is really terrible. There are other locations in Santa Clara that are more suitable for this project. These locations could be big enough to build more parking spaces, and there might be more street parkings nearby. Those near commercial zones might tolerate 90 dB construction noise. They can also have better transportation, be closer to hospitals, and have less crowded school enrollment than the proposed location. I hope you could consider my petition and vote NO to this project.

Thanks,  
Jean





Executive House Association

Beth M

Civic Center Dr

the f1 girl

Civic Center Dr

Hillebrant Pl

Hummingbird Kidz Home Care

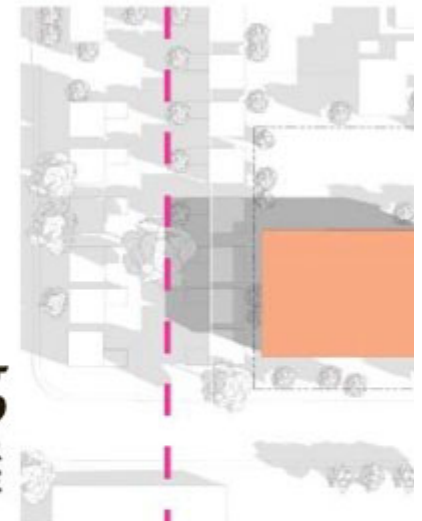
AXONOMETRIC VIEW

NOTE: STUDIES SHOWN ARE APPROXIMATE ONLY. TREES HAVE BEEN OMITTED AND TOPOGRAPHY MAY NOT REPRESENT EXACT CONDITIONS SURROUNDING THE SITE.

SPRING / FALL EQUINOX  
MARCH 20 / SEPTEMBER 21

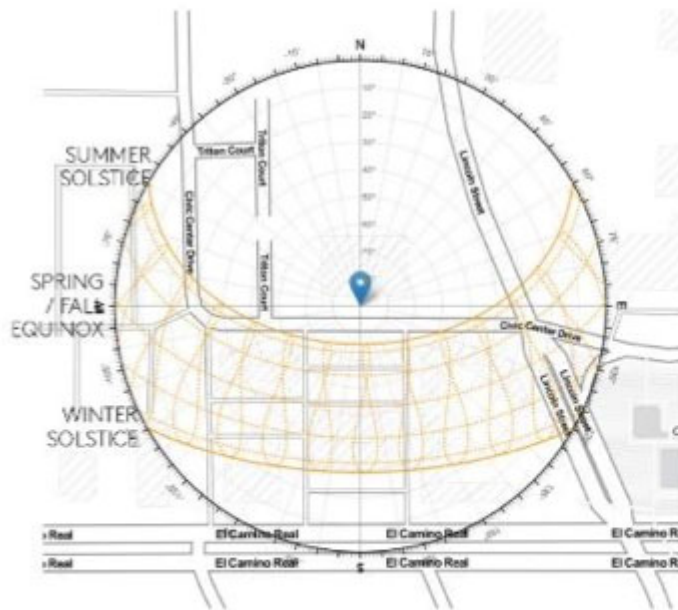
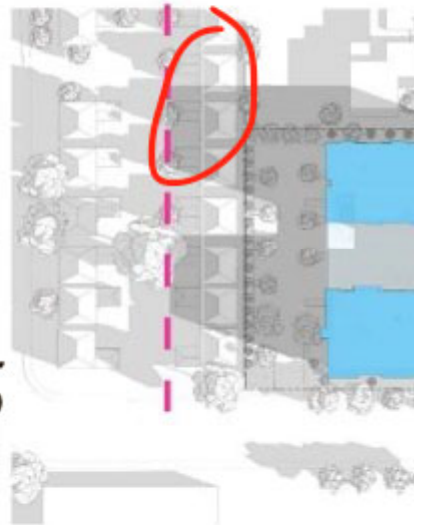
# Existing Building

EXISTING- ONE HOUR AFTER SUNRISE



# Proposed Building

PROPOSED- ONE HOUR AFTER SUNRISE



**From:** [Planning Public Comment](#)  
**To:** [Dwarkanath Sakpal](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Debby Fernandez](#)  
**Subject:** Sakpal RE: Serious concern re: proposed project by CH on 1601 Civic Center Dr  
**Date:** Wednesday, August 3, 2022 10:22:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good Morning,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to contact us.

