

From: [REDACTED]  
To: [Debby Fernandez](#)  
Subject: Comment for June 15th planning commission meeting  
Date: Friday, June 10, 2022 1:29:05 PM

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Hi Debby,

I'm writing in support of Tom Quaglia's proposal for the 2 and 3 story townhome project at 3141-3155 El Camino Real (project number (PLN2020-14674). Tom's 2 and 3 story proposal is more sensible for this site than the 4 and 5 story proposals outlined in the Specific Plan, as this site sits directly adjacent to a neighborhood of single family homes. A tall development at this site, as well as the other sites on the North side of El Camino Real will subject adjacent homes to heavy shading and shadows in winter months (when sunshine is needed most), and reduced privacy for residents. Shorter developments are more appropriate for these sites.

Thank you,  
Joseph Penniman  
1689 Hood Ct, Santa Clara, CA 95051

**From:** [REDACTED]  
**To:** [Debby Fernandez](#)  
**Subject:** Re: PLN2020-14674 3141-3155 El Camino Real  
**Date:** Monday, June 13, 2022 4:43:35 PM

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Hi Debby,  
I might not be able to attend the meeting. May I please request that this letter be read out loud during the appropriate comment time period?  
Regards,  
Linda

Sent from my iPhone

On Jun 9, 2022, at 3:48 PM, Debby Fernandez <DFernandez@santaclaraca.gov> wrote:

Hello Linda, thank you for your comments. They will be made part of the public record and provided to the Planning Commission and City Council.

Regards,  
Debby

**From:** Linda Zazzara [REDACTED]  
**Sent:** Thursday, June 09, 2022 2:27 PM  
**To:** Debby Fernandez <DFernandez@santaclaraca.gov>  
**Subject:** PLN2020-14674 3141-3155 El Camino Real

Debby Fernandez

Support letter for 3141-3155 El Camino Real PLN2020-14674

Dear Ms. Fernandez,

Please share this letter with material presented at the Planning Commission meeting scheduled for June 15, 2022.

Usually I actively challenge proposals along the ECR because they are too tall, too dense and not respectful to neighborhoods. There are some residents in Santa Clara that do not want any more housing development in our city. In my opinion that is not practical when so many people need housing and the State is pushing all cities to increase housing opportunities.

Although we need to add housing, we need to do it respectfully. This project is adding housing, including below 15% market rate opportunities and I think it is even more exciting that this project has for sale housing. I believe we have been building more rental units than for sale housing. I think we do need additional for sale housing, to give people in the City of Santa Clara the option to either rent or purchase.

In addition, the developer that wants to build this project has had his plans in for quite a while. I believe that it conforms to the existing General Plan. He has engaged, listened to and has the support of the neighbors. This developer has waited long enough. Let him proceed.

It is a sane plan with height and density considerations that respects neighbors. I can only hope that future developers along the ECR and more importantly Planning Commissioners and City Council members also show the same respect for current and future residents.

Regards,

**Linda Zazzara**

Sent from my iPad

**From:** [Elizabeth Elliott](#)  
**To:** [Kiran Singh](#); [Lucy Garcia](#)  
**Subject:** FW: Letter of Support for 3141-3155 El Camino Road  
**Date:** Friday, June 17, 2022 9:29:21 AM  
**Attachments:** [3141-3155 El Camino Road - Letter of Support.pdf](#)  
[image001.png](#)  
[image003.png](#)

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**From:** PlanningCommission  
**Sent:** Friday, June 17, 2022 9:28 AM  
**To:** [REDACTED] Debby Fernandez  
<DFernandez@santaclaraca.gov>  
**Cc:** Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>  
**Subject:** FW: Letter of Support for 3141-3155 El Camino Road

Good Morning Reed,  
Your letter was received in the Planning Division and by way of this reply I am including the appropriate staff for their information. The item was approved with an unanimous vote at the meeting.  
Please note, your correspondence will part of the public record on this item.

Thank you.

**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](http://www.SantaClaraCA.gov)

**From:** Reed Schwartz [REDACTED]  
**Sent:** Wednesday, June 15, 2022 6:11 PM  
**To:** PlanningCommission <[PLANNINGCOMMISSION@santaclaraca.gov](mailto:PLANNINGCOMMISSION@santaclaraca.gov)>  
**Subject:** Letter of Support for 3141-3155 El Camino Road

Hi,

Attached is a letter of support for the project at 3141-3155 El Camino Road.

Thanks!

