

Debby Fernandez

From: Elizabeth Elliott
Sent: Tuesday, August 31, 2021 10:50 AM
To: Ledia Mati; Debby Fernandez
Cc: Planning Public Comment; Gloria Sciara; Reena Brilliot
Subject: 3700 Thomas Road

Good Morning Dr. Mati,

Thank you for taking the time to notify us of your concerns on this project, which was heard at the August 25, 2021 Planning Commission meeting. Associate Planner Debby Fernandez has been included on this email for her information.

Regards,

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



**City of
Santa Clara**
The Center of What's Possible

From: Ledia Mati [REDACTED]
Sent: Monday, August 30, 2021 10:35 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Cc: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject:

Hi Debby,

I just received a public hearing notice regarding the proposed use permit for outdoor activity associated with the proposed childcare facility at 3700 Thomas Road, Santa Clara, CA 95054.

I'm the owner of Santa Clara Custom Chiropractic in that building. The building is very very tight on parking as you can probably see from your records. Due to that, as well as it being next to a big expressway (Montague), I don't think it would be safe to use this outdoor space for childcare activities.

Let me know if you have any questions.

--

Yours in health,
Dr. Ledia Mati
Santa Clara Custom Chiropractic
[REDACTED]
3700 Thomas Rd. Suite 207
Santa Clara, CA 95054

Visit us on [Google](#), [Yelp](#) and [Facebook](#)

Debby Fernandez

From: Elizabeth Elliott
Sent: Tuesday, August 31, 2021 10:49 AM
To: 1-2-3 Acupuncture Clinic; Planning Public Comment; Debby Fernandez
Cc: Gloria Sciara; Reena Brilliot
Subject: RE: Public Hearing Notice PLN2021-14879

Good Morning Mr. Guan,

Thank you for taking the time to notify us of your concerns on this project, which was heard at the August 25, 2021 Planning Commission meeting. Associate Planner Debby Fernandez has been included on this email for her information.

Regards,

Elizabeth Elliott

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From: 1-2-3 Acupuncture Clinic [REDACTED]
Sent: Tuesday, August 31, 2021 9:36 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Public Hearing Notice PLN2021-14879

Dear Ms. Fernandez,

I am writing in regards to File #: PLN2021-14879 regarding the development of a daycare/preschool facility at 3700 Thomas Road, APN: 104-14-170. My wife and I rent unit #215 in the complex at 3700 Thomas Road. We are the owners of 1-2-3 Acupuncture Clinic and have been tenants in this building since 2016. I understand that a public hearing on this matter was held on August 25, 2021 and the time for public comment is closed. Unfortunately, we never received notice of this public hearing and were only made aware of its occurrence on August 26, 2021 when a neighboring tenant gave us a copy of the letter he received via U.S. Mail.

Although the window for public comment has passed, we would like to share with the City our concerns regarding the proposed development. Primarily, we do not feel that this particular parcel is a safe place for a childcare facility as it is in a light industrial zone with heavy traffic. Large trucks often speed along Thomas Road and cars take the exit from Montague Expressway onto

Thomas Road far too fast. Several years ago, a driver took this exit too quickly, lost control of his vehicle and smashed into the building. Quite simply, this is not a safe corner for a preschool facility and in our view it would be reckless for the City to grant applicants a use permit.

Yours Truly,

Jonathan Guan

=====
1-2-3 Acupuncture Clinic



Debby Fernandez

From: Debby Fernandez
Sent: Friday, October 01, 2021 8:02 AM
To: Tim Dang
Cc: Planning Public Comment
Subject: RE: NEED REPLY Objection to file PLN2021-14879

Hello Tim, yes they will be included.

Regards,
Debby

From: Tim Dang [REDACTED]
Sent: Friday, October 01, 2021 8:00 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>
Cc: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Re: NEED REPLY Objection to file PLN2021-14879

Hello Debby,

I'm just checking to confirm that the objection I send below and will be included in the hearing.

As I stated, the other tenants in the building and I strongly object to this use. And each of us has already sent in the comments. Will you please reply to let us person know that our comments will be included? And if there are anything else that we need to do ?

Thank you.

Tim Dang

On Fri, Sep 17, 2021 at 11:58 AM Debby Fernandez <DFernandez@santaclaraca.gov> wrote:

Hello Tim, the Use Permit was continued for hearing to the Planning Commission meeting of October 27th. You can submit comments to me prior to the meeting date for attachment to the staff report and their consideration.

Regards,

Debby

From: Tim Dang [REDACTED]
Sent: Friday, September 17, 2021 11:26 AM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: NEED REPLY Objection to file PLN2021-14879

Hello Debbie,

Will you please let us know about this project? All the tenants and I are very concerned about this. Can you let us know if you have approved this usage? Or what we need to do to continue to object to it?

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

From: **Tim Dang** [REDACTED]
Date: Mon, Aug 30, 2021 at 9:28 PM
Subject: Objection to file PLN2021-14879
To: <planningpubliccomment@santaclaraca.gov>, <dfernandez@santaclaraca.gov>, Tim (Perfect Smile Dental Care [REDACTED])

Hello Debby,

I received the public hearing notice regarding the proposed use permit for outdoor activity associated with the proposed childcare facility at 3700 Thomas Road, Santa Clara, CA 95054.

