



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

AGENDA ITEM #: 4.A.

AGENDA REPORT

Date: June 26, 2018

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding Item #4.A. – Public Hearing: Action on 575 Benton Street Mixed Use Project

From Wednesday afternoon, June 20, 2018 through Tuesday evening, June 26, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding Item #4.A.

A handwritten signature in blue ink, appearing to read "Lynn Garcia", written over a horizontal line.

Lynn Garcia
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

L:\Agenda Reports & Memos\Communications Received Memos\06/262018 – Public Hearing: Action on 575 Benton Street Mixed Use Project

POST MEETING MATERIAL

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

From: Sean McFeely [<mailto:seanmcfeely@gmail.com>]
Sent: Tuesday, June 26, 2018 2:41 PM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; advocacy@CatalyzeSV.org; Catalyze SV
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I have attended some of the meetings on this proposed project. Unfortunately I cannot make the council meeting tonight, so I hope you will consider my thoughts in this email. I conditionally support the proposed project at 575 Benton by Prometheus development if some improvements can be conditioned in the approvals. This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has done a decent job engaging with the community. That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible. The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher. I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households. If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes. Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic. Give its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible. Thank you for considering my perspective. Sincerely,

Sean McFeely
CatalyzeSV

Lynn Garcia

From: Mayor and Council
Subject: FW: Correction: Re: [livable-sunnyvale] Conditional Support - 575 Benton St.

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

From: Sue Serrone [<mailto:sueserrone@comcast.net>]

Sent: Tuesday, June 26, 2018 2:19 PM

To: main@livable-sunnyvale.groups.io; PlanningCommission; Mayor and Council; info@CatalyzeSV.org; Elaheh Kerachian

Subject: Correction: Re: [livable-sunnyvale] Conditional Support - 575 Benton St.

In line three, I meant to say Santa Clara County, not just Santa Clara.

> On Jun 26, 2018, at 1:55 PM, Sue Serrone <sueserrone@comcast.net> wrote:

>

> Dear Mayor Gillmor, City Council, and Planning Staff,

>

> I am writing to ask that the proposed project at 575 Benton by Prometheus provide 20% "affordable" units. At 120% AMI, we are now looking at incomes of \$140,000 . As our income gaps widen, the approximately 40% of Santa Clara workers who make \$18/ hr. or less are still priced out of "middle" and now even "low income" ranges.

> As our representatives, I feel it is up to you to negotiate reasonable amounts and levels of affordability which are not made in this proposal.

> Density, less parking and other incentives can make this financially feasible for the developer.

>

> I know I speak for the majority of my organization and certainly the growing amount of workers having to leave the area due to the exorbitant price of housing.

>

> Thanks for your consideration, respectfully, Sue Serrone Chair,

> Livable Sunnyvale

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> Groups.io Links: You receive all messages sent to this group.

>

> View/Reply Online (#24):

> <https://livable-sunnyvale.groups.io/g/main/message/24>

> Mute This Topic: <https://groups.io/mt/22688257/980889>

> Group Owner: main+owner@livable-sunnyvale.groups.io

> Unsubscribe:

> <https://livable-sunnyvale.groups.io/g/main/leave/2223288/570385529/xyz>

> zy [sueserrone@comcast.net]

> -----

>

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

From: Robert Stromberg [<mailto:rstromberg@gmail.com>]
Sent: Tuesday, June 26, 2018 2:07 PM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council
Cc: info@catalyzesv.org; advocacy@catalyzesv.org
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements.

This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood.

The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic. That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible.

The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher:

I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households.

If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes.

Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic. Given its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective.

Sincerely,
Robert Stromberg
Santa Clara County Resident

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

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

From: Sue Serrone [<mailto:sueserrone@comcast.net>]
Sent: Tuesday, June 26, 2018 1:56 PM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; info@CatalyzeSV.org
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to ask that the proposed project at 575 Benton by Prometheus provide 20% "affordable" units. At 120% AMI, we are now looking at incomes of \$140,000 . As our income gaps widen, the approximately 40% of Santa Clara workers who make \$18/ hr. or less are still priced out of "middle" and now even "low income" ranges.

As our representatives, I feel it is up to you to negotiate reasonable amounts and levels of affordability which are not made in this proposal.

Density, less parking and other incentives can make this financially feasible for the developer.

I know I speak for the majority of my organization and certainly the growing amount of workers having to leave the area due to the exorbitant price of housing.