--

Reed Schwartz

YIMBY Law Intern

Wesleyan University '24

# YIMBY Law

57 Post St, Suite 908  
San Francisco, CA 94104  
[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



YIMBY LAW

6/1/2022

Santa Clara Planning Commission  
1500 Warburton Avenue  
Santa Clara, CA 95050

PlanningCommission@santaclaraca.gov  
Via Email

Re: 3141-3155 El Camino Road

Dear Santa Clara Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Area Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to ensure that the law is enforced.

The applicant proposes to create 60 new units, 40 three-story townhomes and 20 flats, with nine units designated as affordable. The application and approval also include a proposed Zone Change for density from CT to PD.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The City has erroneously determined that the applicant must submit a request for a rezoning, even though the HAA strictly prohibits local governments from requiring a rezoning when, as here, the general plan and zoning are inconsistent. In this case, the zoning is inconsistent with the general plan; while zoned for commercial use, General Plan policies allow an entirely residential use for sites along El Camino Real.

In 2018 AB 3194 set out to close a loophole that local governments have exploited to avoid compliance with the HAA: maintaining low zoning densities to force projects into discretionary rezoning processes. AB 3194 fixed this problem in two ways. First, this bill specifically prohibits local governments from requiring rezoning in cases where the zoning is inconsistent with the general plan. Second, in cases where a local government argues that zoning is consistent with the general plan, the bill requires local governments to facilitate the density allowed under the



general plan rather than the zoning. The amendment added Section (j)(4), which states:

For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, *and shall not require a rezoning*, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, *the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan* and proposed by the proposed housing development project. (Emphasis added.)

The above captioned proposal is general plan compliant, and must be approved at the density allowed on the site by the general plan and proposed by the housing development project (PD), therefore, your local agency must approve the application regardless of whether a zoning change is granted, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large initial 'S'.

Sonja Trauss  
Executive Director  
YIMBY Law



**Debby Fernandez**

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**From:** Linda Zazzara [REDACTED]  
**Sent:** Thursday, June 09, 2022 2:27 PM  
**To:** Debby Fernandez  
**Subject:** PLN2020-14674 3141-3155 El Camino Real

Debby Fernandez

Support letter for 3141-3155 El Camino Real PLN2020-14674

Dear Ms. Fernandez,

Please share this letter with material presented at the Planning Commission meeting scheduled for June 15, 2022.

Usually I actively challenge proposals along the ECR because they are too tall, too dense and not respectful to neighborhoods. There are some residents in Santa Clara that do not want any more housing development in our city. In my opinion that is not practical when so many people need housing and the State is pushing all cities to increase housing opportunities.

Although we need to add housing, we need to do it respectfully. This project is adding housing, including below 15% market rate opportunities and I think it is even more exciting that this project has for sale housing. I believe we have been building more rental units than for sale housing. I think we do need additional for sale housing, to give people in the City of Santa Clara the option to either rent or purchase.

In addition, the developer that wants to build this project has had his plans in for quite a while. I believe that it conforms to the existing General Plan. He has engaged, listened to and has the support of the neighbors. This developer has waited long enough. Let him proceed.

It is a sane plan with height and density considerations that respects neighbors. I can only hope that future developers along the ECR and more importantly Planning Commissioners and City Council members also show the same respect for current and future residents.

Regards,  
Linda Zazzara

Sent from my iPad

Received 6/9/22  
RN2020-14674

Dear Ms. Fernandez,

My family lives at 2139 Stebbins Ave. Santa Clara, 95051. We heard about the proposed development at the corner of Calabazas Boulevard and El Camino Real. I'm writing this letter to support the proposed project.

As a neighbor and resident of the City of Santa Clara, we urge the Planning Commission and City Council to approve the project and bring much needed For-Sale housing to the city and our neighborhood.

The proposed 2 and 3 story For-Sale buildings are sensitive to the neighborhood, complies with the existing General Plan and will provide a high quality architectural transition to the single family homes surrounding this critical corner. Not everyone wants to live in 4, 5 and potentially 6 story rental apartment buildings and this project provides a thoughtful alternative.

We support this project and hope it is approved as soon as possible.

Thank you,

ying zhou

## Debby Fernandez

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**From:** Annie Yuan [REDACTED]  
**Sent:** Thursday, June 09, 2022 12:06 PM  
**To:** Debby Fernandez  
**Subject:** Santa Clara Residents Opinion on Bowers Plaza Project

Dear Ms. Fernandez,

We're residents of the City of Santa Clara, personally we support the proposed development at the corner of Calabazas Boulevard and El Camino Real. But we'd like to urge the Planning Commission and City Council to approve the project and bring much needed For-Sale housing to the city and our neighborhood.