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

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

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

From: Dwarkanath Sakpal [REDACTED]  
Sent: Wednesday, August 3, 2022 9:54 AM  
To: Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
Subject: Serious concern re: proposed project by CH on 1601 Civic Center Dr

Dear members

At the outset I thank all the members for the opportunity given to express my views.

We moved into Triton Ct exactly a year ago . Since than we have been resisting this move by CH .

This project will put the entire nearby community in jeopardy. Presently there is no parking space available on the adjoining streets which are crowded.

A 5-6 story's complex in our backyard with more than 100 units will put immense stress on the available space . We will be deprived of open sky and daylight. I insist a shadow study be performed . Pollution and noise will increase. As it's a low income group project with reservations for homeless too , there will be thefts , house breaks.

I oppose this project and humbly request to shift it to a lesser dense site .

A project with townhomes would be preferred instead .

I appeal to all the members to give a serious thought and defer this project .

Thank you

Dw

Sent from my iPhone

**From:** [Planning Public Comment](#)  
**To:** [Sabina Satpathi](#); [Debby Fernandez](#); [Planning Public Comment](#)  
**Cc:** [Lesley Xavier](#); [Reena Brilliot](#)  
**Subject:** Satpathi 8.1.2022 RE: URGENT: Significant concerns re: PLN21-15206  
**Date:** Monday, August 1, 2022 12:05:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good Afternoon,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments. Please see information below in red text, in answer to your specific questions.

The Agenda for the Planning Commission Meeting is posted on the [City's website](#) and contains information on how to join the meeting via Zoom. Click on the link to join the meeting.

Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Sabina Satpathi [REDACTED]  
**Sent:** Saturday, July 30, 2022 7:22 PM  
**To:** Debby Fernandez <DFernandez@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Re: URGENT: Significant concerns re: PLN21-15206

Sorry for all of the typos! Raising a four year old is equal parts fulfilling and exhausting.

On Sat, Jul 30, 2022 at 7:19 PM Sabina Satpathi <[sabina.satpathi@gmail.com](mailto:sabina.satpathi@gmail.com)> wrote:

Hi Debby,

I hope you have had a wonderful and relaxing weekend so far. I just received the notice of public hearing for 1601 Civic Center Drive (right next door to where I live) for a meeting just 3 days from now. I would have loved to attend in person, but didn't know about this and made plans to be out of town on the day of the meeting.

I'm a single mom of a four year old who lives right next door to the proposed development at 1601 Civic Center Drive.

I need your help with the following questions in anticipation for the upcoming meeting on Wednesday August 3rd 2022.

1. There is no clear access to the meeting on August 3rd 6pm. Can you please send a clear and easy link to attend this zoom meeting that I can just click on here for ease of access and availability to attend?

Via Zoom: o <https://santaclaraca.zoom.us/j/91729202898> Webinar ID: 917 2920 2898 or o Phone: 1(669) 900-6833 • Via the City's eComment (available during the meeting)

2.) Based on the information that the Kathy Robinson Charities Housing has provided, I strongly object to this project location as it appears to directly impact the safety and well being of our children. This area is densely populated with young kids. As a single mother of a small child, I was gutted when the organizers wrote off our neighbors' concerns regarding sex offenders being in the presence of our children as "a police matter" and not something they considered when determining whether an applicant qualified or not to join our local community full of small children.

2. What is the step by step way in which we as a community can get the planning committee to reject this project?

Please attend the meeting virtually or in person to speak on the topic, public speakers are provided 2 minutes for public comments.

*I work full time also so I would be so grateful if you could give me step by step directions for this. I really want to be a part of our community decisions but will need your hand holding at first so that I can learn the process!*

3. **What are the steps to blocking this proposal? Who is the person who has control over accepting or denying this application and what is there contact information? Can you please include this on the next notice of public hearing?** How do we get this information to the community to increase transparency?

The Planning Commission will review the item at the meeting, the Applicant will provide information, and public comments will be heard. The role of the Planning Commission is to then provide their recommendations to City Council.