Thanks for your consideration, respectfully, Sue Serrone Chair, Livable Sunnyvale

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

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

From: kirk vartan [<mailto:kirk@kvartan.com>]
Sent: Tuesday, June 26, 2018 11:52 AM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; advocacy@CatalyzeSV.org; CatalyzeSV
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements.

This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic.

That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible.

The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher. I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households. If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes.

Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic.

Give its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective.

Sincerely,

Kirk Vartan

Lynn Garcia

From: Mayor and Council
Subject: FW: YES to the development on 575 Benton St!

From: Daniel James [<mailto:danthesane@gmail.com>]
Sent: Tuesday, June 26, 2018 11:04 AM
To: Mayor and Council
Subject: YES to the development on 575 Benton St!

To the Santa Clara Mayor and Council members,

On behalf of South Bay Yimby, I wholeheartedly support the development of the housing development planned for 575 Benton Street. Adding this development will help the economy of the city of Santa Clara and its locality to the CalTrain station will greatly help to mitigate the traffic on the streets. If anything, the density of the units could be made even higher by reducing the amount of parking and increasing the number of housing units, enabling more people to live and work in the Santa Clara area.

Overall it's just nice to see more affordable housing going in, which as anyone will tell you, is one thing the entire Bay Area is sorely lacking. Here's hoping the development will be a success story that the city can continue to build upon in the coming years.

Dan James
South Bay YIMBY

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

From: Alex Shoor [<mailto:alexshoor@gmail.com>]
Sent: Tuesday, June 26, 2018 10:14 AM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; advocacy; Catalyze SV
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements.

This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic.

That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible.

The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher. I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households. If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes.

Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic.

Give its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective - Alex

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

From: David Smathers Moore [<mailto:dsmathers@teamworks.coop>]
Sent: Tuesday, June 26, 2018 10:05 AM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; Kirk Vartan
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements. This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic. That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home.

Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible. The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher. I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households.

If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes. Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic. Give its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective.

Sincerely,

David Smathers Moore

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

From: Clelia Busadas [<mailto:cbusadas@gmail.com>]
Sent: Tuesday, June 26, 2018 9:34 AM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; info@catalyzesv.org
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements.

This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic.

That being said, the project has too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - 1 space per unit. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible.

The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI). Given our housing crisis, however, I feel this should be higher. I agree with the goal of the nonprofit Greenbelt Alliance and others that at least 10% of the units be deed-restricted at below market rate for low or very low-income households, or at least 15% of the units be deed restricted at below market rate for moderate and low/very low-income households. If more units are needed to make the project financially viable, I support the project providing more homes with higher density. We are in a housing crisis and need new homes.

Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic.

Give its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective.

Sincerely,

Clelia Busadas

Lynn Garcia

From: Mayor and Council
Subject: FW: Conditional Support - 575 Benton St.

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

From: J'Carlin [<mailto:jcarlinsv@gmail.com>]
Sent: Tuesday, June 26, 2018 8:17 AM
To: Elaheh Kerachian; PlanningCommission; Mayor and Council; advocacy@catalyzesv.org; info@catalyzesv.org
Subject: Conditional Support - 575 Benton St.

Dear Mayor Gillmor, City Council, and Planning Staff,

I am writing to conditionally support the proposed project at 575 Benton by Prometheus development but with some improvements.

This proposal would create a welcome mixed-use project near an important transit center - a key shift to increased use of sustainable transportation. Additionally, the ground-floor retail, plaza, park space, wider sidewalks and bike lanes help foster a vibrant, walkable and bikeable neighborhood. The developer has also engaged with the Old Quad residents and incorporated their preferred design aesthetic.

That being said, the project has way too much parking for such a transit-rich location, especially since many residents may be Santa Clara University students. Prometheus's existing Bay Area projects only use 1.3 spaces per home. Data from the nonprofit Transform suggests the number of spaces could be even lower - <1 space per unit. More housing density should replace the parking. A Transportation Demand Management plan, ridesharing and permanent transit passes for residents could make this feasible.

The affordable housing is welcome - Prometheus is providing 10% deed-restricted affordable units (30% at 80% AMI and 70% at 120% AMI).

Given our housing crisis, however, I feel this should be higher but the mix is appropriate for this development. I support the project providing more homes of all types with higher density. We are in a housing crisis and need new homes.

Lastly, I agree with the staff report that the retail proposed increase to 27,000 sq ft (per the project EIR). Active ground floors are important for vibrancy and walkability of neighborhoods and lessening our reliance on vehicular traffic.

Given its location at the transit center, and as an anchor for the El Camino Corridor, Santa Clara should strive for the most vibrant, equitable and sustainable mixed-use project possible.