The proposed 2 and 3 story For-Sale buildings are sensitive to the neighborhood, comply with the existing General Plan and will provide a high quality architectural transition to the single family homes surrounding this critical corner. Not everyone wants to live in 4, 5 and potentially 6 story rental apartment buildings and this project provides a thoughtful alternative. Hope this would be heard and considered!

Thanks!  
Lipin & Xinyu

## Debby Fernandez

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**From:** Tam, Steven K. [REDACTED]  
**Sent:** Thursday, June 09, 2022 10:12 AM  
**To:** Debby Fernandez  
**Subject:** Letter of Support PLN2020-1467 - 3141-3155 EL Camino Real Development Proposal

Dear Ms. Fernandez,

I support the proposed development at the corner of Calabazas Boulevard and El Camino Real. I have lived in the City of Santa Clara for over 8 years and support the development of appropriate for-sale/ownership housing in the City. The proposed 2 and 3 story buildings fit the adjacent neighborhood and the high quality architectural on a prominent corner will only enhance the area. This project strikes the right balance between providing 60 units of much needed housing while respecting the existing neighborhood, and we urge Planning Commission and City Council to approve the project.

Sincerely,

**Steven K. Tam**  
Counsel  
Lowenstein Sandler LLP



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## Debby Fernandez

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**From:** Kent Hillhouse/USA [REDACTED]  
**Sent:** Wednesday, June 08, 2022 3:41 PM  
**To:** Debby Fernandez  
**Subject:** 3141-3155 EL Camino Real Development Proposal

Debby Fernandez  
DFernandez@santaclaraca.gov

Subject: Letter of Support PLN2020-1467 - 3141-3155 EL Camino Real Development Proposal

Dear Ms. Fernandez,

We support the proposed development at the corner of Calabazas Boulevard and El Camino Real. We have lived in the City of Santa Clara for over seven years and support the development of appropriate for-sale/ownership housing in the City. The proposed 2 and 3 story buildings fit the adjacent neighborhood and the high quality architectural on a prominent corner will only enhance the area. This project strikes the right balance between providing 60 units of much needed housing while respecting the existing neighborhood, and we urge Planning Commission and City Council to approve the project.

Sincerely,

Kent Hillhouse  
740 Hilmar Street  
Santa Clara, CA 95050

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**Debby Fernandez**

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**From:** Patrick Downey [REDACTED]  
**Sent:** Tuesday, May 31, 2022 12:32 PM  
**To:** Debby Fernandez  
**Subject:** Letter of Support PLN2020-14674 3141-3155 El Camino Real

Dear Ms. Fernandez,

We support the proposed development at the corner of Calabazas Boulevard and El Camino Real. My family has lived in the City of Santa Clara for over 30 years and as such, we urge the Planning Commission and City Council to approve the project and bring much needed for-sale ownership housing to the City. The proposed 2 and 3 story buildings are sensitive to the neighborhood, comply with the existing General Plan and will provide a high quality architectural transition to the single family homes surrounding this critical corner. Not everyone wants to live in 4, 5 and potentially 6 story rental apartment buildings and this project provides a thoughtful alternative.

I have many friends who live in these new developments of only 2-3 stories and they know their neighbors and are welcomed by the surrounding community. On the other hand, the friends I know who are in the larger buildings seldom know their neighbors. They often rent from the leasing company and have no pride for the community since they do not own their units. They have high turnover and rarely are able to connect with the people in their building because of the sheer volume. Please decide on the right path forward for the neighbors and support PLN2020-14674 3141-3155 El Camino Real

We support this project and hope it is approved as soon as possible.

Thank you,  
Patrick Downey

May 13, 2022

Debby Fernandez  
Associate Planner  
City of Santa Clara Planning Department  
1500 Warburton Avenue  
Santa Clara, CA 95050

Re: PLN2020-14674  
Request for Approval of Project at 3155 El Camino Real

Dear Ms. Fernandez,

As a born and raised Santa Clara resident for over three decades, I am in strong support of the proposed development project at the above referenced address on El Camino Real and Calabazas Blvd. Having grown up around this neighborhood, frequenting the businesses and restaurants, I can say that the project would be a welcome improvement to this part of the El Camino corridor. There is an urgent need for housing, but a balance is needed to avoid over densification. The buildings proposed meet that balance by maintaining a 2 to 3 story height and a pleasing architectural style. They also provide a great option for affordable for-sale units which would open up more opportunities for home-ownership, which has become increasingly difficult in the City of Santa Clara and surrounding areas.