4.) I watched the youtube videos that were posted online regarding the details of this building. I feel that there was a lack of good faith effort on behalf of Kathy Robinson Charities Housing to inform our community on the details of the tenants. **The fact that the members of the housing project shared that registered sex offenders would not be turned away is not something I can get behind as a parent as I'm sure you can understand.**

5.) I don't think they listened to and addressed the concerns of our neighbors regarding this. I felt personally violated by the responses of the housing committee. I don't think "we agree to disagree" is not a helpful response to very clear concerns being brought up by our neighbors.

Thank you so much again for your help with this.

With Gratitude,  
Sabina

**From:** [Planning Public Comment](#)  
**To:** [Brent Strysko](#); [Debby Fernandez](#)  
**Cc:** [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Nancy Biagini](#); [Lance Saleme](#); [Qian Huang](#); [Planning Public Comment](#); [cready@santaclaraca.gov](mailto:cready@santaclaraca.gov); [Lesley Xavier](#); [Reena Brilliot](#)  
**Subject:** Strysko 8.1.22 RE: 1601 Civic Center Drive Concerns  
**Date:** Monday, August 1, 2022 11:52:00 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image002.png](#)  
[image008.png](#)

---

Good Morning,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to notify us of your concerns.

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

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

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**From:** Brent Strysko [REDACTED] -  
**Sent:** Monday, August 1, 2022 9:37 AM  
**To:** Debby Fernandez <DFernandez@santaclaraca.gov>  
**Cc:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; [cready@santaclaraca.gov](mailto:cready@santaclaraca.gov)  
**Subject:** Re: 1601 Civic Center Drive Concerns

Hi Debby,

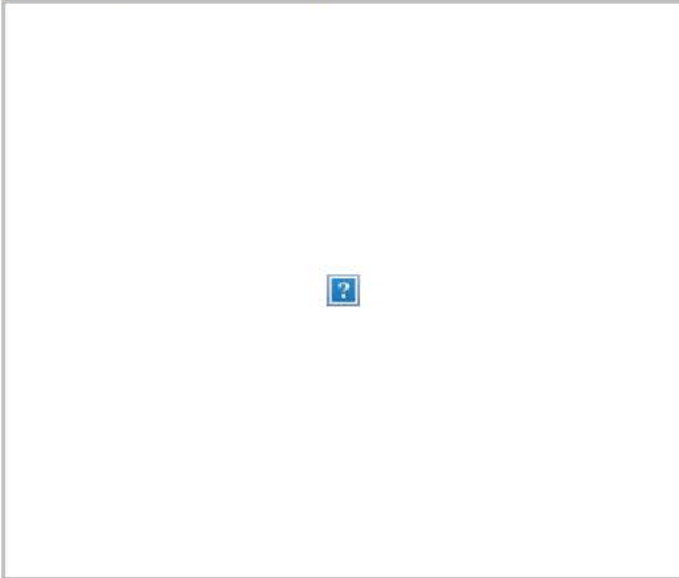
I noticed my concerns regarding the discrepancy in Rapid Rehousing Applicant selection criteria between what Charities Housing says they will do and what appears to be what Santa Clara county requires they do is not included in [6. Public Correspondence](#) for [this upcoming Wednesday's \(8/3\) Hearing on 1601 Civic Center Drive](#). Was this intentional?

While our brief conversation on February 9th was in error as you had mentioned that email was intended to be sent to Charities Housing, I was surprised this question prompted the need for such a conversation with Charities Housing so late in the planning process (after plans, surveys, etc. were all performed).

Charities Housing has since updated their FAQ after my concern was raised, as you pointed out in



your reply email (attached):



Should my understanding of this situation be that the City of Santa Clara is endorsing Charities Housing go against the guidance of Santa Clara county?

Thanks,  
Brent Strysko

On Tue, Feb 8, 2022 at 9:29 AM Debby Fernandez <[DFernandez@santaclaraca.gov](mailto:DFernandez@santaclaraca.gov)> wrote:

Question...can you call me when you have a chance **[redacted]**?

