

5/21/2019

ITEMS 3 & 15

Genevieve Yip

From: Mayor and Council
Sent: Tuesday, May 21, 2019 11:34 AM
To: Mayor and Council; James Teixeira; Manuel Pineda; Deanna Santana
Cc: Kristin Altamirano; Kathleen McGraw; Jose Armas
Subject: FW: Item 3-19-632 re Item 15

Good morning:

The Mayor and Council Offices' general inbox received the email below from Clysta Seney with comments regarding Items 3 and 15 on tonight's City Council meeting agenda.

This has been forwarded to the full City Council, and will be included as part of the public record for the May 21, 2019 City Council meeting.

Cordially,

GENEVIEVE YIP

Mayor & Council Offices | City of Santa Clara
1500 Warburton Avenue, Santa Clara, CA 95050
Tel: 408-615-2250 | Email: gyip@santacalaraca.gov



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

From: clysta [<mailto:clysta@earthlink.net>]
Sent: Monday, May 20, 2019 9:41 PM
To: manager@santacalaraca.gov; Mayor and Council
Subject: Item 3-19-632 re Item 15

I oppose the request to continue the in-lieu fees adjustments. Santa Clara citizens have had their municipal fees raised annually by the Council. The Development Community has been given a pass for almost three years while home valuation in our city has soared and parkland dedications wane.

I support the staff recommendation for Alternatives 2 and 4. While these are not what I have been advocating for they are movement in the right direction. These fee increases have been delayed over three years and are based on two year old land valuations. The weighting in alternative 2 benefits current projects, but doing nothing is worse.

Do not AGAIN delay taking action AND ask for an aggressive due date for the Alternative 4. Santa Clara's current and future citizens need public parks for the quality of life to which we aspire, from our childhood to our senior years.

At a minimum ask the City Manager to give a report on the questions I asked in April. Once you understand what is in the pipeline as it relates to 'project complete' status (when fees are due) you will realize how much money is being left in developers' pockets as the city's population grows from those projects.

Thank you,
Clysta Seney

POST MEETING MATERIAL

05-21-2019

RTC #19-517

ITEM #15

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity



City of Santa Clara

Agenda Report

19-430

→ 19-517 → 19-632

Agenda Date: 4/9/2019

REPORT TO COUNCIL

SUBJECT

Action on Continuing the Public Hearing for Establishing the Average Per-Acre Land Values and Parkland In Lieu Fee Schedule for New Residential Development FY2018-19 to May 21, 2019

BACKGROUND

The Public Hearing Item, Action on a Resolution Establishing the Average Per-Acre Land Values and Parkland In Lieu Fee Schedule for New Residential Development FY2018-19 was scheduled for hearing on April 9, 2019, but will not be considered for action on that day. In conformance with state law, notice of the April 9, 2019 Council Meeting hearing was published twice in the Santa Clara Weekly, with the first publication taking place at least 10 days prior to the April 9 meeting.

The item was previously heard at the May 8, 2018 City Council Meeting. After hearing from stakeholders and members of the community, and prior to adoption of updated fees for FY2018-19, Council directed staff to conduct additional outreach, discussion and review of the Quimby Act (Quimby) and Mitigation Fee Act (MFA) fees and to consider the concerns expressed by residential developers regarding the proposed substantial fee increase.

DISCUSSION

Additional time is needed to complete the policy options for Council consideration. Therefore, staff recommends continuing the Public Hearing to May 21, 2019.

ENVIRONMENTAL REVIEW

This is a procedural item only and no action is being taken by the City Council; no environmental review under the California Environmental Quality Act ("CEQA") is required.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Continue the Public Hearing for the Action on a Resolution Establishing the Average Per-Acre Land Values and Parkland In Lieu Fee Schedule for New Residential Development FY2018

-19 to May 21, 2019.

Reviewed by: James Teixeira, Director of Parks & Recreation

Approved by: Deanna J. Santana, City Manager

Kristin Altamirano

From: Mayor and Council
Sent: Tuesday, May 21, 2019 11:34 AM
To: Mayor and Council; James Teixeira; Manuel Pineda; Deanna Santana
Cc: Kristin Altamirano; Kathleen McGraw; Jose Armas
Subject: FW: Item 3-19-632 re Item 15

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GENEVIEVE YIP

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Thank you,
Clysta Seney

POST MEETING MATERIAL

ESSEX

PROPERTY TRUST, INC.

Mayor Gillmor and Council,

As an owner and developer of many prominent Santa Clara multifamily projects, we believe the proposed increase to park fees on residential units will discourage developers seeking to invest capital in the City of Santa Clara. Essex provided occupancy data on our nearby properties for use in the City of Santa Clara Housing Occupancy Analysis prepared by DFA. This analysis concluded that assigning a blanket density assumption for all the various types of developments is an inaccurate calculation of household sizes in Santa Clara and places an unreasonable share of the burden on multifamily projects. The study further concluded that the establishment of a fee schedule based on the actual characteristics of each development would provide far more accurate means of quantifying actual park impacts.