Thank you for considering my perspective.

Sincerely,

Carlin Black
5881 Castano Drive
San Jose, CA
Member Catalyze SV; Trivillage Advisory Group

Mayor and Council Members
Santa Clara City Hall
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED

JUN 20 2018

**MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA**

Dear Mayor and Council Members:

I am writing in regard to the 575 Benton Street Mixed-Use Project, PLN2017-12489, PLN2017-12574, PLN2017-12575, and PLN2017-12837, the 5.75 acre project site located at the corner of Benton and El Camino Real.

I oppose this plan because it does not adhere to the current zoning for the area in the General Plan. The General Plan Amendment, changing land use to a Very High Density Residential rezone to Planned Development, ignores the all-out effort by residents, supported by the Council at the time, to change the zoning in the Old Quad area to R-1. It seems that Planned Development is being used time and time again by the City to get around the zoning regulations in the General Plan to favor developers.

This plan is not only incompatible with the surrounding area, it is not sustainable because of increased traffic, adding to conditions that are at present unsafe and intolerable. The level of pollutants in the area is already one of the highest in Santa Clara County. A traffic count on Lafayette Street several years ago showed it to be equal to the number of car trips on Pennsylvania Avenue in Washington D.C. The closing of Franklin and Alviso Streets has made the situation perceptibly worse on Lafayette Street. Drivers often used those streets as out outlet to reach El Camino when traffic was backed up on Lafayette and Benton. There are no feasible traffic mitigation measures that could alleviate this situation. In fact, I challenge the Environmental Impact Report as inadequately addressing the traffic conditions in the area.

For all of the above reasons, I ask the mayor and council members to reject this project. A more tenable land use for this parcel would be commercial and R-1 development, consistent with the current zoning.

Sincerely,
Shirley Odou

[Redacted Signature]
Santa Clara, CA 95050

Lynn Garcia

From: Mayor and Council
Subject: FW: Supplemental Comments - 575 Benton Street Project by Prometheus Real Estate Group
Attachments: 4302-004j - Supplemental Comments 575 Benton Santa Clara.pdf

From: Lorrie J. LeLe [<mailto:ljlele@adamsbroadwell.com>]
Sent: Friday, June 22, 2018 10:10 AM
To: Mayor and Council
Cc: Linda T. Sobczynski
Subject: FW: Supplemental Comments - 575 Benton Street Project by Prometheus Real Estate Group

Please see below.

Thank you,

Lorrie LeLe

Legal Assistant
Adams Broadwell Joseph & Cardozo
520 Capitol Mall, Suite 350
Sacramento, CA 95814
ljlele@adamsbroadwell.com | Phone: 916.444.6201 Ext. 10 | Fax: 916.444.6209 |

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From: Lorrie J. LeLe
Sent: Friday, June 22, 2018 10:05 AM
To: 'planningcommission@santaclaraca.gov'; 'Clerk@santaclaraca.gov'
Cc: Linda T. Sobczynski; 'Josue Garcia'
Subject: Supplemental Comments - 575 Benton Street Project by Prometheus Real Estate Group

Please find attached supplemental comments on the addendum to the Mission Town Center Final EIR for the 575 Benton Street Project by Prometheus Real Estate Group. (No. 18-252)

If you have any questions, please contact Linda Sobczynski directly.

Thank you,

Lorrie LeLe

Legal Assistant
Adams Broadwell Joseph & Cardozo
520 Capitol Mall, Suite 350
Sacramento, CA 95814
ljlele@adamsbroadwell.com | Phone: 916.444.6201 Ext. 10 | Fax: 916.444.6209 |

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

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SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1660
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lsobczynski@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201
FAX: (916) 444-6209

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THOMAS A. ENSLOW
TANYA A. GULESSERIAN
MARC D. JOSEPH
RACHAEL E. KOSS
COLLIN S. MCCARTHY
LINDA T. SOBCZYNSKI

June 22, 2018

VIA EMAIL AND U.S. MAIL

Mayor Lisa Gillmor and City
Councilmembers
City Council
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA 95050
planningcommission@santacleara.gov

Jennifer Yamaguma
Acting City Clerk
1500 Warburton Ave.
Santa Clara, CA 95050
clerk@santacleara.gov

**Re: Supplemental Comments on the Addendum to the Mission
Town Center Final Environmental Impact Report for the 575
Benton Street Project by Prometheus Real Estate Group (No. 18-
252)**

Dear Mayor Gillmor, City Councilmembers, and Ms. Yamaguma:

On behalf of Santa Clara Residents for Responsible Development ("Santa Clara Residents"), we submit these supplemental comments on the City of Santa Clara's ("City") Addendum ("Addendum") to the Mission Town Center Final Environmental Impact Report ("FEIR") prepared pursuant to the California Environmental Quality Act ("CEQA")¹ and its implementing Guidelines,² for the 575 Benton Street Project ("Project") proposed by Prometheus Real Estate Group ("Prometheus").

