

09-07-21

ITEM#6
RTC# 21-990

Melissa Meslo

From: Elizabeth Elliott
Sent: Tuesday, September 7, 2021 11:13 AM
To: sheila gall; Planning Public Comment
Cc: Andrew Crabtree; Reena Brilliot; Debby Fernandez; Mayor and Council; DL CCO All Users
Subject: RE: Keep it 55 and older 190 North Winchester

Good Morning,

Thank you for your email. By way of this email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

Regards,

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

-----Original Message-----

From: sheila gall <shedoeshair09@sbcglobal.net>
Sent: Friday, September 3, 2021 8:37 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Keep it 55 and older 190 North Winchester

Hi ,

About Santana Terraces 190 North Winchester blvd.

I just moved here to get away from young partying neighbors at my last complex. Younger people like to party loud and don't seem to respect older people so I worry this would not be a good mix. They did tell me before I moved in that it may change but I am defiantly not in favor of this. I would like to keep it 55 and over.

Thank you for reading my concerns

Sheila Gall

09-07-21

ITEM #6
RTC# 21-990

Melissa Meslo

From: Elizabeth Elliott
Sent: Tuesday, September 7, 2021 11:33 AM
To: Sam Rafter
Cc: Reena Brilliot; Andrew Crabtree; Debby Fernandez; Mayor and Council; DL CCO All Users
Subject: RE: Land Use at 190 N. Winchester

Good Morning,

Thank you for your email. By way of this email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

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1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450

-----Original Message-----

From: Sam Rafter <rafter73@gmail.com>
Sent: Monday, September 06, 2021 11:51 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Land Use at 190 N. Winchester

Hello Ms. Fernandez and Public Planning Comment Readers -

I write to challenge the land use decision in PLN2021-14833 / CEQ2021-01088. Our family and at least one neighbor agrees there's been no compelling evidence offered to justify changing Santana Terrace Apartments from a senior housing project to an all-ages apartment complex. U.S.A. Properties bussed in seniors to the city council meeting to get the current approval they have on the premise there was a demand for senior housing, and I prefer they stick to the charter that got the land use changed from commercial to residential for seniors. The Community Meeting on April 29th with Santana Terrace Apartments residents and neighbors is where U.S.A. Properties stated all their properties except this one were profitable, and then opened discussion to the Zoom call. I heard no residents of Santana Terrace nor any neighbors speaking out in favor of this change; residents and neighbors wanted to keep the apartment complex for seniors. Please respect the opinions expressed by the people the meeting was ostensibly for; the community. Please do not modify the city approval for the use of the property.

Thank you for your attention. Sincerely,

Sam Rafter
712 Jill Ave
Santa Clara, CA 95050

09-07-21

ITEM#4
RTZ# 21-990

Melissa Meslo

From: Elizabeth Elliott
Sent: Tuesday, September 7, 2021 11:12 AM
To: Patrice McCloskey; Planning Public Comment
Cc: Andrew Crabtree; Reena Brilliot; Debby Fernandez; Mayor and Council; DL CCO All Users
Subject: RE: Comment to Planning Division

Good Morning,

Thank you for your email. By way of this email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

Regards,

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

-----Original Message-----

From: Patrice McCloskey <ptrcmc@outlook.com>
Sent: Saturday, September 4, 2021 1:31 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Comment to Planning Division

PROJECT ADDRESS: Santana Terrace Apartments, 190 N. Winchester Blvd Santa Clara
MEETING BODY: City Council
MEETING DATE: Sept 7, 2021

Members of City Council:

I'm a resident who moved into Santa Terrace (ST) last fall under the premise that ST was a senior development. Never would I have moved here, otherwise.

There's a big difference in the quality of life between senior and non-age-restricted apartments. At ST there are 1-2 people (singles and couples) residing in each apartment. Opening up to everyone would allow families (or roommates) of three or more to occupy the small 1-2 bedroom units. Only one parking space is allotted per unit, insufficient for some families or residents with roommates.

