

Michelle Estabillo

From: Carol Parkinson <carol.parkinson@sbcglobal.net>
Sent: Sunday, August 20, 2023 4:48 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

We moved to Santa Clara from San Jose, 8 years ago, because their city government disregarded the voted upon requirements for city planning and made a mess, which resulted in reduced quality of living for residents.

I implore you all not to make the same mistakes and comply with Santa Clara voters in regards to our city planning.

Kind regards,
Carol Parkinson and Jim Wilhelm
465 Jefferson Street, Santa Clara 95050

Sent from my iPhone. Please forgive any grammatical errors or misspellings.

Michelle Estabillo

From: Steve Le
Sent: Friday, August 18, 2023 1:20 PM
To: Bobby Caya
Cc: Ariana@lpgdevelopment.com; Elizabeth Elliott; Mayor and Council
Subject: RE: Yes for 950 Monroe St

Hi Bobby,

Thank you for taking the time to provide your input, we appreciate you taking the time to notify us of your concerns.

Any correspondence received after the meeting agenda is posted and before noon on the meeting date is provided as Post Meeting Material and uploaded to the City's website as well as forwarded to Mayor and Council for their review. I am including Mayor and Council on this email so that your email and petition are provided to them.

Sincerely,

Steve Le | Senior Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468



From: Bobby Caya <bobby.caya@outlook.com>
Sent: Friday, August 18, 2023 1:16 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana@lpgdevelopment.com
Subject: Yes for 950 Monroe St

Steve,
Please see below for next Tuesday's Council meeting. Thanks and have a great weekend.
-Bobby

Honorable City Council Members,

I hope this email finds you well. I am writing to express my enthusiastic support for the 950 Monroe Street condominium and townhome project in Santa Clara. I believe that this development holds significant potential to enhance the community's vibrancy and contribute to the continued growth and prosperity of Santa Clara.

The concept of combining residential, retail, and amenity spaces within a single development is a forward-thinking approach that aligns perfectly with the evolving needs and aspirations of Santa Clara's residents. This mixed-use project not only promises to create new housing opportunities but also offers a chance to revitalize an underutilized area and foster a more dynamic urban environment.

By embracing a mixed-use development, we can expect to see benefits that extend beyond economic growth. Such a project has the potential to promote sustainable practices, encourage a sense of community, and contribute to a more

walkable and accessible cityscape. Additionally, the amenities within the development could serve as a focal point to bring Santa Clara residents together, fostering a stronger sense of unity.

I urge you to carefully consider the positive impact that this mixed-use development could bring to our city. As we continue to adapt to changing times and evolving urban landscapes, initiatives like these demonstrate a commitment to innovation and progress. I trust that the City Council will recognize this and all the benefits accompanying this proposed project, and vote yes accordingly.

Thank you for your dedication to serving our community, and I look forward to seeing the positive outcomes that this mixed-use development could bring to the city of Santa Clara.

Best regards,

Bobby Caya

Michelle Estabillo

From: Kathy Almazol <kalmazol@mac.com>
Sent: Friday, August 18, 2023 12:19 PM
To: Mayor and Council
Cc: Kathy Almazol
Subject: Lamb Partners LLC Housing on Monroe and Homestead
Attachments: Ltr re- Lamb Partner LLC.docx

Dear Mayor Lisa Gillmor, Vice Mayor Kevin Park, and councilmembers Kathy Watanabe, Raj Chahal, Karen Hardy, Suds Jain, and Anthony Becker:

I am writing to ask you to consider reaching out to your district community regarding the vote on the housing project that will involve 950,930, and 906 Monroe Street and 1341 Homestead Road. I understand that Lamb Partner LLC is planning to build a housing unit in that neighborhood. I ask that you review the need for a high rise building in this quaint and quiet neighborhood.

