

## Debby Fernandez

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**From:** Planning Public Comment  
**Sent:** Monday, August 21, 2023 10:54 AM  
**To:** mark freschi; Planning Public Comment; Debby Fernandez  
**Cc:** Lesley Xavier  
**Subject:** RE: File No. PLN22-00448

Hi Mark,

This is to confirm your email has been received in the Planning Public Comment email box. By way of my reply I am including the appropriate Planning Division staff for their information. Thank you for taking the time to notify us of your concerns. Your comments will be part of the public record on this item. We appreciate when members of the public take the time to provide their input.

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

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



**From:** mark freschi <[REDACTED]>  
**Sent:** Friday, August 18, 2023 11:53 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** File No. PLN22-00448

I am the owner of 745 Locust St., which forms a "T" at Park Ave, almost in front of the proposed development.

I am writing to object to the development as proposed.

With 39 *proposed* units on .4 acres, it is over-scale and will over-burden the surrounding infrastructure. The density is unrealistic.

In particular, Locust St. isn't a full-sized 2-way street. Yet it will be a conduit from the development and its 100+ tenants, to SCU. Imagine the traffic and parking increase that a project of this size will cause. The adjoining Safeway parking will be affected. Via Services parking will be affected.

**Adding residential is fine, but a project even half that size is too big.**

I object.

Thank you,

Mark



## Airport Land Use Commission

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County Government Center, 70 West Hedding Street, East Wing, 7<sup>th</sup> Floor,  
San Jose, CA 95110  
(408) 299-5781 FAX (408) 288-9198

June 7, 2023

Debby Fernandez  
Associate Planner  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

**RE: Referral from the City of Santa Clara requesting review of a proposed 56-foot tall Mixed-Use Development requiring General Plan and Zoning Code Map Amendments.**

Dear Ms. Fernandez:

On May 24, 2023, the ALUC considered the above referral for consistency with the policies of safety, height and noise contained within the San Jose International Airport (SJC) Airport Land Use Compatibility Plan (ALUCP).

The above referenced project is sponsored by the City of Santa Clara and is related to General Plan and Zoning Ordinance Map Amendments necessary to ensure compatibility of a proposed 56-foot-tall mixed-use development at 2655 The Alameda. This project is scheduled to be heard by the City of Santa Clara Planning Commission on June 14, 2023.

Specifically, the project site is a 0.4-acre vacant parcel (APN 230-12-012) located at the corner of Park Avenue and The Alameda in the City of Santa Clara. The triangular shaped parcel is bordered by a parking lot on the south side of the site which serves a grocery store beyond, The Alameda to the east, and Park Avenue to the west. The site is near commercial and single-family residences to the west and the Santa Clara University campus on the north and east.

The Commission approved a finding that the City of Santa Clara sponsored General Plan and Zoning Ordinance Map Amendments associated with a mixed-use development at 2655 The Alameda to be consistent with the policies contained within the SJC ALUCP.

The following recommended condition of approval shall apply to the proposed modification:

- Prior to the issuance of building permits, pursuant to SJC CLUP policy G-5, an Avigation Easement shall be dedicated to the City of San Jose on behalf of San Jose International Airport.

Please note that pursuant to the Public Resources Code 21670, the City of Santa Clara has the option of overruling the ALUC's determination. Overrules require a 2/3 vote of the entire body of the City of Santa Clara City Council. The notification process to the ALUC and Caltrans Division of Aeronautics shall also be complied with.



## Airport Land Use Commission

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If you have any questions, please feel free to contact ALUC staff, Carl Hilbrants, at 408-299-5781, or via e-mail at [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Hilbrants", is positioned above the typed name. The signature is fluid and cursive, with a long horizontal line extending to the right.

