

Meha Patel

From: Katie Renati <windkatie@gmail.com>
Sent: Thursday, May 28, 2026 11:33 AM
To: Meha Patel; jsullivansld@yahoo.com
Cc: Ray Renati
Subject: Concerns Regarding Adjacent Development at 826 Bing Drive
Attachments: 826 Bing Drive vs Pulte project.png

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Dear City Planner and Project Team,

My husband and I are homeowners at 826 Bing Drive in Santa Clara, and we are concerned about the proposed three-to-four story development next to our property.

Based on the plans, the rear of the building will face directly into our townhouse, resulting in significant loss of sunlight, natural light, and privacy. All of our windows, doors, and our patio face in that direction, meaning we would be looking directly at a three-to-four story wall every time we look outside or use our outdoor space. See attached image.

We respectfully request that the City consider design adjustments—or the addition of privacy-preserving landscaping (including tall trees or vegetative screening) such as increased setbacks, upper-floor step-backs, or screening—to reduce these impacts on our home.

Where can we find the current plan for this project? I could not find it on the City website.

Thank you for your consideration.

Sincerely,
Katie & Ray Renati
826 Bing Drive
Santa Clara, CA



**3521 and 3591
Homestead Road
(Pariva) - Multi-
Family Residential**

3521 and 3591 Homestead
Multi-Family Resc

May 20, 2026

City Council and Planning Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050



Re: Support for 3521 Homestead Road Redevelopment Project

Dear Mayor, Councilmembers, Planning Commissioners, and Planning Staff:

Fuheng Herbs and its CEO, Dalong Zhang, would like to express support for the proposed redevelopment project at the Homestead Road shopping center.

Over the years, we have appreciated the opportunity to operate our business in Santa Clara and serve many local residents and families. While relocating our business is a significant transition for us, we understand the growing need for additional housing opportunities within the community.

We recognize that the proposed redevelopment project will provide much-needed housing for local residents, improve the surrounding area, and contribute positively to the long-term development of Santa Clara. In particular, we understand that the project will serve the important purpose of helping alleviate the ongoing housing shortage in the Bay Area and welcoming new residents into the community.

We appreciate the efforts undertaken by the ownership, development team, and City staff throughout this process. Fuheng Herbs and Dalong Zhang support the redevelopment project and hope the project will move forward successfully for the benefit of the community and future residents.

Thank you for your time and consideration.

Respectfully submitted,

Fuheng Herbs

By: 
Dalong Zhang
CEO, Fuheng Herbs

Meha Patel

From: Nick Linnea <nlinnea24@gmail.com>
Sent: Friday, May 8, 2026 4:49 PM
To: jsullivansld@yahoo.com; Meha Patel
Subject: Questions on Project @ 3521 and 3591 Homestead Road

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hello,

My name is Nick Bacho, and I am a resident of the Birdland neighborhood. I was born in Santa Clara and spent my first 25 years in the neighborhood bounded by Homestead, Lawrence, El Camino and Wolfe. In the past year, I've moved back into my childhood home. I very much believe we need more housing, and am pro-development. At the same time, I have some questions and concerns about the new housing project being built across from my neighborhood.

- How many units will be affordable housing? And are there any initiatives to designate housing for working and middle class folks who work in Santa Clara in professions we desperately need (like folks who work for the public schools and the city, VTA, community colleges, etc.)? I think of a coworker of my mom's, at Santa Clara Unified School District, who worked as a teacher's aide at the public schools (a very needed profession!). She had to work a second job at a local grocery store just to afford an apartment, and wasn't sure how she was going to retire. People like her deserve affordable housing options.

- What is going to be done to reduce effects on traffic? There's already long lines every morning and evening at the Lochinvar and Lawrence intersection. Will there be a protected left turn lane added? Also, has there been any effort to increase public transit offerings around the development to limit increased traffic?

- Are the businesses that have been displaced being considered as options for the commercial part of the development? Businesses like Super Kyo-Po, the Postal Annex, and Kevin's Tailoring were part of the community. The owner of the Postal Annex, Mr. Kim, sent me a fruit basket when my mom died. Mr. Kevin sewed all my Girl Scout badges to my sash when I was a kid. Super Kyo-Po was popular with both the Korean community and the non-Korean community. They were my go-to place for buying fish, they had some of the best produce prices around, and had dynamite kimchi made in house. The Santa Clara Asian community deserves to have those businesses exist.

Thank you.