I strongly support this project and urge the Planning Commission to approve as soon as possible.

Thank you,



Brett Zipse



March 4, 2022

City of Santa Clara Community Development  
Planning Division  
1506 Warburton Ave.  
Santa Clara, Ca 95050

ATTN: Debby Fernandez, Associate Planner

RE: Mitigated Negative Declaration  
3155 El Camino Real, 3141-3155 El Camino  
Real @ El Camino Real and Calabazas  
Blvd.

As a citizen of Santa Clara since 1959,  
I have seen so many changes in our  
beautiful city. Some good, some bad,  
some for only the money to add to  
City coffers.

It is not necessary to add 60  
units plus eight residential buildings.  
Santa Clara City has taken up almost  
every corner to build large units of  
Townhouses, Apartments and flats plus  
the parking areas, offices, retail stores  
and restaurants. The one by Lawrence  
Expressway and Morroel is so large, its

impossible to count the units.  
Same for that ugly project at  
El Camino and Lawrence Expressway  
across from Lucky's. Every where  
I drive within our city, there  
are the HUGE building projects.

I say enough is enough! We  
have enough units as far as I'm  
concerned.

The project proposed for the  
corner of El Camino and Calabazas  
will only add more traffic to  
our neighborhood. We already have  
more traffic due to all the units  
built by Briarwood School, Little League  
Park and City park. We also get  
traffic from all those hundreds of units  
at Monroe and Lawrence Exp. There  
is also a substantial project at the  
Moonlite Center at Kiely/Bowers,  
El Camino.

What about our schools? Will  
they be overcrowded (as we closed so many  
schools years ago)?

Please, - Planning dept and city  
Council - STOP this building? Find Land

that could really use the  
development (Hwy 237, by McElroy  
ranch.) Go somewhere else, Leave  
El Camino and bordering  
neighborhoods alone!

Sincerely,

Patricia Naki  
3198 Merced Court (off Calabazas)  
Santa Clara

December 16, 2020



Planning Dept.  
City of Santa Clara  
1500 Warburton  
Santa Clara, Ca 95050

ATTN: Debbie Fernandez  
Re: Development @ 3141/3155 El Cameno  
Bowers Plaza

I and my husband are opposed to this development And any other development within two miles of our home. Enough is enough! There are already so many completed and new projects around our neighborhood. Traffic is terrible. Parking is obscene. Curb parking is bumper to bumper. Developers include parking for what? - one car per unit, when most units have two to three cars or more. Many of these units are for one family, but many become two family units. Thus, more cars, more traffic.

And, for some reason the proposed development has driven a mass invasion of homeless people; in, alongside and at Bowers Plaza. Its a mess.

## Debby Fernandez

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**From:** Debby Fernandez  
**Sent:** Tuesday, December 08, 2020 4:53 PM  
**To:** DONALD BEST  
**Subject:** RE: Proposed Development at 3141 - 3155 El Camino Real

Hello Donald, thank you for your comments below and for calling my attention to the incorrect email provided in the flyer. Your comments will be saved to the project file. I will alert the applicant of the error so that all future mailings provide the correct email address. This particular mailing was provided by the applicant.

Regards,  
Debby

**From:** DONALD BEST [REDACTED]  
**Sent:** Friday, December 04, 2020 4:31 PM  
**To:** Debby Fernandez <DFernandez@santaclaraca.gov>  
**Subject:** Proposed Development at 3141 - 3155 El Camino Real

Debby,

I am strongly opposed to this project. The city is letting these developers run haywire all for the all mighty dollar. El Camino is already congested enough without adding more problems to the area. When this was all started it was not supposed to take away retail space without having a place for it. We are having to drive farther and farther to shop. I understand progress I work in construction but this is getting ridiculous. Why not tear down the town hall and the fountain (that doesn't work most of the time) and put it there.

Don Best

[REDACTED]  
Sent from my iPhone

## Debby Fernandez

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**From:** Zhefan Wang [REDACTED]  
**Sent:** Thursday, October 07, 2021 1:58 AM  
**To:** Debby Fernandez  
**Subject:** 3077-3157 El Camino Real Resident Input

Hi Mr Debby Fenandez,

Hope you're doing well. I'm a 3-year resident of Tuscany Apartments (3229 El Camino Real), across the street from the planned development at 3077-3157 El Camino Real. Not sure if you're the best person to reach out to, I wanted to share some concerns about how this project affects the neighborhood's walkability, please let me know if there's someone better to reach out to.