Additionally, I am wondering if the recent housing project on Monroe and Benton is full? I travel by it often and do not see signs of a community. There is also the developed housing on Benton and El Camino near the train station across from the Police station, a very large property that could house many folks who might be using the train and bus lines for transportation. Is that rental property also nearing capacity? DO any of these properties address the severe shortage of **AFFORDABLE** rental homes for people. Is Santa Clara becoming less of a community and more of a real estate management team's big dream for income.

I have seen and heard the presentations from the neighborhood group at the Farmer's Market, but I have not received anything from you explaining why this housing is necessary. I understand there is a need for **Really Affordable** housing, but I do not believe these projects fall into this category. I hope I am wrong and you will give me good information for my reasoning.

I live on Golden State Drive in the neighborhood near Lawrence Expressway where our city agreed to support interim housing for people who may now be unhoused. There was great outcry about that project because the people were low income and needed assistance. I have not heard any public outcry regarding this project near Madison St., therefore I concluded that it is not a low-income project.

I would appreciate a response from any of you about this issue. As you know I live in Vice Mayor Kevin Park's district. Thank you for any clarity you can give me about all of the housing units I have listed.

Respectfully,

Kathy Almazol

3520 Golden State Dr.

Santa Clara, CA 95051

Michelle Estabillo

From: Michael Prioste <tiki-tub@att.net>
Sent: Sunday, August 20, 2023 8:23 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Michelle Estabillo

From: Silin Chen <silinchen22@gmail.com>
Sent: Sunday, August 20, 2023 11:52 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

--

Silin Chen
Email: silinchen22@gmail.com

Michelle Estabillo

From: Noreen <noreenoldquad@gmail.com>
Sent: Sunday, August 20, 2023 4:35 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

Our historic neighborhood needs your support in saying no to this development. All you need to do is drive down Monroe going north from El Camino and see the one story houses that back the data center. Despite the 146' setback from the residence, that 85' building with the metal mess that is inset on roof making it 99' looms as a giant wall. I feel for those residence. Although it was legal since it was built on commercial space. This proposed plan will be 84' tall with a 73' setback to residence and barely 5' set back to building next to it on Franklin. This will look like a skyscraper. These allowances they are asking for are honestly ridiculous, and it will not be affordable housing to boot.

In the past I and neighbors met and worked with The Gateway developer and Prometheus. We supported their developments and they went before counsel without anyone opposing from our group. I am not against development. What they are asking for is unreasonable and will set a president that will hurt our neighborhood adversely.

Below is more from our group and I'm thankful to have neighbors who care what happens to the Old Quad. Neighbors that are in the industry and understand development and use that knowledge to help our city get the most for our residence.

We have a vested interest, we live here and love our neighborhoods.

This developer does not live here and would never approve this project in his city. His voting record proves it over and over. Please stand up for the people.

Thank you,
Noreen Carlson
1159 Madison St.

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Noreen

Sent from my iPhone

Michelle Estabillo

From: Linda Pascoal <pascoal.linda@gmail.com>
Sent: Sunday, August 20, 2023 3:59 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear Mayor & Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Regards,
Linda

Michelle Estabillo

From: charlotte evans <charlotte.evans13@gmail.com>
Sent: Sunday, August 20, 2023 4:22 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

My home is next door to the Wells Fargo Bank parking lot. A high density building at the corner of Benton and Lafayette is totally inappropriate. This plan completely ruins the charm of the old quad area. I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Charlotte Evans

Sent from my iPad

Michelle Estabillo

From: Paul <paulrebello@att.net>
Sent: Sunday, August 20, 2023 5:00 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm not pleased that this developer is shoehorning in changes to the downtown general plan. I understand that we need more housing in Santa Clara, but the changes in density and exemptions for appropriate transitions isn't fair to local residents and only benefits the developer.

It was my impression that the neighborhood was going to work together with the city council and to create a fair plan, NOT have the developers dictate their extreme needs. Additionally, I'm shocked to see there are variance requests for properties outside of the marked downtown general area (like the Wells Fargo building and the Franklin strip near the Convent.)