Thanks,  
Debby

---

**From:** Brent Strysko <[brentstrysko@brentstrysko.com](mailto:brentstrysko@brentstrysko.com)>  
**Sent:** Monday, February 07, 2022 9:59 AM  
**To:** Debby Fernandez <[DFernandez@santaclaraca.gov](mailto:DFernandez@santaclaraca.gov)>  
**Cc:** [cynthiastrysko@outlook.com](mailto:cynthiastrysko@outlook.com)  
**Subject:** Re: 1601 Civic Center Drive Concerns

Hi Debby,

Our address (my wife is CCd) is:

**[redacted]**

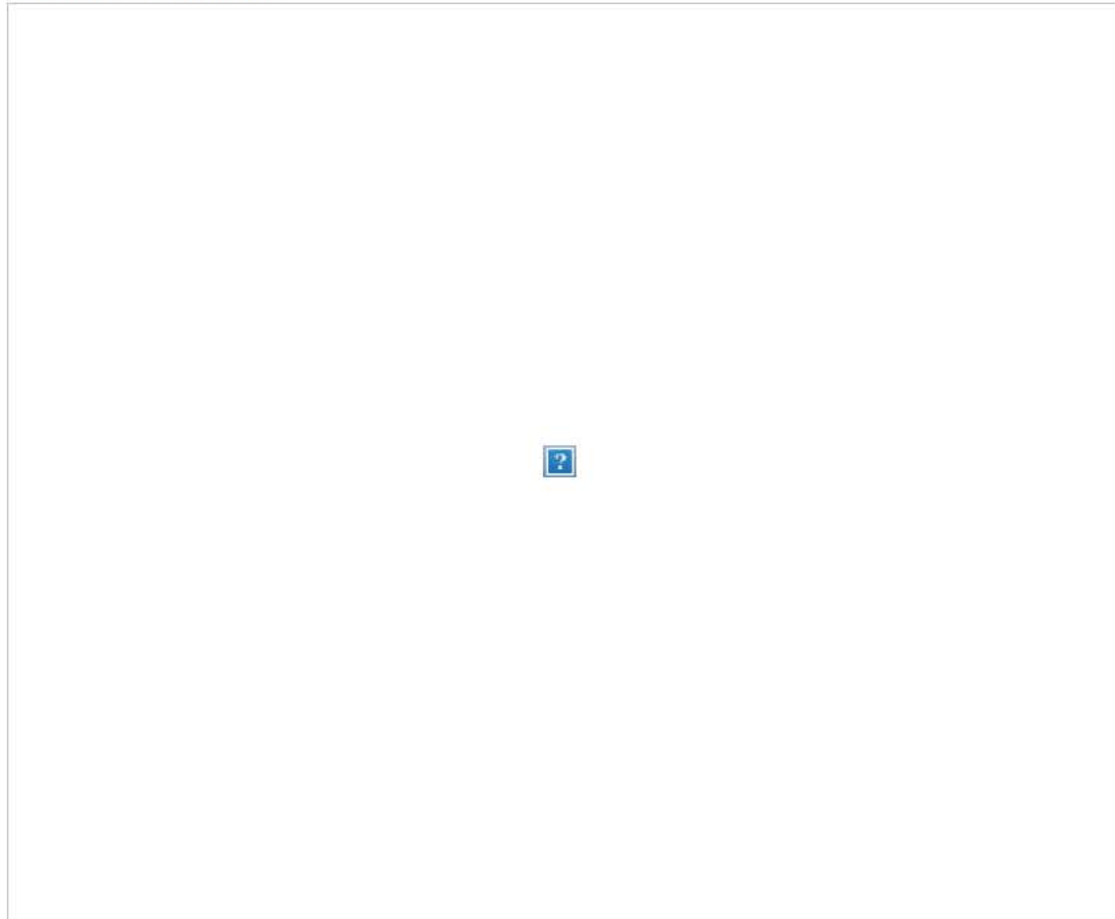
Santa Clara, CA, 95050

Yes, I saw Charities Housing's replies. My concerns are directed at the city as I expect Charities Housing to act in their organization's mission, not fully balancing the downsides and risks as city officials (hopefully) would or being fully transparent (as we have seen).

For example, in their reply they say all applicants are screened for a criminal background (eluding to this applying for both low income and rapid re-housing applicants):



yet [Santa Clara county's own website](#) says participants cannot be excluded based on having a criminal background:



How should I make sense of this discrepancy? Is this something you or the city can clarify?