Sincerely,
Nick Bacho

Meha Patel

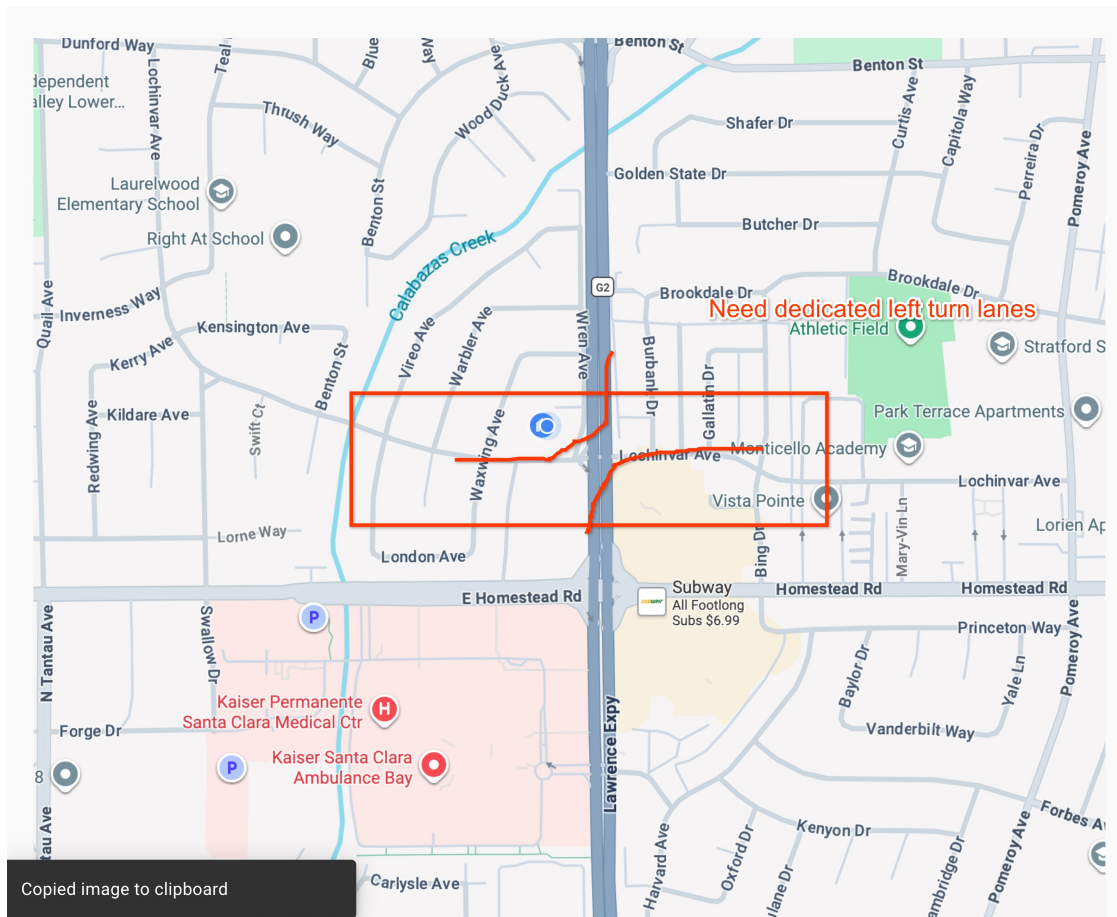
From: Vinay Bannai <vbannai@gmail.com>
Sent: Saturday, February 14, 2026 8:58 PM
To: jsullivansld@yahoo.com; Meha Patel
Subject: Re: Urgent Traffic Safety Improvements Needed at Lochinvar Avenue and Lawrence Expressway

Follow Up Flag: Follow up
Flag Status: Flagged

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The figure included in my previous email showed the wrong intersection.
The text in my email still remains the same, the diagram is incorrect.

I am including the right diagram and the intersection in this email.