Carl Hilbrants  
Senior Planner / ALUC Coordinator

## Debby Fernandez

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**From:** Rebecca Bustos  
**Sent:** Tuesday, May 30, 2023 8:19 AM  
**To:** Debby Fernandez; Lesley Xavier  
**Subject:** FW: Catalyze SV Members Score Kapital Partners Santa Clara Mixed-Use Project at 2655 The Alameda

**Rebecca Bustos** | Principal Planner  
Community Development Department, Planning Division  
1500 Warburton Avenue, Santa Clara, CA 95050  
Direct: 408.615.2464 | [rbustos@santaclaraca.gov](mailto:rbustos@santaclaraca.gov)

**From:** Alex Shoor <[alex@catalyzesiliconvalley.org](mailto:alex@catalyzesiliconvalley.org)>  
**Sent:** Tuesday, May 30, 2023 12:00 AM  
**To:** Ken Rodrigues <[kenr@krparchitects.com](mailto:kenr@krparchitects.com)>; anjuli@kapitalp.com; Lisa Gillmor <[LGillmor@SantaClaraCA.gov](mailto:LGillmor@SantaClaraCA.gov)>; Kathy Watanabe <[KWatanabe@SantaClaraCA.gov](mailto:KWatanabe@SantaClaraCA.gov)>; Raj Chahal <[RChahal@SantaClaraCA.gov](mailto:RChahal@SantaClaraCA.gov)>; Karen Hardy <[KHardy@SantaClaraCA.gov](mailto:KHardy@SantaClaraCA.gov)>; Kevin Park <[KPark@Santaclaraca.gov](mailto:KPark@Santaclaraca.gov)>; Sudhanshu Jain <[SJain@SantaClaraCA.gov](mailto:SJain@SantaClaraCA.gov)>; Anthony Becker <[ABecker@SantaClaraCA.gov](mailto:ABecker@SantaClaraCA.gov)>; Priya Cherukuru <[PCherukuru@SantaClaraCA.gov](mailto:PCherukuru@SantaClaraCA.gov)>; rherro@santaclaraca.gov; Yashraj Bhatnagar <[YBhatnagar@Santaclaraca.gov](mailto:YBhatnagar@Santaclaraca.gov)>; Nancy Biagini <[NBiagini@SantaClaraCA.gov](mailto:NBiagini@SantaClaraCA.gov)>; Lance Saleme <[LSaleme@SantaClaraCA.gov](mailto:LSaleme@SantaClaraCA.gov)>; Qian Huang <[QHuang@Santaclaraca.gov](mailto:QHuang@Santaclaraca.gov)>; Mario Bouza <[mbouza@Santaclaraca.gov](mailto:mbouza@Santaclaraca.gov)>; Clerk <[Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov)>; PlanningCommission <[PLANNINGCOMMISSION@santaclaraca.gov](mailto:PLANNINGCOMMISSION@santaclaraca.gov)>; Rebecca Bustos <[RBustos@SantaClaraCA.gov](mailto:RBustos@SantaClaraCA.gov)>; Andrew Crabtree <[ACrabtree@SantaClaraCA.gov](mailto:ACrabtree@SantaClaraCA.gov)>; Reena Brilliot <[RBrilliot@SantaClaraCA.gov](mailto:RBrilliot@SantaClaraCA.gov)>; oqra@jthon.com; Jordan Grimes <[jgrimes@greenbelt.org](mailto:jgrimes@greenbelt.org)>; Ali Sapirman <[ali@housingactioncoalition.org](mailto:ali@housingactioncoalition.org)>; Mathew Reed <[mathew@siliconvalleyathome.org](mailto:mathew@siliconvalleyathome.org)>; jbaker@svlg.org; Ray Bramson <[ray@destinationhomesv.org](mailto:ray@destinationhomesv.org)>; David Bini <[david@scbtc.org](mailto:david@scbtc.org)>  
**Cc:** Shreya Chokshi <[projects@catalyzesiliconvalley.org](mailto:projects@catalyzesiliconvalley.org)>; Shalini Gupta <[shalini@catalyzesiliconvalley.org](mailto:shalini@catalyzesiliconvalley.org)>  
**Subject:** Catalyze SV Members Score Kapital Partners Santa Clara Mixed-Use Project at 2655 The Alameda

Anjuli & Ken,

Thanks again for presenting the Kapital Partners project at 2655 The Alameda in Santa Clara to Catalyze SV's Project Advocacy Committee members a month ago. We appreciate your patience as we finalized the scorecard and letter.