--  
Brent

On Wed, Feb 2, 2022 at 8:01 AM Debby Fernandez <[DFernandez@santaclaraca.gov](mailto:DFernandez@santaclaraca.gov)>

wrote:

Hello Brent,

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

[1601 Civic Center Drive | Projects Listing | City of Santa Clara \(santaclaraca.gov\)](https://www.santaclaraca.gov/projects-listing)

Note, there is also a link to responses to public comments received on the webpage submitted for the project.

<https://www.santaclaraca.gov/home/showpublisheddocument/76173/637781097800270000>

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

Regards,

Debby

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**From:** Brent Stryko <[brentstryko@brentstryko.com](mailto:brentstryko@brentstryko.com)>

**Sent:** Monday, January 24, 2022 3:09 AM

**To:** Debby Fernandez <[DFernandez@santaclaraca.gov](mailto:DFernandez@santaclaraca.gov)>; [gsciara@santaclaraca.gov](mailto:gsciara@santaclaraca.gov)

**Cc:** [cynthiastryko@outlook.com](mailto:cynthiastryko@outlook.com)

**Subject:** 1601 Civic Center Drive Concerns

Hi Debby and Gloria,

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

In addition to the concerns in regards to:

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

raised by other members of the community (which I share), I also wanted to understand what the city's vision for the El Camino + Lincoln intersection now is. Before purchasing this property I was very excited by the El Camino Real Specific Plan envisioning professional work units on the El Camino side of Catalina pulling in foot traffic from Civic Center Park and dedicated commercial space at 1601 Civic Center Drive. However, now with the proposal for this corridor to be high density residential housing, it seems this area is trying to be a commercial,

residential, and rapid rehousing area all in one. Any increase of vehicles parked on the street, will (sadly) result in more smash-and-grabs driving away further business.

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

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

Thanks,  
Brent Strysko

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Brent Strysko

## Lesley Xavier

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**From:** Nancy Biagini  
**Sent:** Sunday, July 31, 2022 6:05 PM  
**To:** Lesley Xavier  
**Subject:** Re: Strongly Opposing General Amendment Plan& Rezone of Charities Housing in 1601 CCD to Planning Commissioners' and City Councils until today

Please add for the record. Thanks, Nancy

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**From:** [REDACTED]  
**Date:** Sunday, July 31, 2022 at 12:59 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>, Ricci Herro <RHerro@Santaclaraca.gov>, Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>, Nancy Biagini <NBiagini@SantaClaraCA.gov>, Lance Saleme <LSaleme@SantaClaraCA.gov>, Qian Huang <QHuang@Santaclaraca.gov>  
**Subject:** Strongly Opposing General Amendment Plan& Rezone of Charities Housing in 1601 CCD to Planning Commissioners' and City Councils until today

Dear planning commission members,

Our community,asked the City Councils in our first outreach meeting ,why allow CH to build their project proposal in 1601 CCD, it's a Prime spot area, a small lot,and not suitable to fit a 5 story building and squeezing their parking areas from end to end of their building. There are many areas in Santa Clara to consider. With the height of their building proposal , CH kept saying that parcel can build twice as high structure without residential input. That's if it's for commercial purpose, but does not mean it can be done, and it's not the same as residential ; this is according to someone who search out this report — So their argument of that land allows a much taller building is not right.

I am not against affordable housing, but what if time comes,CH cannot maintain their property anymore, so the government will take over, fund it and have the homeless people resides there...

The look, and feel of our neighborhood will permanently change, a downfall in quality of life. It will cause a big destruction to a community .

After several meetings with CH in the past,CH plan as of 7/ 20/2022, outreach meeting,will lower building height to one level from 5 level. We don't agree with this plan, not enough, we asked before to lower 2 or more .

We been mentioning to CH, every meeting that Shadow, Health and Privacy will remain a very significant effects no matter what their study proven.

I live in Triton Court, my house and about 10 houses is adjoining right at the backyard of 1601 CCD building...To make the story short, we're the ones more affected to the Shadow,Health,and Privacy...

The building height will take our skyview, our skylight, All we will see is a 5 story building at our backyard of a 2 stories residential homes.