Multifamily projects are currently fighting an uphill battle given the marginal returns attributed to the high cost of development in Santa Clara. Specifically, market rents do not support the rising levels of construction costs, impact fees, taxes and other restrictions placed on new construction.

Investors make rational choices deciding where to allocate resources; a disproportionately high park impact fee will almost certainly steer new construction into other jurisdictions. The City of Santa Clara, as with many other California communities, desperately needs more housing. Disincentivizing new construction of higher density projects is not the answer to the housing crisis.

Please carefully consider this proposed increase to the park impact fee, as housing is going to need all the help it can get in the immediate term.

Thank you



John Eudy
Executive Vice President, Development
& Chief Investment Officer
Essex Property Trust, Inc.

Kristin Altamirano

From: Mayor and Council
Sent: Wednesday, May 8, 2019 8:24 AM
To: James Teixeira; Manuel Pineda; Walter Rossmann; Deanna Santana
Cc: Kristin Altamirano; Kathleen McGraw; Jose Armas
Subject: FW: Santa Clara Parkland In-Lieu Fee
Attachments: Santa Clara Parkland In-Lieu Fee - John Eudy.pdf

Good morning:

The Mayor and Council Offices received the email below and attached letter from Mr. John Eudy (CIO, Essex Property Trust, Inc.) regarding the January 4th draft Park and Recreation Facilities Development Impact Fee Update Study.

This has been forwarded to the full City Council for their reference.

Cordially,

GENEVIEVE YIP

Mayor & Council Offices | City of Santa Clara
1500 Warburton Avenue, Santa Clara, CA 95050
Tel: 408-615-2250 | Email: gyip@santaclaraca.gov



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From: John Eudy [<mailto:JEudy@essex.com>]
Sent: Tuesday, May 7, 2019 3:07 PM
To: Mayor and Council; Clerk; Manager
Subject: Santa Clara Parkland In-Lieu Fee

Mayor Gillmor and Council,

Please read the attached letter regarding the January 4, 2019 Draft City of Santa Clara Park and Recreation Facilities Development Impact Fee Update Study.

Thank you,

John Eudy

John Eudy
Executive Vice President, Development
& Chief Investment Officer
Essex Property Trust, Inc.

1100 Park Place, Suite 200
San Mateo, CA 94403

POST MEETING MATERIAL

Phone 650.655.7928

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Find your new home at

EssexApartmentHomes.com

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Gina Saporito

From: Parks and Recreation
Sent: Tuesday, April 30, 2019 8:58 AM
To: James Teixeira; Gina Saporito
Subject: FW: More High Density Housing, PLN2018 and "The Station";

The email below was received in the Parks & Rec Inbox. It was also sent to Mayor/Council and Planning Commission.

-Kristin

Kristin Altamirano | Office Specialist II | Parks & Recreation Department
Kaltamirano@santaclaraca.gov
(408)615-2260- Office
(408)615-2263- Direct
(408)260-9719- Fax
1500 Warburton Avenue
Santa Clara, CA 95050



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From: Mark Apton [<mailto:mapton@gmail.com>]
Sent: Monday, April 29, 2019 9:33 PM
To: Mayor and Council; PlanningCommission; Parks and Recreation
Subject: More High Density Housing, PLN2018 and "The Station";

Dear Mayor, Planning Commission and Council,

More housing is needed. We have many thousands of housing units recently built, under construction and in the planning stage, yet I see a city which had the best parks and pools anywhere, now has some of the worst. The schools have not fared much better. We are looking for marijuana taxes to pay for police and fire. The Northside Library is barely hanging on due to underfunding. Some of the biggest companies in the world are based in this city. We have an equal number of new office parks. Why is it we cannot even keep up our roads?

There are many things about this city which are great. The accomplishments list is long and public servants like you deserve due credit. This is the time to build but let us get what we need from the builders to keep this city great.

Many of the developers are avoiding contributing to the park impact fee fund by calling their required open space, a park. This is not acceptable. None of these two project below, (and many others) have an affordable housing component, they are all market rate. These renters will pay sky high rental rates and never have an opportunity to own a house like previous generations did. This is almost 900 units on a little over 5 acres. How do the existing residents benefit from this hugely profitable (for the developers only) endeavour? We need more impact fees, not less. We need below market rate housing as part of every development. We need more parking, not less. These are two of the smaller developments. I can think of four others that make these look small by comparison. At what point is quality of life going to be really considered?

POST MEETING MATERIAL

TASMAN EAST – "THE STATION" 5123 CALLE DEL SOL 500 units on 2.6 acres. They disingenuously announce their "community outreach" one day before the event.

Sumerhill PLN2018-13440 2343 Calle Del Mundo, 347 units on 3 acres They try to sneak this one through planning without any public outreach?

The developers are very slow (or stopped) on senior housing (Mayuri) and BMR (Moonlite and Monroe) projects but quick to move on high density more profitable projects.

This city should not be short shifted by the developers.

Thank you,

Mark Apton (Resident)
1946 Monterey Ct.
Santa Clara, CA 95051