¹ California Environmental Quality Act, Pub. Resources Code (hereinafter "PRC") § 21000 *et seq.*

² CEQA Guidelines, 14 Cal. Code Regs. (hereinafter "CCR") § 15000 *et seq.*

June 22, 2018
Page 2

Santa Clara Residents has discussed its concerns with Prometheus and has no further objections based on the following:

- At the May 23, 2018 Planning Commission hearing, Prometheus indicated it would be open to doing a parking study approximately two years after the Project is fully occupied to ensure that residents, consumers, and other users at the Project site have adequate parking. Santa Clara Residents has discussed parking and other transportation related impacts with Prometheus in light of the BART expansion project at the nearby Santa Clara Station. Santa Clara Residents feels confident that Prometheus will conduct ongoing evaluations and will minimize future parking and transportation impacts at the Project site.
- This Project may have overlapping construction schedules with the nearby BART expansion project. Santa Clara Residents has discussed its concerns with Prometheus about the cumulative impacts that simultaneous construction would have on air quality and public health. Prometheus has now assured Santa Clara Residents that it would work with BART to minimize or eliminate overlapping construction schedules.

We thank the City and Prometheus for taking seriously our legal and technical issues identified in our comments. We have no further objections to the Project.

Sincerely,



Linda T. Sobczynski

LTS:lj1

4302-004j

Mayor & Council Offices
City of Santa Clara
1500 Warburton Avenue,
Santa Clara, California, 95050

RECEIVED

JUN 22 2018

MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

Dear Honorable Mayor and City Council,

I am writing to urge the City Council to approve the 575 Benton development as proposed.

The project merits include:

1. Providing much needed housing in a transit-oriented location. High density housing is appropriate for this location given proximity to CalTrain and the future BART line.
2. The site is currently underutilized with low-density housing, miscellaneous industrial and commercial uses. The proposed development is consistent with the City's General Plan to increase intensity at underutilized sites.
3. The developer is voluntarily providing 10% affordable units.
4. The developer is a long-term stakeholder in Santa Clara and has conducted significant community outreach to review the project details and has incorporated feedback into their plans.
5. The development will provide \$5.7m the city for parks

Thank you for your time, attention, and service to our community.

Best regards,


Myron Von Raesfeld

06/26/18

#4.A

**Mayor Gillmor & City Council
City of Santa Clara
1500 Warburton Avenue,
Santa Clara, California, 95050**

RECEIVED

JUN 22 2018

MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

Dear Mayor and City Council,

As a life-long resident of Santa Clara, I am writing you today in support of the project at 575 Benton Street, and look forward to its numerous benefits:

- **The development will provide over Five Million dollars to the city for parks.**
- **The developer is voluntarily providing 10% affordable units.**
- **I am happy this location is close to the CalTrain and the future BART line.**
- **I believe this site will be a positive gateway into a fantastic future downtown.**

Sincerely,



Ruben Camacho

June 25, 2018

Mayor Gillmor & City Council
City of Santa Clara
1500 Warburton
Santa Clara, CA 95050

RECEIVED

JUN 26 2018

MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

Re: 575 Benton Street Project

Dear Mayor Gillmor and Councilmembers,

As a resident of Santa Clara for many years, I am writing to express my support for the 575 Benton Street Project.

What a great location to have something like this in our community. Residents will be able to walk right across the street to take a train or bus.

Thank you,

A handwritten signature in blue ink, appearing to read 'Ray Russo Jr.', with a stylized flourish at the end.

Ray Russo Jr.

Two lines of blacked-out text, likely redacting the sender's address.

Santa Clara Mayor & City Council
City of Santa Clara
1500 Warburton Avenue,
Santa Clara, California, 95050

RECEIVED
JUN 22 2018
MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

Dear Mayor and City Council,

As a 48^{yr} resident of Santa Clara, I am looking forward to seeing the project at 575 Benton Street built. The storage units have served their purpose, it is time for quality housing and retail, near Caltrain and the future BART line.