\*Privacy, I will get insecure, knowing someone always watching me from a distance. I am sure the others will feel the same too.

We often stay in our backyard for our relaxing moments, feel the breeze,do gardening ,and kids enjoying playing.

\* Health— we asked CH to have no parking areas nor a driveway at their backyard in 1601 CCD building, their answer was there will be...With regards to parking areas at the backyard of 1601 building proposal,that will create severe hazards in our health, day and night smelling fumes from car exhaust,even your windows are close. CH does not care, they pretend they listen nor care.

The only change as of 6 29/2022, outreach meeting their plan main entrance & exit will be on Lincoln Street . They need to remove the driveway on Civic Center Drive. CH really need to remove full access to their parking from CCD, and No new driveway, have it all in Lincoln Street.. CH needs to consider a plan for a new driveway in their study—

\* The extent of time, for drivers from Triton Court coming out, with a new driveway plan from CCD are lying near, and getting risks, of the drivers from both driveway that are coming out @ the same time. Also people in the neighborhood frequently walks on that sidewalk, they are prone to accidents. And to top that ,high risks to cars driving along CCD...

If CH plan to leave their backyard at no parking areas, they need to secure it,to prevent raise up safety risks, it will be a hideaway place for car break- ins, car vandalism, easy dumping ground ,hiding spot on criminals, drug users and many more.

CH will need a security gate....

\* Review Search CH property—

CH property from other cities, has many issues, like car break- ins, violent tenants due to mental conditions ,sex offenders among tenants ,car being damaged, sanitation most of the time tenants with same issues like bedbugs, roaches and management does not take actions. Security gate not being fix promptly ,wait for months to a year, and many more negative comments .

\*\*\* See more on >>> CH tenant review.pdf —

— Please, hear our voices, give us a better solutions to be able to move forward,and it is just one of the reasons why we need everyone of you who cares about fairness, please support our neighborhood struggles... Hoping you all will ,don't give up please..

Our community wants to continue to be progressive,and not regressive...

THANK YOU SO MUCH....

Veneranda Cruz

Sent from my iPad

## Lesley Xavier

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**From:** Nancy Biagini  
**Sent:** Sunday, July 31, 2022 6:07 PM  
**To:** Lesley Xavier  
**Subject:** FW: Note from a concerned citizen

Please add to the record. Thanks, Nancy

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**From:** Mario Vitale [REDACTED]  
**Date:** Sunday, July 31, 2022 at 1:43 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>, Ricci Herro <RHerro@Santaclaraca.gov>, Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>, Nancy Biagini <NBiagini@SantaClaraCA.gov>, Lance Saleme <LSaleme@SantaClaraCA.gov>, Qian Huang <QHuang@Santaclaraca.gov>  
**Subject:** Note from a concerned citizen

To whom it may concern at the Santa Clara City Council,

I have been made aware of a proposed development going up in my neighborhood at 1601 Civic Center Drive by a "Charities Housing". My list of concerns are countless but among the most grave is the prospect of background checks of potential residents not being clearly defined. This including violent criminals and sex offenders. Also no clearly defined requirements that those housed would need to maintain any sort of sobriety or clear criminal record? This is a quiet community of families already struggling with an uptick in local crimes. This development would be entirely out of place in its currently proposed location. I understand there is a quota the city is attempting to fulfill to the state of CA to create low/no-income housing but this location is not the place to do it.

Please take into consideration the impact this would have on our community. Crime, traffic, parking issues, high density high rise in a residential area, impact to solar power investments of residents directly sitting in the shadow of this building and judging by Charities Housing's track record easily searchable on the internet their property management abilities are apparently abhorrent making blight and infestation also a concern.

I urge you to deny approval of this development and look forward to the meeting on Wednesday.

Thank you.