USA Properties is using the pandemic as a convenient excuse to get out of the senior designation in order to supposedly speed up the process of filling up the two buildings. Since the July 12 Planning Commission Meeting, a number of people HAVE moved in and USA Properties' impatience should not be a valid reason to dump the senior zoning.

I hope the City Council will consider the precedent that would be set and deny USA Properties the zoning change requested.

The amount of senior housing is limited, please do not diminish the supply.

-Patrice McCloskey

09-07-21

ITEM# 6
RTZ# 21-990

Melissa Meslo

From: Planning Public Comment
Sent: Tuesday, September 7, 2021 11:17 AM
To: Sam Rafter; Debby Fernandez; Planning Public Comment
Cc: Andrew Crabtree; Reena Brilliot; Mayor and Council; DL CCO All Users
Subject: RE: Land Use at 190 N. Winchester

Good Morning,

Thank you for your email. By way of this email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

Regards,

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

-----Original Message-----

From: Sam Rafter <rafter73@gmail.com>
Sent: Monday, September 6, 2021 11:51 PM
To: Debby Fernandez <DFernandez@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Land Use at 190 N. Winchester

Hello Ms. Fernandez and Public Planning Comment Readers -

I write to challenge the land use decision in PLN2021-14833 / CEQ2021-01088. Our family and at least one neighbor agrees there's been no compelling evidence offered to justify changing Santana Terrace Apartments from a senior housing project to an all-ages apartment complex. U.S.A. Properties bussed in seniors to the city council meeting to get the current approval they have on the premise there was a demand for senior housing, and I prefer they stick to the charter that got the land use changed from commercial to residential for seniors. The Community Meeting on April 29th with Santana Terrace Apartments residents and neighbors is where U.S.A. Properties stated all their properties except this one were profitable, and then opened discussion to the Zoom call. I heard no residents of Santana Terrace nor any neighbors speaking out in favor of this change; residents and neighbors wanted to keep the apartment complex for seniors. Please respect the opinions expressed by the people the meeting was ostensibly for; the community. Please do not modify the city approval for the use of the property.

Thank you for your attention. Sincerely,

Sam Rafter
712 Jill Ave
Santa Clara, CA 95050

09-07-21

ITEM # 6
RTZ # 21-990

Melissa Meslo

From: Planning Public Comment
Sent: Tuesday, September 7, 2021 11:17 AM
To: Lisa Warner; Planning Public Comment
Cc: Debby Fernandez; Andrew Crabtree; Reena Brilliot; Mayor and Council; DL CCO All Users
Subject: RE: Proposal to rezone Santana Terrace, at 190 Winchester Boulevard, from senior housing project, to allow residents of all ages.

Good Morning,

Thank you for your email. By way of this email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

Regards,

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

-----Original Message-----

From: Lisa Warner <lisawarner.lcsw@gmail.com>
Sent: Tuesday, September 7, 2021 10:34 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Debby Fernandez <DFernandez@santaclaraca.gov>
Subject: Proposal to rezone Santana Terrace, at 190 Winchester Boulevard, from senior housing project, to allow residents of all ages.

Dear Ms. Fernandez and City Council members:

I want to voice my objection to the proposal to modify the pervious City approval for Santana Terrace Apartments; changing this complex from senior housing to allow residents of all ages.

I moved to Santana Terrace because I wanted to live with people in my age group. I am a 67 year old woman, who works as a therapist. I moved to Santa Clara County over eight years ago, from San Mateo County, to be near my grandchildren. In that time, I have worked in Santa Clara County, for Kaiser Hospice and for Jewish Family Services, before establishing a private practice as a LCSW. I have lived in several apartment complexes, and, although I enjoy interacting with individuals of all age groups; I came to crave serenity and quiet in my living environment. I grew tired of living among younger individuals who often partied and were loud and disrespectful of community quiet hours. Most importantly, I craved socialization with individuals in my age group. I felt lonely in transient communities where my neighbors would move out after their lease expired. There was no sense of community, which is so important at any age.

