



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

AGENDA ITEM #: 18-1176

**AGENDA REPORT**

**Date:** August 28, 2018

**To:** City Manager

**From:** Executive Assistant to the Mayor & City Council

**Subject:** Correspondence received regarding Continuances/Exceptions. – 3131 Homestead Road (Laguna Clara Apartments)

From Wednesday afternoon, August 22, 2018, through Tuesday evening, August 28, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding Continuances/Exceptions - 3131 Homestead Road (Laguna Clara Apartments).

  
\_\_\_\_\_  
Lynn Garcia  
Executive Assistant to the Mayor & City Council

*Documents Related to this Report:*

1) *Communications received*

*L:\Agenda Reports & Memos\Communications Received Memos\08/28/2018\3131 Homestead Road (Laguna Clara Apartments)*

**POST MEETING MATERIAL**

**Jose Armas**

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**From:** Steven Quon <germania10@verizon.net>  
**Sent:** Thursday, August 23, 2018 10:39 AM  
**To:** Mayor and Council  
**Subject:** Proposed Enlargement of Laguna Clara Apartment Complex

Dear Mayor Gillmor and Members of the City Council:

Issue: Laguna Clara Apartments Expansion

**NOTICE OF OPPOSITION**

I am a resident at 689 Cornell Drive in Santa Clara. At one end, Cornell Drive intersects with Homestead Road where Laguna Clara is situated. On both sides of Homestead Road and on both sides of the first block of Cornell Drive where Cornell meets Homestead, most of the curbside parking is taken up by the residents of apartment complexes within the vicinity of the intersection. This includes residents of Laguna Clara, as well as two apartment complexes at the entrance to Cornell from Homestead.

Should Laguna Clara be expanded, curbside parking on Homestead in front of Laguna Clara and at the entrance to Cornell Drive from Homestead will overflow down the street of Cornell, as well as other nearby streets such as Ridge Road. During the meeting that the landlord of Laguna Clara had at the Santa Clara Central Library, the landlord representative, John Hyer, stated that there would not be a traffic problem because most of the prospective tenants would be millennials, who tend to ride bicycles and use Uber, rather than own their own cars.

Mr. Hyer's statement was naive, as Silicon Valley is primarily a car culture, as the traffic congestion will attest.

In regards to the parking, I asked why the developer could not build two levels of underground parking, instead of one. Mr. Hyer replied that building a second level of underground parking would be "...too expensive." Hence, the developer is not amenable to solving the potential parking problem, but chooses to engage in wishful thinking that future residents of an expanded Laguna Clara will ride bicycles and utilize Uber, which is unrealistic.

Not only will parking be a problem, but the expansion of Laguna Clara to a four story complex would change the ambiance of the neighborhood to a big city urban setting, such is what is being done to El Camino Real with its recently built four story buildings. Homestead Road is not El Camino Real. Should the expansion of Laguna Clara be approved, it will only be a matter of time before the other apartment complexes on Homestead from Quince to Lawrence Expressway request approval to expand as well, thus turning Homestead Road into another urban canyon with four story apartment houses, as El Camino has become.

Some may argue that Santa Clara needs to build more housing to help solve the housing crises. Santa Clara has and is building more housing, as shown by the new apartments, townhouses, and single family residences that were recently built on the former Kaiser Permanente property on Kiely Boulevard. In addition, new housing adjacent to Laguna Clara was recently built on an oblong lot, the former site of a ranch style house. Next to this recent development, more housing is being built on the lot of an historic home near the corner of Homestead and Pepper Tree Lane.

I urge the Santa Clara City Council not to approve of the expansion of Laguna Clara.

Sincerely,

Steven M. Quon

**Jose Armas**

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**From:** Ricki <ricki.joy@comcast.net>  
**Sent:** Thursday, August 23, 2018 8:45 AM  
**To:** Mayor and Council  
**Subject:** Laguna Clara Project

Hello Mayor Gillmor and Council,

My husband and I aren't bringing up anything new in terms of objections to the Laguna Clara Project, but for the record we are residents that are not happy about it:

The proposed parking is not adequate! ...our number 1 objection  
Traffic, traffic, traffic

The current look of the Laguna Clara is very pleasant...almost "park-like" with the trees; it would be a shame to have a 3-4 story cement structure in it's place.