Your project scored 3.8 out of 5 among our members. Overall, our members are supportive of your proposal and wish to see it approved *with* our members' constructive recommendations explained here:

1. **Letter:** Our members' constructive feedback on positive elements and recommended improvements.
2. **Scorecard:** Our members' thoughts on each relevant project category.

In the meantime, we're happy to set up a call and answer any questions you might have about our members' feedback. In the coming days, the project will be up on our website and it will include the letter and scorecard above.

We look forward to continuing to work with y'all on this project! Thanks again for working with us as you propose a mixed-income, mixed-use project in a key part of our Valley! - Alex

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Alex Shoor

Executive Director | Catalyze SV

[Get Catalyze SV apparel](#) | [Schedule time w/Alex](#)

**\*Please note my new email address & our org's new domain\***

[alex@catalyzesiliconvalley.org](mailto:alex@catalyzesiliconvalley.org) | [www.CatalyzeSiliconValley.org](http://www.CatalyzeSiliconValley.org)

# CATALYZE SV

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

May 29, 2023

Anjuli N. Habbas  
Partner, Kapital Partners  
1999 S. Bascom Ave, Suite 250,  
Campbell, CA 95008

## **RE: Kapital Partner's Proposal for 2655 The Alameda in Santa Clara**

Dear Ken & Anjuli,

Thank you for presenting Kapital Partners' proposal for 2655 The Alameda – a mixed-use development located at 2655 The Alameda in Santa Clara – to Catalyze SV members at our Project Advocacy Committee on April 26, 2023. As we understand it, the proposal is to construct a four-story retail and residential mixed-use development on a 0.4-acre vacant parcel. The structure will consist of 1540 sq. ft. of ground floor commercial space and 39 residential 1 and 2 bedroom units above. On-site amenities include a central courtyard and retail cafe space with public plaza on the corner. It includes 38 parking stalls, including 3 stalls for retail tenants and a large bike room for on-site residents. Our members offer the following feedback on the project.

### **Positive Elements:**



**Community:** Catalyze SV (CSV) members were happy to hear engagement has occurred through two city-led community meetings and is meeting with additional key stakeholders like Santa Clara University, its students, and the Old Quad Neighborhood Association. We also applaud the development team for highlighting how the project has incorporated community feedback into its revised design.



**Vibrancy:** Our members were very impressed with the wide sidewalks that are pedestrian friendly. One of the best received features was the use of land at the edge of the site for a public plaza. The community-serving retail space on the ground floor, opening into the plaza, acts as an inviting feature for students and the community at-large. We appreciate the thoughtfulness of a designated spot for the broader community. We also recognize the effort to put greenery in the form of a pergola around the parking entrances.



**Transportation:** In its current design, the project proposes 38 parking spaces. Our members like this project's low parking ratio, though some members expressed a preference for even fewer parking spaces. One of the best received features was the integration of a large bike room with electric bike charging in it. We appreciate the multimodal design approach that supports a bike and pedestrian friendly environment.



**Sustainability:** Our members were happy to see a proposed all-electric building with integration of solar panels – that will mean lower electricity bills for residents. In addition, we liked the design of units overlooking the central courtyard that promote cross ventilation and passive cooling.

# CATALYZE SV

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



**Intensity/Zoning:** Our members appreciate seeing a lot of homes on a small site near Santa Clara University. At 98 homes per acre, this density is welcomed by our members, who wish to see greater efforts to meet our local housing needs. Overall, our members wish to see no changes that would reduce the height or density of this project.



**Affordability:** Our members strongly support the inclusion of on-site affordable housing in residential projects. As we understand it, the project proposes 15% of the units on-site as affordable units. This was well-received by our members who understand we desperately need affordable housing options for those most vulnerable to displacement. Our members also value that some of the homes will be more affordable because of their smaller floor plans.

## Elements to Improve:



**Community:** Our members recommend Kapital engage some additional stakeholders, such as adjacent Safeway to discuss shared parking possibilities, labor unions, and underrepresented voices.