On Sat, Feb 14, 2026 at 5:30 PM Vinay Bannai <vbannai@gmail.com> wrote:

Meha Patel

City of Santa Clara

Planning Division & Traffic Engineering Department

1500 Warburton Avenue

Santa Clara, CA 95050

Re: Urgent Traffic Safety Improvements Needed at Lochinvar Avenue and Lawrence Expressway

Dear City Planners and Traffic Engineering Team,

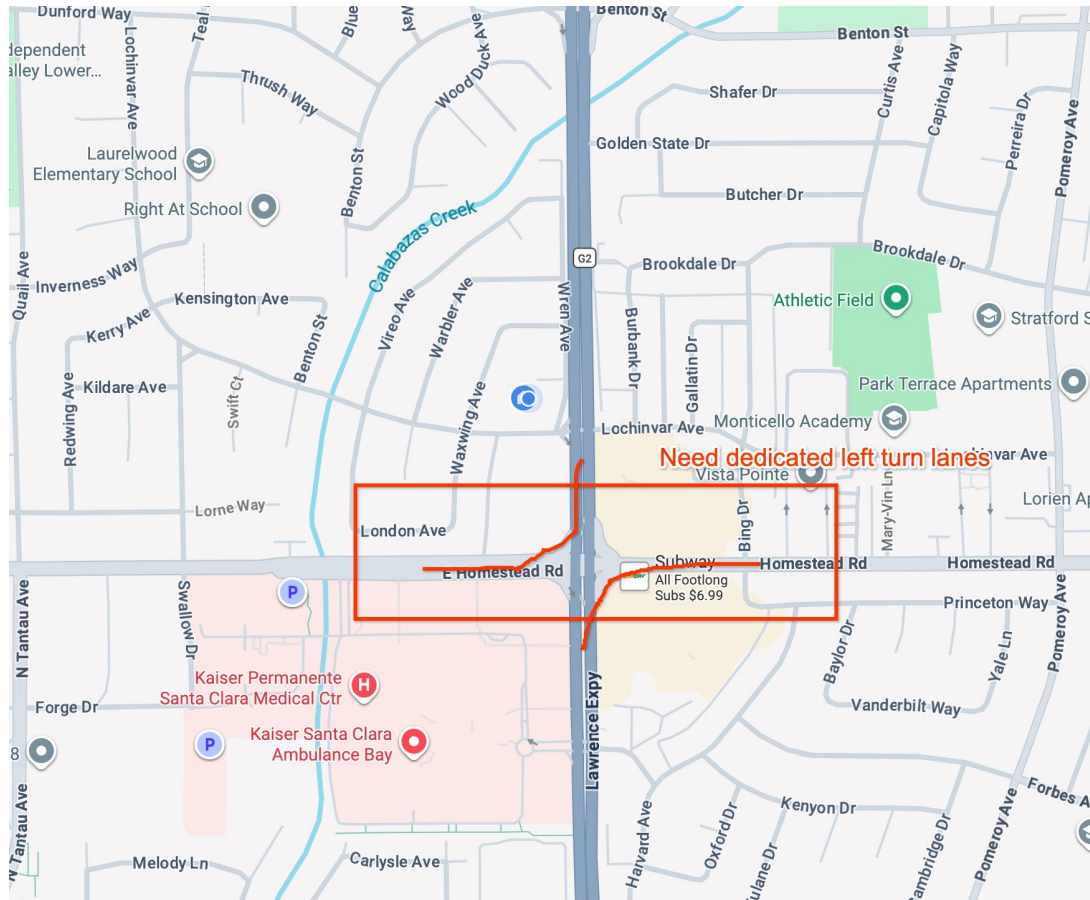
I am writing to formally request a traffic study and immediate infrastructure improvements at the intersection of **Lochinvar Avenue and Lawrence Expressway**.

As a resident concerned about the safety and flow of our neighborhood, I have observed significant congestion and hazardous conditions at this junction. This intersection serves as a critical entry and exit point for the Birdland neighborhood, leading to heavy volume during morning and evening commute times.

More importantly, this area is a corridor for multiple schools. On any given weekday, numerous children bike to school and pedestrians navigate the crosswalks on Lochinvar across Lawrence Expressway. The current configuration struggles to support this mix of vulnerable pedestrians and heavy vehicle traffic, creating a significant safety risk.

I am also deeply concerned about the cumulative impact of the new development projects proposed for **3521 and 3591 Homestead Road**. These developments will undoubtedly increase traffic volume, exacerbating the existing bottlenecks and safety hazards on Lochinvar.

To mitigate these issues and ensure the safety of our students and residents, **I urge you to consider installing a dedicated left-turn lane with a protected left-turn signal on both sides of the Lochinvar approaches. I also urge you to consider decreasing the density of the units in the project.**



These changes would significantly improve residents' ability to safely navigate the junction, reduce dangerous queues that block visibility, and provide a safer environment for children crossing this busy expressway.