Warm Regards,

Brian Goldenberg

[Redacted address line]

[Redacted address line]

Lynn Garcia

From: Mayor and Council
Subject: FW: Comment on 575 Benton St. Development Proposal

From: South Bay YIMBY [<mailto:sjyimby@gmail.com>]
Sent: Sunday, June 24, 2018 1:37 AM
To: Mayor and Council
Subject: Comment on 575 Benton St. Development Proposal

June 23, 2018

To Mayor Gillmor and Councilmembers of Santa Clara:

As the founder of a grassroots housing and transit group, I am writing to express my support of the development proposal at 575 Benton St. If changes must be made, I recommend that they be made in the direction of increasing the number of housing units, and reducing parking spaces.

This is a good location for higher density housing development as it is close to the CalTrain station. By concentrating development around a transit station, we can encourage people to use mass transit to and from their homes instead of automobiles, which increases ridership, while reducing overall traffic and pollution per person.

While I understand some in the community may have concerns over a perceived shortage of parking spaces, it is better to err on the side of less parking spaces rather than more for a number of reasons. Parking is generally not the best use of valuable space near a transit station - the idea is to take transit to and from the location, not an automobile. With programs to encourage the use of transit, such as transit passes offered to tenants, the need for parking can be further reduced. Secondly, the potential of more ride-sharing and driverless cars in the coming years may also mean parking needs drop.

The proximity to Santa Clara University further makes the case for less parking and more housing units. When I lived in an apartment complex very close to SCU, I found there was a high demand for student housing in the area. These students can just walk or bike to campus, and overall shouldn't need a car as much. Secondly, more housing units in the complex will make it easier for students to find a place to live in the area. It has already been crowded for some time, to a point where students are packing themselves into nearby single-family homes because there are so few housing units near the campus.

Finally, I am pleased to see that this project will be providing affordable housing, which is something we need more of in the Bay Area.

Sincerely,

Michael Tsai
Founder, South Bay YIMBY
www.sjyimby.org
@sjyimby

Lynn Garcia

From: Mayor and Council
Subject: FW: Comment on 575 Benton St. Development Proposal

From: Mayor and Council
Sent: Monday, June 25, 2018 7:50 PM
To: 'South Bay YIMBY'
Subject: RE: Comment on 575 Benton St. Development Proposal

Hello,

Thank you for submitting your email regarding the project at 575 Benton Street, which has been forwarded to the full City Council for their reference, and will be part of the Public Record for the June 26, 2018 City Council meeting.

Kind regards,

Lynn Garcia | Mayor and Council Office
1500 Warburton Ave. | Santa Clara, CA 95050
(D) 1.408.615.2250 | (F) 1.408.241.6771
lgarcia@santaclaraca.gov | www.santaclaraca.gov



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

From: South Bay YIMBY [<mailto:sjyimby@gmail.com>]
Sent: Sunday, June 24, 2018 1:37 AM
To: Mayor and Council
Subject: Comment on 575 Benton St. Development Proposal

June 23, 2018

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Sincerely,

Michael Tsai
Founder, South Bay YIMBY
www.sjyimby.org
@sjyimby

Lynn Garcia

From: Mayor and Council
Subject: FW: Vote in favor of 575 Benton.

From: Paul Bickmore [<mailto:paulbickmore@gmail.com>]
Sent: Monday, June 25, 2018 5:56 PM
To: Mayor and Council
Subject: Vote in favor of 575 Benton.

Mayor Gillmor and Councilmembers of Santa Clara,

Support the development proposed at 575 Benton. We need to allow more housing, and close to existing transit is the best place for it.

However, I believe the project as is does not fully take advantage of its site near CalTrain, in the Old Quad with its denser street network, and proximity to existing jobs and retail. While better than the warehouse that is there now, we are partially wasting an opportunity to make a bigger dent in our housing problem and our greenhouse gas emissions problem.

We should allow more housing units on the site, as it is part of the industrial area and not completely surrounding by single family homes. We've also approved taller buildings that aren't right next to CalTrain, the El Camino corridor, and future BART.

We should also not require so much parking. Again this is in a mixed use neighborhood, close to the University, and close to high capacity transit. Subsidizing driving by requiring 650 parking spaces is subsidizing pollution, and isn't fair for those of us like myself who are trying to do the right thing by getting around without a car. Also, it increases the amount of money we must spend as taxpayers to subsidize CalTrain and VTA. Ideally transit should not require any public subsidies, but parking spaces ensure we will have to continue.

The project, despite these flaws, is an improvement on the status quo. If changes are not possible, vote yes on the development at 575 Benton Street.

Thank you,

Paul Bickmore