I was excited to find a community where I would live with individuals in my age range, and there would be social activities, and exercise programs geared to our age group, I love how quiet my apartment at Santa Terrace is. The residents are all friendly and respectful. I feel safe here and enjoy living with people in my age cohort group. Studies have shown that loneliness and isolation can contribute to depression and early death among seniors. Socialization and activities which bring seniors together and help them meet friends, encourage connection and alleviate loneliness and

depression. As a mental health professional, I have worked with seniors for years in different employment settings, and I know the above facts to be true. As a senior myself, I know how beneficial it is to be able to meet others in my age group and feel a sense of connection to a community.

I strongly object to the proposal to change Santana Terrace to all-ages housing. It will change the intended purpose of this community to allow seniors to live with other seniors and to enjoy activities and socialization with individuals in their age group. I am deeply saddened that Santana Terrace is wanting to change the nature of our complex to include all ages. I know many of my neighbors are upset about this. I know that Santana Terrace has not achieved full occupancy, and there is a concern on management's part that they won't fill the units unless they advertise as a community that is open to all ages. In the three weeks since I have moved in; I have counted at least ten moving trucks parked in front moving new residents in, I believe that there will continue to be new occupants moving in. The pandemic played a big part in a lag time of new residents. We are now seeing a significant increase in new residents, and I think that will continue. Santana Terrace is beautiful and quiet, and it is so wonderful to live in a 55 and older community.

I hope that the City Council will vote against modifying our home to include all ages.

Thank you for taking the time to read this letter.

Very truly yours,

Lisa Warner, LCSW
190 N. Winchester Boulevard, B2U201, Santa Clara, CA. 95050

09-07-21

ITEM #6
RTZ#21-990

Melissa Meslo

From: Elizabeth Elliott
Sent: Tuesday, September 7, 2021 2:41 PM
To: Dave Lazzarini; Debby Fernandez; Reena Brilliot
Cc: Andrew Crabtree; Reena Brilliot; Debby Fernandez; Mayor and Council; DL CCO All Users
Subject: RE: 190 N. Winchester - SUPPORT Age Restriction Modification

Good Morning,

Thank you for your email. By way of this response email I am including the appropriate Planning Division staff for their information, as well as Mayor and Council. Please note, your email will be part of the public record on this item to be heard at tonight's council meeting.

Thank you for taking the time to notify us of your concerns.

Regards,

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

From: Dave Lazzarini <dlazz@preferredcm.com>
Sent: Tuesday, September 7, 2021 2:21 PM
To: Elizabeth Elliott <Elliott@santaclaraca.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>
Subject: 190 N. Winchester - SUPPORT Age Restriction Modification

Mayor Gillmor and Council Members

We are the owners of Santana Place Apartments at 1850 Pruneridge Avenue in Santa Clara. We are immediate neighbors with Santana Terrace Apartments, sharing a fence line with the property. I am writing to urge the City Council to approve the age restriction modification being requested by USA Properties.

On behalf of our owners, we would like to thank USA Properties for building such a beautiful building and adding value to the neighborhood. As apartment owners, we also understand and commend USA Properties for their unprecedented efforts to lease the building in this unprecedented time. We are also not seeing 55+ residents leasing at our community, but continue to see strong rental activity in other age groups.

We are very concerned about the ongoing vacancy and crime issues next door. Our building is nearly fully occupied, and despite being right next door, we don't have the ongoing crime incidents they are experiencing next door. There is a very simple reason and that is our building is fully occupied by residents and we have activity and "eyes on the street" at our property. USA Properties has taken steps to further secure the building but without residents there will continue to be crime issues.

Leaving housing units at Santana Terrace vacant during a housing crisis and pandemic is waste of this brand new housing resource, will continue to invite more crime and not be good for the neighborhood. A vibrant, occupied neighborhood is much more appealing and community asset compared to a ghost town!

Again, we respectfully request that you approve the age restriction modification.

Thank you for your consideration.

Sincerely,

Dave

Dave Lazzarini
Preferred Community Management
142-A S. Santa Cruz Ave.
Los Gatos, CA 95030
Ph: 408-395-2468 (office)
Ph: 408-402-6680 (direct)
Fx: 408-395-7806
email: dlazz@preferredcm.com