I'm the owner of Perfect Smile Dental Care, and I'm one of the tenants in the same building and have been here for 17 years.

I object to the use of this outdoor space for childcare activities. You can see below from the marketing brochure that the traffic count is 80,550 AADT, and a large amount of the traffic is making a right turn at the corner where the proposed child care outdoor are is located.

There was one instance in the past when a car ramp into this space causing damage to this area.

Furthermore, Cementex is located on the back of Thomas Road, and through the day, there are a number of huge cement mixing trucks driving to and from Cementex company and they make the right turn at this corner. This poses a really serious danger if children are playing there.

Other tenants from the build have also expressed the same concerns. They will send you an email also.

Please call me if you have any questions.

--

Tim Dang

[REDACTED]

3700

THOMAS ROAD

HIGHLIGHTS

12,100 SF PRIME RETAIL SPACE FOR LEASE

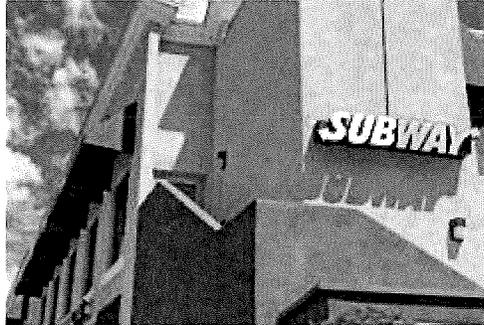
- High Identity End Cap on Mortgage ExpressWay @ Highway 101
- Strategically Positioned on Signalized Intersection with Full Access
- Strong Daytime Population
- Close Proximity to Levi's Stadium, Hotel & Casino
- \$350/SF NNN

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
POPULATION	13,413	40,213	146,326
HAYWARD COUNTY	43,067	101,368	116,787
IN TRADES	11,000	33,000	110,000
HOUSEHOLDS	4,000	12,500	44,000
ADULTS	7,000	21,000	74,000

TRAFFIC COUNTS

Mortgage Expressway 60,500 ACD



--

Tim Dang

[REDACTED]

To join my Zoom meeting

<https://zoom.us/join>

[REDACTED]

[REDACTED]

--

Tim Dang

[REDACTED]

To join my Zoom meeting

<https://zoom.us/join>

[REDACTED]

[REDACTED]

From: [Planning Public Comment](#)
To: [Chris Marchese](#); [Planning Public Comment](#)
Cc: [Chris Marchese](#); [REDACTED]; [Reena Brilliot](#); [Gloria Sciara](#); [Debby Fernandez](#)
Subject: RE: Public Comments For File: PLN2021-14879/3700 Thomas Road, Santa Clara
Date: Tuesday, November 30, 2021 5:16:14 PM
Attachments: [image001.png](#)
[SKM_C250i21112914120.pdf](#)
[image002.png](#)
[image004.png](#)

Thank you for your email. Your letter will be included as public correspondence at the December 8, 2021 Planning Commission Meeting. Should you wish to participate in the meeting, zoom details will be available on the [City's meeting webpage](#) when the agenda is posted (at least 72-hours before the meeting).

Regards,

ELIZABETH ELLIOTT

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: Chris Marchese [REDACTED]
Sent: Monday, November 29, 2021 2:29 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: [REDACTED]
Subject: Public Comments For File: PLN2021-14879/3700 Thomas Road, Santa Clara

Good Afternoon-

For your information and review.

Best Regards,

Chris

Christopher J. Marchese
Marchese Family Properties
270 East Main Street
Los Gatos, CA 95030

[REDACTED]



From: [REDACTED]

Sent: Monday, November 29, 2021 2:13 PM

To: Chris Marchese [REDACTED]

Subject: Message from KM_C250i



November 29, 2021

Planning division, City Hall

City of Santa Clara

1500 Warburton Avenue

Santa Clara, California 95050

Attention: Ms. Debby Fernandez, Associate Planner

RE: File: PLN2021-14879/3700 Thomas Road, Santa Clara.

Dear Planning Division:

I respectfully request that my letter be taken into consideration for the upcoming planning commission meeting to be held on December 8, 2021 at 6:00pm regarding the referenced matter.

My family owns the property adjacent to the referenced location. The address is 3660 Thomas Road, Santa Clara. The site and building is and has been used as a commercial warehouse for the last 50 years, which has considerable truck traffic in and out, especially during the morning hours.

We are not opposed to the proposed use on the referenced site. However, we do have concerns which we believe need to be addressed before allowing the intended use to be approved.

The referenced development is extremely under parked, causing spill over into our development. We have constantly had to deal with the adjacent customers parking and littering on our property. We have tried to be good neighbors, but it is impossible when little to nothing is or has been done by the referenced property owner, to prevent this from happening. We are not only concerned about the potential for parents to park on our property and walk their children over to the classroom area, through a busy truck route; but, with the security and monitoring of the outdoor play area, which may be a short stroll to our busy truck lanes. This has to be stringent with a lot of supervision.

We would like to see a process wherein, parents parking and walking their children thru a truck lane is discouraged and prohibitive. We do not want to have to enforce this! It should be by ordinance. As well as, if an outdoor play area is mandated that it must be very secure and always well monitored to avoid children from wandering over to the busy truck lanes and traffic.

Sincerely,

A handwritten signature in blue ink that reads "Christopher J. Marchese".

Christopher J. Marchese