**Vibrancy:** To enhance this project, members suggestions include:

- more outdoor activities in the courtyard,
- better lighting for safety purposes,
- more pet-friendly elements,
- a mural on the exterior walls of the project, and
- activating the rooftop



**Transportation:** We ask Kapital Partners to explore more locations for visitor bike parking that is easily noticeable from the streets and inside. Some of our members would like to see additional bike parking reserved for the employees of the retail space. We also suggest offering free VTA transit passes for residents for a long period of time. We highly recommend unbundling the parking and designing the parking to be adaptable to change of use so it can be converted to accommodate more residential units in future.



**Sustainability:** Our members emphasize buildings that go above and beyond on sustainability. We recommend Kapital Partners pursue a higher third-party certification on this project, such as LEED Gold or Platinum. Some members had concerns regarding the sustainable disposal of materials – one mentioned organic waste composting, another wondered about where excavated soil will go, & another suggested a combination of softscape with large hardscape patches on sidewalks to aid groundwater recharge.



**Intensity/Zoning:** Our members wish to see Kapital Partners add one more floor to include more homes. In our discussion with the development team, this seems highly feasible. We would passionately support this extra effort, even in the face of any neighbor concerns. This is a key priority of Catalyze SV members.

# CATALYZE SV

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



**Affordability:** We strongly recommend the affordable homes be at lower income levels (AMI), as well as increasing the number of affordable units overall. Some of our members are also concerned about the availability of market rate units for the students who will be probable residents.

We're excited to work with Kapital Partners on this promising project in a place crying out for housing, height, and activation. We are grateful to provide feedback and look forward to the project being approved, especially with some of our improvements incorporated into your design.

Sincerely,

Catalyze SV's staff and Project Advocacy Committee members,

CC:

Mayor Lisa M. Gillmor ([lgillmor@santaclaraca.gov](mailto:lgillmor@santaclaraca.gov))  
Kathy Watanabe ([kwatanabe@santaclaraca.gov](mailto:kwatanabe@santaclaraca.gov))  
Raj Chahal ([rchahal@santaclaraca.gov](mailto:rchahal@santaclaraca.gov))  
Karen Hardy ([khardy@santaclaraca.gov](mailto:khardy@santaclaraca.gov))  
Kevin Park ([kpark@santaclaraca.gov](mailto:kpark@santaclaraca.gov))  
Sudhanshu Jain ([sjain@santaclaraca.gov](mailto:sjain@santaclaraca.gov))  
Anthony J. Becker ([abecker@santaclaraca.gov](mailto:abecker@santaclaraca.gov))  
Priya Cherukuru ([pcherukuru@santaclaraca.gov](mailto:pcherukuru@santaclaraca.gov))  
Ricci Herro ([rherro@santaclaraca.gov](mailto:rherro@santaclaraca.gov))  
Yashraj Bhatnagar ([ybhatnagar@santaclaraca.gov](mailto:ybhatnagar@santaclaraca.gov))  
Nancy A. Biagini ([NBiagini@santaclaraca.gov](mailto:NBiagini@santaclaraca.gov))  
Lance Saleme ([LSaleme@Santaclaraca.gov](mailto:LSaleme@Santaclaraca.gov))  
Qian Huang ([QHuang@santaclaraca.gov](mailto:QHuang@santaclaraca.gov))  
Mario Bouza ([MBouza@Santaclaraca.gov](mailto:MBouza@Santaclaraca.gov))  
City Clerk ([Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov))  
Planning Commission ([PlanningCommission@santaclaraca.gov](mailto:PlanningCommission@santaclaraca.gov))  
Rebecca Bustos ([rbustos@santaclaraca.gov](mailto:rbustos@santaclaraca.gov))  
Andrew Crabtree ([acrabtree@santaclaraca.gov](mailto:acrabtree@santaclaraca.gov))  
Reena Brilliot ([rbrilliot@santaclaraca.gov](mailto:rbrilliot@santaclaraca.gov))  
Old Quad Neighborhood Association ([oqra@ithon.com](mailto:oqra@ithon.com))  
Greenbelt Alliance ([igrimes@greenbelt.org](mailto:igrimes@greenbelt.org))  
Housing Action Coalition ([ali@housingactioncoalition.org](mailto:ali@housingactioncoalition.org))  
SV@Home ([mathew@siliconvalleyathome.org](mailto:mathew@siliconvalleyathome.org))  
Silicon Valley Leadership Group ([jbaker@svla.org](mailto:jbaker@svla.org))  
Destination: Home ([ray@destinationhomesv.org](mailto:ray@destinationhomesv.org))  
Santa Clara & San Benito Counties Building & Construction Trades Council ([david@scbtc.org](mailto:david@scbtc.org))  
Catalyze SV ([projects@CatalyzeSiliconValley.org](mailto:projects@CatalyzeSiliconValley.org))