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

I appreciate your time and all your hard work.

Paul Rebello
Old Quad resident

Michelle Estabillo

From: Judy Tucker <judytucker@pacbell.net>
Sent: Sunday, August 20, 2023 7:09 PM
To: Mayor and Council
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council Members, Old Quad residents endured the Silicon Sage boondoggle which is no compliment to the Quad, the future downtown or the City in general. Now Lamb Partners wants to plaster the adjacent block with even more density (6 stories at one point) that CAN'T appropriately transition to the surrounding neighborhood or a future downtown still in the early planning stages. Each new project seems to decimate guidelines years in the making. This single project is asking for several exceptions/updates to the City-wide general plan that must be protected through your discretionary power. The Monroe Street project requests for variances appears equivalent to ignoring much of the effort put into creating a general plan. If you're willing to grant these exceptions, why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Do developers think they are stronger than City Councils? Stand up for Santa Clara and show that this Council stands behind its citizens and the long-term planning goals of our City.

I was recently near the Quito Village project in Saratoga. As with most projects, there were compromises, but it appears the end result will be a nice addition to the area and satisfactory to most. Please stop letting Santa Clara be trampled by developers - we residents are willing to work toward reasonable development solutions but don't want to be used and abused in the process. We look to OUR City Council to protect us and allow local development to be complimentary to the future downtown most of us support. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Judith Tucker, 1159 Main St, Santa Clara, CA 95050

Michelle Estabillo

From: Anne King <acdking@gmail.com>
Sent: Sunday, August 20, 2023 7:32 PM
To: Mayor and Council; Anthony Becker; Clerk; contactoqra@gmail.com; Karen Hardy; Kevin Park; Kathy Watanabe; Lisa Gillmor; Public Comment; Raj Chahal; Sudhanshu Jain
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear Council Member,

Please, please vote AGAINST amending the general plan. Do not allow a change to the general plan for the downtown area. Please vote against the amendment before the Council on August 22, 2023.

- 1). The city has invested time and money in polls and discussions with City residents, and residents have asked for a consistent plan to create a vibrant downtown that the City can be proud of.
- 2). This amendment will allow a piecemeal approach that years from now will be condemned as being as harmful for the City as the original decision to destroy the old Downtown.
- 3). It also allows higher buildings which will significantly overshadow the historic homes that define the wider downtown area.
- 4). The downtown precise plan may be approved soon and will create a consistent vision that developers can use to design projects that won't alienate the residents of this historically significant area.

PLEASE VOTE NO ON ANY AMENDMENT OF THE GENERAL PLAN FOR THE DOWNTOWN

Thank you,
Anne and Dennis King

Michelle Estabillo

From: Tim Thompson <tthompson5768@gmail.com>
Sent: Sunday, August 20, 2023 8:12 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Listen to the citizens who live in the surrounding area this doesn't fit in our city.

Please don't approve this it's WRONG LURN TO SAY NO.

TIM THOMPSON

Michelle Estabillo

From: Elizabeth Elliott
Sent: Friday, August 18, 2023 1:10 PM
To: Lucilia Haro; Mayor and Council; Clerk
Cc: Planning Public Comment; Andrew Crabtree; Reena Brilliot; Lesley Xavier; Steve Le
Subject: August 22, 2023 Council Meeting RE: Project: 950 Monroe Street
Attachments: Community Vision for Downtown_In Person Signatures.pdf; Community Vision for Downtown_On-Line Signatures.pdf

Hello Ms. Haro,

Thank you for your email. I would like to let you know that the email address in your original email (below) is incorrect and was not received in the Planning Public Comment email box. Please note – the correct email address is: Planning Public Comment PlanningPublicComment@santaclaraca.gov. I've included it on the 'cc' above.