Thank you,  
Ricki & Rick Craig

**Jose Armas**

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**From:** Garly Yee <garly.yee@gmail.com>  
**Sent:** Wednesday, August 22, 2018 8:32 PM  
**To:** Mayor and Council  
**Subject:** Laguna Clara Development

This email is to express the concern for the proposed 585 units of the Laguna Clara Development. In addition to the already known problems of traffic and parking. There is also the safety issue. I live next to Sutter Elementary on the Pomeroy side. Every time when there is a ball game at Sutter or when there is swimming competition at the swimming pool across from us, there is a lot more traffic than usual. Some parents have to double park or let their kids walk across the street because there is no parking space available. This is the current condition already. It is hard to imagine with the addition of more apartment units and thus more people and kids, what would the condition be. I hope the council takes all our concerns into consideration before approving for the development.

**Jose Armas**

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**From:** daniel truong <dntrng@yahoo.com>  
**Sent:** Wednesday, August 22, 2018 6:52 PM  
**To:** Mayor and Council  
**Subject:** Laguna Clara Apartment petition

Dear Santa Clara City Council,

I am a resident of Twin Pines Condominium located at Quince Ave, Santa Clara, 95051. I heard that, the owner of Laguna Clara apartment will build a 4 story buildings next to my condominium with 585 units. I think that the building is too high and too many units for Santa Clara City. I suggest that, the Santa Clara City Council will vote and allow them to build only 3 story buildings to reduce the crowded and noise in this area.

Sincerely yours,

Dan& Jenny Truong

## Jose Armas

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**From:** Vijay Srinivasan <vijsrinivasan@gmail.com>  
**Sent:** Wednesday, August 22, 2018 5:31 PM  
**To:** Mayor and Council  
**Subject:** re: LAGUNA CLARA PROPOSAL

Dear Mayor,

I am a resident of Santa Clara and live on Cornell Dr near Homestead Road. I had concerns regarding the new Laguna Clara proposal and I would like to bring them to your attention. Please consider them in the next council meeting:

- Increased traffic on forbes, pomeroy, cornell dr
- Cars coming from pruneridge/forbes to laguna clara will cut through cornell dr passing through a school zone endangering kids
- Sets an incorrect precedent for future projects
- High density housing not appropriate for Homestead Rd--it would set a precedent for more high density on Homestead, Zoning changes ("variances")
- Traffic, parking, car & pedestrian safety issues--on nearby streets where it will be diverted--even in front of Sutter School, blocks from Laguna Clara
- Quality of life being changed
- Air, water, street pollution from added debris from 48 month construction
- Aesthetics--the look of the neighborhood
- School zoning changes ?

Thnx,  
Vijay

**Jose Armas**

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**From:** Sus <susanhouchen@aim.com>  
**Sent:** Wednesday, August 22, 2018 5:09 PM  
**To:** Mayor and Council  
**Subject:** Re: LAGUNA CLARA

Dear Mayor Lisa Gillmor and City Council Members,

I am writing to express my major concerns with the LAGUNA CLARA PROPOSAL for Homestead Rd in Santa Clara. There are so many things I want to say, but I will try to focus.

The LAGUNA CLARA project is an unsolicited construction proposal that will benefit the developer's bank balance, but as far as I can see, not the neighbors or current Laguna Clara residents.

It offers nothing for the neighborhoods surrounding it, but only inconvenience, traffic, and overflow parking.

The additional traffic from a shortage of parking spaces, even with meeting the city's requirement of 1.5 parking stalls/unit will cause a public safety issue. It's not as though the overflow can go somewhere else close by, like the parking lot in a nearby shopping center, but will spill over onto the streets of the residential areas that were designed to accommodate the cars that the household would be expected to have.

Since the building of the Killarney Farms neighborhood in 1962, the average family owns 2 cars, maybe occasionally 3, but have traditionally been able to find parking in their own garage or at least driveway. Visitors could park on the streets, but there was never an expectation to have the streets taken up with nearby apartment residents' vehicles.

Neighborhood aesthetics are in the eye of the beholder of course, but modern appearing 4-story buildings, 25 feet from the curb on Homestead, will Not fit in the neighborhood. One neighbor put together an aerial view of Homestead from Bing to San Tomas Expressway. The Laguna Clara apartments, if this proposal is approved would be the only 4-story apartment building on all of Homestead Rd between Foothill Expressway in Los Altos to Lafayette in Santa Clara, as far as I know.

