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

PMM  
PC Meeting 2/19/25  
RTC 24-1188  
Item 2

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[City of Santa Clara](#)

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

Susan Hinton submitted a new eComment.

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

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

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

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**From:** Planning Public Comment

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

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

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

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

Good Afternoon.

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

Thank you,

**Elizabeth Elliott** | Staff Aide II

Community Development Department | Planning Division

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**From:** Betsy Megas [REDACTED]

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

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

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

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To the Planning Commission:

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration,

Betsy Megas