Thank you for your time and attention to this urgent matter. I look forward to hearing how the City plans to address these concerns before the new developments are finalized.

Sincerely,

Vinay Bannai

1186 Lerwick Ct, Sunnyvale, CA 94087

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Vinay Bannai

Email: vbannai@gmail.com

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Vinay Bannai

Email: vbannai@gmail.com

Meha Patel

From: samuel carter <scart004@gmail.com>
Sent: Wednesday, March 4, 2026 11:21 AM
To: Summer Foss
Cc: Meha Patel
Subject: Re: Development Plans

Follow Up Flag: Follow up
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Hi Summer,

Thanks for sending these over so quickly and looping in Meha.

I took a look at the attached set. I'm still deeply concerned that we are removing small business commercial shops to be replaced by luxury condos, I don't see the value as a nearby resident. But I'll let Meha address those frustrations.

Meha, I only recently found out that the shops in the plaza have all been forced out by management and that the plaza is undergoing a new development. I strongly disagree with these development plans as a nearby resident as I fear it will increase my rent and it removed various walkable shops that I used. Since the plans Summer so helpfully provided me show that this space is going to be 90% luxury condos, I'm left confused how this got approval. Luxury condos just popped up some two blocks down homestead so clearly the need is being filled and this is simply more redundant and unnecessary luxury housing that most people in the bay cannot afford. I did not receive ANY information regarding this development in my mail in the past year, and as someone who lives on Lochinvar this is a ridiculous proposal.

I beseech you to immediately stop this development plan and shift to something more commercial/walking friendly to existing residents instead of trying to cram in another 90 compact luxury condos that you can overcharge for. It enrages me that this was approved as it also disenfranchises the Asian American community that this neighborhood so clearly represents. You're simply ousting long term small businesses in favor of another fast money grab, and it sickens me.

I will be in attendance at the next city meeting to express these views in person.

Thank you and good day.

On Wed, Mar 4, 2026 at 10:59 AM Summer Foss <SFoss@santaclaraca.gov> wrote:

Hi Samuel,

I hope this message finds you well.

Thank you for contacting the Planning Division. The project at 3521 Homestead Road is assigned to Project Manager Meha Patel, and I have included her on this email for reference.

Please find the most current plan set attached. Please note that the attached plans are not final and may be updated as the review process continues.

If you have any additional questions, please feel free to reach out.

 [8.5x11 - Combined - Pariva Civil TM 2025.12.08 1.pdf](#)

Best regards,

Summer Foss | Assistant Planner
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
D: 408.615.2469 | email: SFoss@SantaClaraCA.gov



From: samuel carter <scart004@gmail.com>
Sent: Tuesday, March 3, 2026 4:43 PM
To: Planning <Planning@santaclaraca.gov>
Subject: Development Plans

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I am reaching out because I recently found out about the development on this property:

3521 and 3591 Homestead Road (Pariva) - Multi-Family Residential

I am a nearby resident and want to review the plans to ensure that they're benefitting our community. I really enjoy the existing shops in that plaza and want to ensure there's a suitable replacement coming in.

Thanks!
Samuel Carter

Meha Patel

From: Falcon Patel <patelfalcon@gmail.com>
Sent: Tuesday, November 18, 2025 6:42 PM
To: Meha Patel
Cc: Planning; PlanningCommission
Subject: Feedback on PLN24-00633 – 3521 & 3591 Homestead Road Redevelopment

You don't often get email from patelfalcon@gmail.com. [Learn why this is important](#)

Subject: Feedback on PLN24-00633 – 3521 & 3591 Homestead Road Redevelopment

Dear City of Santa Clara Planning Department,

I am writing to provide feedback on the proposed redevelopment at **3521 and 3591 Homestead Road (Pariva)**. I am generally pro-housing and strongly support adding more homes in Santa Clara. However, this particular proposal raises serious concerns about **neighborhood livability, loss of essential retail, and increased traffic impacts**.

1. Elimination of an Active Retail Center

The project removes a functioning commercial plaza with more than ten active businesses, including grocery, restaurants, and small service providers that many residents rely on daily. These businesses provide walkable access to essentials and serve a culturally diverse community. Replacing the entire center with almost exclusively residential units—and only **4,991 sq ft of commercial space**—is not an adequate substitute.

This creates an immediate hardship:

- **Where will current customers go?**
- **Where will future residents shop, dine, or access daily services?**

Creating housing by eliminating necessary commercial services is not balanced planning.