## About Catalyze SV

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

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# CATALYZE SV

## Project Review Scorecard

### OVERVIEW

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

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

### Grading Criteria - Merits



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



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



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



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

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



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



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



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

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

### Grading Scale - Merits

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

1 = Fails to meet project review criteria  
2 = Meets some project review criteria  
3 = Meets basic project review criteria

4 = Exceeds project review criteria  
5 = Goes far beyond project review criteria  
N/A = Category does not apply

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# CATALYZE SV

## Project Review Scorecard

**Project Under Review:** 2655 The Alameda

**Project Applicant:** Kapital Partners, LLC

**Review Date:** April 26, 2023

*Page 3 of this scorecard explains the criteria below, as does:*

[catalyzesiliconvalley.org/project-list](https://catalyzesiliconvalley.org/project-list)



### Community

**Score: 4/5**

Catalyze SV (CSV) members appreciate that Kapital Partners is engaging the community and concerned stakeholders to get feedback for this housing project, especially since this is a relatively small project. Our members were happy to hear engagement has occurred through two city-led community meetings, one of them on April 24, 2023. Our members also appreciate that Kapital's development team is meeting with additional key stakeholders like Santa Clara University, its students, and the Old Quad Neighborhood Association. We also applaud the development team for highlighting how the project has incorporated community feedback into its revised design. That being said, our members do recommend Kapital engage some additional stakeholders, such as underrepresented voices, labor unions, and the adjacent Safeway to discuss shared parking possibilities. Overall, we appreciate that the development team is responsive to the community.



### Vibrancy

**Score: 4/5**

Catalyze SV supports projects that include vibrant spaces for people to live and enjoy. Our members were very impressed with the wide sidewalks that are pedestrian friendly. One of the best received features was the use of land at the edge of the site for a public plaza. The community-serving retail space on the ground floor, opening into the plaza, acts as an inviting feature for students and the community at-large. We appreciate the thoughtfulness of a designated spot for the broader community. We also recognize the effort to put greenery in the form of a pergola around the parking entrances. To further enhance this project, members suggestions include outdoor activities in the courtyard, better lighting for safety purposes, more pet-friendly elements, a mural on the exterior walls of the project, and activating the rooftop.



### Transportation

**Score: 4/5**

Our members are almost always happy to see a proposal with a low parking ratio like this project, though some members expressed a preference for even fewer parking spaces. In its current design, the project proposes 38 parking spaces, including 3 for retail. One of the best received features was the integration of a large bike room with electric bike charging in it. Yet some members would like to see additional bike parking reserved for the employees of the retail space. We ask Kapital Partners to explore more locations for visitor bike parking that is easily noticeable from the streets and inside. We appreciate the multimodal design approach that supports a bike and pedestrian friendly environment. With that said, our members also

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# CATALYZE SV

suggest offering free VTA transit passes for residents for a long period of time. We highly recommend unbundling the parking and designing the parking to be adaptable to change of use so it can be converted to accommodate more residential units in future.