Now, the only 4-story building on Homestead Rd is Kaiser Santa Clara, which was limited to that height by neighborhood activism when it was built. Comparing a hospital on a busy intersection (Homestead Road & Lawrence Expressway) to an residential area is not a valid argument. If Laguna Clara is built up to 4-stories, it will set a precedent for all of Homestead and similar streets in Santa Clara.

Changing the density of an apartment building from medium to high density next to a low density housing neighborhood through a zoning variance based on an argument needed housing, does not fly in this case. I have no issues with higher density on streets like El Camino Real, Stevens Creek Blvd, and Lawrence Expressway. Those streets were built as thoroughfares, with commercial and medium to high density housing. After driving around, I see several new 4, 5, and 6-story housing projects going up in Santa Clara. Homestead Rd is a traditional appearing, tree-lined, pleasant, busy enough already street.

I moved to this area from parched Southern California in 1967, bought our first house in 1970, then another in 1973 (financed by selling the first one). I love this neighborhood and this city and I'm very proud of it. We raised 3 kids here, born in the 70's at Kaiser Hospital, then on Kiely Blvd. I have no problem with having the new housing on the site of the old Kaiser Hospital. I don't know their parking per unit numbers, but if it is inadequate, their overflow parking onto Miles Way and surrounding streets will be further worsened by overflow parking from Laguna Clara.

In terms relevant to families of current school age children, there is a heavy potential impact on the the local schools . Even though the developer stated he expected renters of the newly updated apartment building to be mostly millenials with no more cars than planned for (1.26 cars per unit), they may eventually have children who will need schools.

I know we can be seen as NIMBY's, guarding our expensive neighborhood from encroaching much needed housing progress, but please be aware that many of us scraped the barrel to get together enough money to buy these houses in Killarney Farms (we couldn't afford to buy in Forest Park). We've been good citizens, taken good care of our yards and houses, and we've been responsible neighbors, respecting and protecting others by active neighborhood watch programs and general neighborly activities.



Please think hard and long before making a change in this neighborhood that will change it, not necessarily for the good, in the future.

Sue Houchen  
780 Cornell Drive  
Santa Clara CA 95051  
408-781-0062

*SusanHouchen@aol.com*

**Jose Armas**

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**From:** kathycress@aol.com  
**Sent:** Wednesday, August 22, 2018 2:00 PM  
**To:** Mayor and Council  
**Subject:** We are in OPPOSITION regarding the massive proposed LAGUNA CLARA building project

Dear Santa Clara Mayor and Council,

We are writing to express our **OPPOSITION** regarding the massive proposed **LAGUNA CLARA building project** on Homestead near our home at 2990 Withrow Place (@ Ridge Road and Homestead).

Our first point of concern, it is laughable to reduce the current zoning requirement of TWO parking spaces to 1.26 stalls per apartment unit. I (Kathy Cress) have spent the last 8 years working as a Bed Bug K9 handler inspecting apartments primarily in the south bay. Many of these units have up to and even exceed FIVE ADULTS per 2 bedroom apartment unit with TWO in each bedroom and ONE sleeping in an alternative room like the dining or front room. Many of these adults EACH have their OWN vehicle. Parking spaces are full inside the complexes and vehicles OVERFLOW onto the surrounding streets, which of course impacts the surrounding neighborhoods. This developer wants to reduce the zoning parking requirements because it will increase the cost of this project if he has to build a two-story underground parking garage to meet the current TWO cars per unit requirement. Additionally, the construction of the Cupertino Apple complex has increased the magnitude of the traffic and congestion of the area, especially on Homestead. Why should the surrounding residents have to be stuck with the overflow parking for the next 50 years+ because the developer does not want to incur this cost?

**We encourage the Mayor and Council members to OPPOSE this project.** The size and scope of this proposed apartment complex is TOO LARGE for this area — PLEASE do not change the zoning of this area for higher density, DO NOT lower the TWO car parking zoning requirement, and DO NOT allow the building of this massive proposed apartment building which DOES NOT fit into the surrounding area. If this project moves forward with zoning changes, it will set a precedent for other apartment complexes in the area to expand their size and reduce parking spaces. Lastly, a project of this scope will increase the demand for utilities, water, schools, emergency services, and increase traffic issues including parking. The limitations of our older infrastructure will only worsen over time under these potential zoning changes.