A concerned Santa Clara resident and constituent,

Mario Vitale



**From:** [Planning Public Comment](#)  
**To:** [Torney, Lola](#); [Priya Cherukuru](#); [Ricci Herro](#); [Yashraj Bhatnagar](#); [Lance Saleme](#); [Qian Huang](#); [Nancy Biagini](#); [Planning Public Comment](#); [PlanningCommission](#)  
**Cc:** [Andrew Crabtree](#); [Reena Brilliot](#); [Debby Fernandez](#); [Carol Shariat](#); [Jonathan Yee](#); [Cerezo, Melissa](#); [plan.review](#); [Pearse, Brent](#); [Jonathan Veach](#); [Lesley Xavier](#); [Debby Fernandez](#)  
**Subject:** RE: VTA Comments on August 3 Planning Commission Item #2 (regular agenda) - Action on Mitigated Negative Declaration and General Plan Amendment for Property at 1601 Civic Center Drive  
**Date:** Wednesday, August 3, 2022 8:40:00 AM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[FINALPlanningCommisionMeeting\\_080322.pdf](#)  
[image003.png](#)

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Good Morning,

Your email has been received in the Planning Public Comment email box and will be part of the public record on this item. The appropriate Planning Division staff has been included on this email for their review of your comments.

Thank you for taking the time to contact us.

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

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

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**From:** Torney, Lola [REDACTED]  
**Sent:** Tuesday, August 2, 2022 1:20 PM  
**To:** Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Ricci Herro <RHerro@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>  
**Cc:** Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; Carol Shariat <CShariat@SantaClaraCA.gov>; Jonathan Yee <JYee@Santaclaraca.gov>; Cerezo, Melissa <Melissa.Cerezo@vta.org>; plan.review <plan.review@vta.org>; Pearse, Brent <Brent.Pearse@vta.org>; Jonathan Veach <JVeach@SantaClaraCA.gov>  
**Subject:** VTA Comments on August 3 Planning Commission Item #2 (regular agenda) - Action on Mitigated Negative Declaration and General Plan Amendment for Property at 1601 Civic Center Drive

Hello Santa Clara Planning Commissioners,

Please find VTA comments on the 1601 Civic Center Drive Project attached to this email. VTA strongly supports the 1601 Civic Center Project because its location provides access to high quality

transit along the El Camino Real. If you have any questions or comments, please do not hesitate to contact me. Thank you!

~Lola Torney

**Lola Torney** | She/Her  
Transportation Planner III  
Bicycle and Pedestrian Program

Santa Clara Valley Transportation Authority  
3331 North First Street, Building B  
San Jose, CA 95134-1927  
Phone [REDACTED]





August 2, 2022

City of Santa Clara Planning Division  
1500 Warburton Avenue  
Santa Clara, CA 95050

Attn: Santa Clara Planning Commission  
By Email: [PlanningCommission@santaclaraca.gov](mailto:PlanningCommission@santaclaraca.gov)

Re: Action on Mitigated Negative Declaration and General Plan Amendment for Property at 1601 Civic Center Drive, item #2, regular agenda

Dear Santa Clara Planning Commissioners,

VTA strives to collaborate and enable healthy, mixed-use and mixed-income equitable transit-oriented communities for all people. VTA strongly supports the 1601 Civic Center Project because its location provides access to high quality transit along the El Camino Real. El Camino Real is VTA's highest ridership corridor which supports over 25% of VTA's systemwide ridership. Building along existing transit corridors enables just and fair access to opportunities so all people can participate and thrive in our communities. Additional outcomes include reduced emissions, decreased Vehicle Miles Traveled, safer streets and more connected communities. Residents at this location will have multi-modal options to connect with important destinations along the El Camino Real, including the Santa Clara Caltrain Station, future BART Station, Santa Clara University, numerous small businesses and markets, and important planned priority bike routes.

VTA also believes this project would be highly competitive for the Affordable Housing and Sustainable Communities (AHSC) Grant administered by the California Department of Housing and Community Development. The AHSC Grant funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions. This project is responsive to the AHSC grant criteria due to the proposed high number of affordable housing units near VTA Route 22 and Rapid 522 routes that are major bus corridors and frequent (15 minute) routes. VTA would like to support this project by continuing to work with the City of Santa Clara and the developer to strategize for an AHSC application, which requires significant coordination over multiple months.

Thank you again for the opportunity to review this project. If you have any questions, please do not hesitate to contact me at 408-321-5830 or [lola.torney@vta.org](mailto:lola.torney@vta.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Lola Torney', is written over a light blue horizontal line.

Lola Torney  
Transportation Planner III