Any correspondence received after the meeting agenda is posted and before noon on the meeting date is provided as Post Meeting Material and uploaded to the City's website as well as forwarded to Mayor and Council for their review. I am including Mayor and Council on this email so that your email and petition are provided to them.

Thank you for taking the time to provide your input, we appreciate you taking the time to notify us of your concerns.

Best 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



From: Steve Le <SLe@SantaClaraCA.gov>
Sent: Friday, August 18, 2023 12:55 PM
To: Lucilia Haro <lucilia.haro@gmail.com>; Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Elizabeth Elliott <EElliott@santaclaraca.gov>
Subject: RE: Project: 950 Monroe Street

Hi Lucy,

Thank you for sending the attached petitions. We have the posted agenda, but we will forward this petition and any other comments received as post agenda items to Mayor and Council.

Thank you,

Steve Le | Senior Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468



From: Lucilia Haro <lucilia.haro@gmail.com>
Sent: Friday, August 18, 2023 11:38 AM
To: Steve Le <SLe@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Subject: Fwd: Project: 950 Monroe Street

Hi Steve and Leslie,

I don't see this email (and attachments) in the agenda packet? Please advise.

Thanks,
Lucy

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

From: Lucilia Haro <lucilia.haro@gmail.com>
Date: Wed, Aug 16, 2023 at 11:07 AM
Subject: Project: 950 Monroe Street
To: <planningpubliccomments@santaclaraca.gov>

File No: PLN2020-14457

Dear Mayor and Council Members,

I am writing to you today to notify you of the many residents who are in direct opposition of this project. We have gathered **809 signatures** in opposition of this project (please see attachments), a very large majority of these signatures are Santa Clara residents.

Over the course of several weeks, our small community group, consisting of Old Quad neighbors, have dedicated many hours setting up free speech tables at the Farmers Market in Franklin Square, Franklin Square Street Dance, and at the Santa Clara Senior Center. We have walked the neighborhoods gathering signatures and started an on-line petition, allowing a greater population of folks to sign and get involved. We have received tremendous and overwhelming support in opposing this project.

Attached you will find two petition forms, in-person *signatures* (*note: as these signatures will be included in the agenda packet, addresses have been redacted for privacy concerns*), and on-line signatures (gathered from [change.org](https://www.change.org)).

Many of the comments share a similar sentiment... the project does NOT fit the small-scale neighborhood that it encroaches upon. **Please listen to the residents and deny this project.**

If you would like a copy of signatures with addresses shown, I would be more than happy to submit a hard copy for your reference.

Thank you for your time and attention to this matter,

Lucy Haro
945 Madison Street
Santa Clara, CA 95050

Michelle Estabillo

From: Patty Costantini <pattyc55@gmail.com>
Sent: Sunday, August 20, 2023 9:05 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: 950 Monroe - OPPOSED!!

City Council and Officials,

We are strongly opposed to the proposed development at 950 Monroe for these reasons:

- 1) it is presented PRIOR to the adoption of a downtown plan and form-based code;
- 2) It is highly intrusive into the beautiful surrounding neighborhood with many historic homes;
- 3) Narrow streets border the property on 3 sides - the traffic impact will be horrendous;
- 4) Adequate parking spaces are NEVER required and our streets will be severely negatively impacted;
- 5) It is too high, not set back enough, and the design is ugly;
- 6) Previous dwelling over retail projects have yielded nothing but empty retail space; and finally
- 7) In past projects (e.g. The Benton) the final result does not resemble what the city and developers have shown in renderings. There is NO trust that what is agreed to will be in the final result.

Shame on the Planning Commission for passing this project to the Council. It is NOT in the best interest of our city, and it will NOT be in harmony with what citizens hope will be a downtown of proper scale, design and benefit to the whole community, NOT DEVELOPERS.

City Council Members, please do not pass this project before the form-based code is adopted and please do not ruin the quality of the distinctive OLD QUAD neighborhood.