2. Residential-only Corridors Create Car-Dependent Neighborhoods

Nearby developments, including **Laguna Clara**, have added significant new residential density without adding any new retail or services. Continuing this pattern along Homestead turns the corridor into a bedroom community, not a complete neighborhood.

When new residents cannot walk to groceries, restaurants, coffee, or services, they will drive—often to other cities. This **increases VMT (vehicle miles traveled)**, worsens congestion, and undermines Santa Clara's own climate and mobility goals.

3. Traffic Impacts at an Already Constrained Intersection

The Homestead & Lawrence area is already heavily congested during mornings, evenings, and weekends. Adding **147 residential units and 341 parking spaces** without the offset of meaningful on-site retail will push even more vehicles through this intersection.

Daily errands that could have been done on foot or nearby are now forced into car trips.

4. A Housing-Focused Project Still Needs Mixed-Use Support

This is not an argument against housing—in fact, the site is well-suited for it. But good planning requires balance.

A revised plan should:

- Maintain a **significant retail component**, not a token commercial pad.
- Support a mix of daily-needs businesses (grocery, cafes, food service, small shops).
- Preserve the character and utility of the existing neighborhood.
- Reduce car dependency and protect walkability.

Housing is essential, but **housing without services creates strain on infrastructure and worsens quality of life** for everyone—existing residents and new ones.

Conclusion

I respectfully request that the City require a more balanced, mixed-use plan—one that preserves essential commercial activity alongside new housing. Eliminating an entire retail center and replacing it with minimal commercial space is not a sustainable or community-serving approach.

Thank you for your time and consideration.

Sincerely,
A Santa Clara resident

Falcon Patel, resident of Homestead & Cornell

Meha Patel

From: Meha Patel
Sent: Monday, November 24, 2025 4:46 PM
To: Sejla Avdic
Subject: RE: Parvia 3521-3591

Hello,

Thank you for your email. Please note, this correspondence will be part of the public record on this item. We will discuss your comments and concerns with the applicant as we move forward with our review of the application.

In regards to your question for affordable housing, the project is proposing 15% of the proposed units to be affordable at a moderate-income level as required by our Affordable Housing Ordinance. "Moderate income households" means households whose income does not exceed the moderate income limits applicable to Santa Clara County, as published and periodically updated by the State Department of Housing and Community Development. For moderate-income level, the income limit is 80% to 120% of area median income, based on surveys of local area conducted by U.S. Department of Housing and Urban Development (HUD). For Santa Clara County, the Area Median Income for a 4-person household is \$195,200.

The City (Housing Division) and developer will enter into an agreement and establish a Moderate Income limit and the maximum sales price for the below market rate units, often between 25% to 35% of the area media income. Once the project completes the Planning process, the developer and the City will enter into an agreement, you will then be able to apply for the one of the affordable units through Housing Division's Below Market Purchase ownership program. The selection process and down payment would be clarified then. There is usually an HOA fee for affordable housing. If you have additional questions on program, you can reach Housing and Community Services at communityservice@santaclaraca.gov.

Please let me know if you have any further questions and comments.

Thank you,

Meha Patel | Associate Planner

Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
D: 408.615.2454 | E: mpatel@santaclaraca.gov



Please note, I am out of office 11/25/25 to 12/5/25.

From: Sejla Avdic <sejlaavdic8@gmail.com>
Sent: Sunday, November 23, 2025 4:14 PM
To: Meha Patel <mpatel@Santaclaraca.gov>
Subject: Fwd: Parvia 3521-3591

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

From: **Sejla Avdic** <sejlaavdic8@gmail.com>

Date: Sun, Nov 23, 2025 at 3:40 PM

Subject: Parvia 3521-3591

To: <jsullivansld@yahoo.com>, <mpatel@santaclara.gov>

Hello,

The project plan mentions **only 22** units out of 147 will be allocated as 'affordable housing at the moderate-income level (15%).' What an embarrassment/slap in the face to the local community. At least half of these units should be built for affordable housing.

Could you please explain what the moderate-income level of 15% means? What are the exact income limits? What is the approximate cost of a townhouse for a moderate-income? How can potentially interested individuals apply for one of these 22 'affordable' units? Will there be a lottery drawing? What would a down payment be for an 'affordable' townhouse? Will there be an HOA fee for 'affordable' housing?

If you do not have the answers to these questions, please point me to the appropriate contact.

Thank you,
Sejla (Shayla)

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Sejla (Shayla) Avdic