It's my understanding that the planned development will lead to the demolition of the existing Taj Mahal Imports grocery at 3109 El Camino Real. I wanted to inquire about whether any upcoming planned developments in the area include a replacement Asian grocery, and if not, express my concern at how Taj Mahal's demolition eliminates the walkability of the neighborhood.

I personally chose Tuscany apartments in part because of its closeness to nearby groceries, allowing me to buy cooking ingredients daily without use of a car or public transit. There are no other groceries within <15 minute walk of Tuscany apartments with fresh produce. Lucky and Han Kook are over 15 minutes walk to the west and require crossing the pedestrian-unfriendly Lawrence Expressway underpass, while Target is almost 30 minutes walk to the east. Target and Lucky, furthermore, are car-oriented and require passing uncomfortably large parking lots. It is extremely rare to have a small "neighborhood grocery" feeling in the south bay, and I can say very confidently that such an amenity has attracted me and other professionals to live in the neighborhood.

I'll also add, a large portion of Tuscany residents are of international origin and need an Indian grocery for their daily shopping needs, and the next closest Indian grocery is even further, 25 minutes, to the West.

I totally support increased high-density development along the El Camino corridor, but I hope this will not be at the expense of the groceries and restaurants that enable this neighborhood to be walkable. I am concerned that future housing development without walkable amenities will be counterproductive to both residents' and city's goals for the neighborhood.

Thank you for reading, I really care about this neighborhood and am eager for opportunities like this to contribute to its development.

Zhefan Wang

# Letter To The Planning Commission

(From Bowers Plaza Tenants. Address: 3075--3157 El Camino Real  
Santa Clara, CA 95051)

September 17, 2021

Dear Planning Commission of city of Santa Clara

Please accept my humble respects. I, Miten Patel, am writing this letter on behalf of all the "Bowers Plaza Tenants." I am the manager and family member of Pani Puri Company located at above mentioned address.

First, we are writing to you as you are the first body of city committee that we were directed to by the project planner of the above address mentioned . We are requesting to delay the housing development project that is planned at the above mentioned address up to the year of 2023, along with some transitional support. Transitional support is needed so the businesses that operate in Santa Clara are not lost. The livelihood of the employees that work at these establishment are not tarnished. The City of Santa Clara must adopt or develop a transitional agenda to help businesses, so there won't be any grudge towards the city and city members. In such way work can flow flawlessly, in other words, all of the parties involved benefits! Or option two: If the council members votes to approve this project and if the tenants have to vacate the building, then at the least, we ask for is 12 months minimum of stay after the housing development project is approved. First reason for this is, there are five restaurants at this plaza, and it would take almost one year to build another facility for each of us, as the planning and permitting process is lengthy and time consuming by the city of Santa Clara. And it would take even more resources to redirect our current customer base to a new location. This request will give us time to relocate. Second, we cannot start the process of building another facility for ourselves because if the city does not approve the project then we would be either, stuck with two facility or may lose one of the investment unnecessarily. This is on top of the hardship that we are continually



facing during these difficulties due to the pandemic, hyper inflation, and labor shortages. We all can understand and argue that this is a reasonable plea.

Secondly, we are the families and citizens of Santa Clara. Some of us have been citizens of Santa Clara for over 30 years. And some of the businesses at bowers plaza have been in commission for over 25 years. Furthermore, we engage in other welfare activities such as; Books distribution, charity for autistic and disadvantage children's, to name a few. We cannot just give up everything because a developer wants to build a project and make money at the cost of others ruination or lively hood. Nor has the developers performed a single sacrifice for the city or the community. We need a justifiable process. What good is prosperity if the citizens are not happy? All of the parties should benefit!

Moreover, the tenants of bowers plaza have been contributing to the city tax revenue through their hard work and money which benefits the city and the community. It is the tenants of this property that have been maintaining the property through their hard earned money and also, engaging innumerable other businesses on maintaining this property. So, technically the tenants are the upholders of this property and partially this community, even though there is a separate owner. The tenants have invested large sum of capital through their hard earn services, so we should not lose that for the benefits of others.

Lastly, we ask that you take this matter very seriously, just like any other grave situation that you may have faced in your life time, but were denied of your sincere plea or request. All executives are great leaders and they have a great responsibility to uphold. The decision you make will not only affect the tenants but the whole community as well as your own humble self. This is the time for you to justify what should be the correct decision.

Sincerely Yours

Miten Patel [REDACTED]

Email - [REDACTED]