## **Sustainability**

**Score: 4/5**

Our members emphasize buildings that go above and beyond on sustainability. We appreciate the Silver certification for LEED. Although we understand third-party certifications such as LEED or GreenPoint Rated (GPR) can be challenging, there are 2 higher standards for LEED – Gold and Platinum. We recommend Kapital Partners pursue one on this project. Our members were happy to see a proposed all-electric building with integration of solar panels – that will mean lower electricity bills for residents. We were very happy to see the design of units overlooking the central courtyard that promote cross ventilation and passive cooling. However, some of our members had concerns regarding the sustainable disposal of materials – one mentioned organic waste composting, another wondered about where excavated soil will go, and another suggested a combination of softscape with large hardscape patches on sidewalks to aid groundwater recharge.



## **Intensity/Zoning**

**Score: 4/5**

The project proposes the construction of a 4-story building with 39 homes on a 0.4 acre site. Our members appreciate seeing a lot of homes on a small site near Santa Clara University. At 98 homes per acre, this density was welcomed by our members, who wish to see greater efforts to meet our local housing needs. Overall, our members like the height and density and wish to see no changes that would reduce it. In fact, our members wish to see Kapital Partners add one more floor to include more homes. In our discussion with the development team, this seems highly feasible. We would passionately support this extra effort, even in the face of any neighbor concerns. This is a key priority of Catalyze SV members.



## **Affordability**

**Score: 3/5**

Our members strongly support the inclusion of on-site affordable housing in residential projects. As we understand it, the project proposes 15% of the units on-site as affordable units. This was well-received by our members who understand we desperately need affordable housing options for those most vulnerable to displacement. Our members also value that some of the homes will be more affordable because of their smaller floor plans. We strongly recommend the affordable homes be at lower income levels (AMI), as well as increasing the number of affordable units overall. Some of our members are also concerned about the availability of market rate units for the students who will be probable residents.



## **Legacy**

**Score: N/A**

Members of Catalyze SV didn't think this category was applicable to this site. However, the architectural design adapted to celebrate the historical aesthetics of the neighborhood and fit in with the University was well received by our members.

**Cumulative Score: 3.8 out of 5**

May 15, 2023

Debby Fernandez  
Associate Planner  
City of Santa Clara Planning Division  
1500 Warburton Avenue  
Santa Clara, CA 95050

**Re: 2655 The Alameda**

Dear Ms. Fernandez,

This is a follow up to our recent conversation concerning 2655 The Alameda.

My wife and I have been residents of Santa Clara since 1964. In 1978 we moved into our current home at 918 Hilmar Street very close to the proposed development.

For years as I have taken my walks past the property - or observed it when I shopped at Safeway, I have shuddered at the thought that someday it would be developed into a McDonalds, In-n-Out or some other fast food spot to cater to the students at Santa Clara University (SCU).

I was overjoyed when I saw the plans for the current proposed development. It not only provides our city with badly needed quality housing, but does so in an area better suited for that type of project than probably any other area in Santa Clara.

There is absolutely minimal traffic on that portion of our old Alameda and parking should not be a problem because the major users of that intersection are SCU staff and students and the University provides them with ample on campus spaces.

Also, it is far enough away from my home and the homes of my neighbors in the University Square area that it should not in any way impact our way of life.

God Bless the developers and the City Staff whom I am sure are solidly behind the project (or at least should be).

Very truly yours,

  
Nick J. Livak

P.S. I also practiced law in Santa Clara for over 50 years. For a great portion of that time my office was in the Morse Mansion, a Victorian building I owned with Gary Gilmore, my real estate partner and best client. I served on your Charter Revision Committee years ago with Austin Warburton and was on the Parks and Recreation Commission for a maximum time under Earl Carmichael. So I think I have a good feeling for what is best for Santa Clara.

**GUILLERMO POSADA**

1441 MARKET ST.

SANTA CLARA, CA 95050



4/24/23

City of Santa Clara Planning Division

Att: Debby Fernandez, Associate Planner

1500 Warburton Ave

Santa Clara, California 95050

RE: 2655 The Alameda Mixed Use Project

PLN22-00448

Dear Debby,

I oppose this project due to it being VERY HIGH DENSITY and TOO high blocking mounting views. Traffic congestion in area is already too congested

Thank you for turning this project down.

A handwritten signature in black ink, appearing to be "G Posada".

Guillermo Posada