Thank you,

***William "Bill" Cress***

*co-owner of A-PRO Pest Control, Inc. since 1985*

## ***Kathy Cress***

**Bed Bug K9 Handler of JACK and HAWK**

**A-PRO Pest Control, Inc.**

Cell 408-482-5123 Office 1-800-959-BUGS Fax 408-371-6255

*Thank you for educating yourself about bed bug infestations.*

*The first step to elimination and prevention is education!*



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AUG 28 2018

City Clerk's Office  
City of Santa Clara

**CITY COUNCIL**

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MAYOR & COUNCIL OFFICES  
CITY OF SANTA CLARA

O: file  
C: full Council  
Cmo

# NOTICE

## OF PUBLIC HEARING

You are hereby notified that on **Tuesday, August 28, 2018**, at the hour of 7:00 p.m., in the City Council Chambers of City Hall, 1500 Warburton Avenue, Santa Clara:

File: **PLN2018-13286**  
Location: 3131 Homestead Road, a 12.4 acre project site located at the northeast corner of Homestead Road and Quince Avenue, APN: 290-24-071; project site is zoned Moderate Density Multiple Dwelling (R3-25D).  
Owner/Applicant: Equity Residential, John Hyjer  
Subject: **Early Consideration of a Proposed General Plan Amendment** to change the land use designation of the project site (Laguna Clara Apartments) from Medium Density Residential to High Density Residential.  
Project Planner: Debby Fernandez, Associate Planner

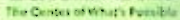
*df @ santa clara CA, gov*

At the above time and place, you may be heard on this matter if you so desire. If you challenge this land use decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the close of the public hearing. The project files are available for public review in the Planning Division office. Written comments on this item are encouraged to be submitted to the Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara 95050, by Wednesday morning of the week prior to the meeting so they can be included in the City Council Members' packets. Should you have any questions, please call the Planning Division office at (408) 615-2450. (This notice is sent to property owners within 1,000 feet of the subject property.)

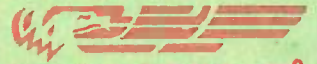
### AMERICANS WITH DISABILITIES ACT (ADA)

In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.





Planning Division  
1500 Warburton Avenue  
Santa Clara, CA 95050

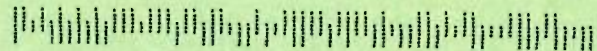
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290-44-141

LIYA AND LEON DORFMAN  
926 POMEROY AVENUE  
SANTA CLARA, CA 95051

9505184718 0007



To: Mayor and Members of the City Council, and  
Members of the Planning Commission  
Debby Fernandez, Associate Planner

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**AUG 28 2018**

City Clerk's Office  
City of Santa Clara

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**Regarding PLN2018-13286 3131 Homestead Road  
APN 290-24-071**

**AUG 28 2018**

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

We the concerned residents of the city of Santa Clara are opposed to the destruction of our neighborhoods. We are opposed to the construction of 4-story houses and change the land use designation of the project site (Laguna Clara Apartments) from Medium Density Residential to High Density Residential.

The proposed construction will cause havoc in our single-family neighborhood and we stand opposed to it. New High Density Residential construction will block the view of mountains and affect the price of the property. The project will impair the health, safety, and quality of life in our area and is inconsistent with the General Plan and Regional Traffic objectives for Stratford school and Neighborhood Christian Center area.

We would like to remind the Council that General Plan and Zoning regulations mandate each new project be evaluated for a reduction in traffic and sustainability. New construction project fails these objectives and will eliminate our single-family lifestyle in our area.

Sincerely,

Leon Dorfman

Liya Dorfman

926 Pomeroy Avenue, Santa Clara CA 95051

To: Mayor and Members of the City Council, and  
Members of the Planning Commission  
Debby Fernandez, Associate Planner

Regarding PLN2018-13286 3131 Homestead Road  
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Sincerely,

Yogesh Suki

Supriya Suki

906 Pomeroy Avenue, Santa Clara CA 95051



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Sincerely,

Richard Sun

Suzy Sun

Yuni Sun

908 Pomeroy Avenue, Santa Clara CA 95051



To: Mayor and Members of the City Council, and  
Members of the Planning Commission  
Debby Fernandez, Associate Planner

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Sincerely,

Donghua Liu

Jing Bai

912 Pomeroy Avenue, Santa Clara CA 95051

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**AUG 28 2018**

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CITY OF SANTA CLARA**

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Sincerely,

David Shih-Chi Chou

Melody Jenny Mar

916 Pomeroy Avenue, Santa Clara CA 95051

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Sincerely,

Mukesh Patel

Premilla Patel

Sandip Patel

Vishal Patel

920 Pomeroy Avenue, Santa Clara CA 95051