Patty and Charlie Costantini
648 Frederick Avenue

Michelle Estabillo

From: Patty <pattyc55@gmail.com>
Sent: Sunday, August 20, 2023 10:31 PM
To: Mayor and Council
Subject: 950 Monroe OPPOSED!

City Council and Officials,

We are strongly opposed to the proposed development at 950 Monroe for these reasons:

- 1) it is presented PRIOR to the adoption of a downtown plan and form-based code;
- 2) It is highly intrusive into the beautiful surrounding neighborhood with many historic homes;
- 3) Narrow streets border the property on 3 sides - the traffic impact will be horrendous;
- 4) Adequate parking spaces are NEVER required and our streets will be severely negatively impacted;
- 5) It is too high, not set back enough, and the design is ugly;
- 6) Previous dwelling over retail projects have yielded nothing but empty retail space; and finally
- 7) In past projects (e.g. The Benton) the final result does not resemble what the city and developers have shown in renderings. There is NO trust that what is agreed to will be in the final result.

Shame on the Planning Commission for passing this project to the Council. It is NOT in the best interest of our city, and it will NOT be in harmony with what citizens hope will be a downtown of proper scale, design and benefit to the whole community, NOT DEVELOPERS.

City Council Members, please do not pass this project before the form-based code is adopted and please do not ruin the quality of the distinctive OLD QUAD neighborhood.

Patty and Charlie Costantini
648 Frederick Avenue

Sent from my iPad

Michelle Estabillo

From: Judy Ross <jross@moreland.org>
Sent: Sunday, August 20, 2023 5:13 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Judy Ross
Old Quad Resident since 1978

Sent from my iPhone

Michelle Estabillo

From: MARIA Barnard <mbarnard827@hotmail.com>
Sent: Sunday, August 20, 2023 6:12 PM
To: Clerk; Public Comment; Mayor and Council; Lisa Gillmor; Kathy Watanabe; Raj Chahal; Karen Hardy; Kevin Park; Sudhanshu Jain; Anthony Becker; contactoqra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

Get [Outlook for Android](#)

From: [Michael Prioste](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 8:23:17 PM

Dear City Council, I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole. Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all? This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different. Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.

From: [Patty Costantini](#)
To: [Clerk](#); [Public Comment](#); [Mayor and Council](#); [Lisa Gillmor](#); [Kathy Watanabe](#); [Raj Chahal](#); [Karen Hardy](#); [Kevin Park](#); [Sudhanshu Jain](#); [Anthony Becker](#); contactogra@gmail.com
Subject: City Council Meeting Agenda Item 8. 23-810 – 950 Monroe St Project
Date: Sunday, August 20, 2023 8:45:44 PM

Dear City Council,

I'm writing you to oppose the general plan amendment for 950 Monroe Street. A charter city is under no obligation to approve a general plan amendment for a development, and updates to the general plan are one of the last discretionary powers left to the City Council. Any update to the general plan should be done with consideration to not just a single development, but the City as a whole.

Most importantly an amendment for a single project certainly should not include changes which:

- More than double the allowed density of a parcel.
- Exempt a property from a requirement that new development provide an appropriate transition to surrounding neighborhoods.
- Change architectural guidelines such as removing requirements for buildings of three stories or greater, increase the setback of upper stories where they abut lower-intensity residential uses.
- Raise building heights above what was done through an area or city-wide planning process.

The 950 Monroe Street project is asking for all the above. Such an ask is the most extreme of variance in that we're rewriting the general plan to make exceptions. If we're willing to grant this sort of exception, why not exceptions to build 10-story towers in all the other single-family neighborhoods? Why do we have a general plan at all?

This developer knows what they got when they purchased the property, and what they could build. The city council is not required to grant them anything different.

Stand up for Santa Clara and show that the Council stands behind its citizens and the long-term planning of our City. Please deny the requested General Plan Amendment and maintain our community vision for downtown.