



September 2, 2020

Ms. Mary Bustamante
Manager, Real Estate
Judicial Council of California, Facilities Services
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102-3688
Via email: csc@jud.ca.gov

Re: Property Located at 1095 Homestead Road-- APN 269-22-94

Dear Ms. Bustamante,

The City of Santa Clara, with strong community support, has endeavored to redevelop and restore our Downtown. The purpose of this letter is for the City of Santa Clara to inquire about the Judicial Council's position and interest in either selling or redeveloping the State-owned property located at 1095 Homestead Road, Santa Clara CA 95050 (See Attached: APN 269-22-94). This action would assume and require the relocation of the Santa Clara County Courthouse which is currently operating at the property.

As background, the City of Santa Clara is working on a Precise Plan land use planning process for the Downtown, including the State-owned property. The Precise Plan Downtown area under evaluation is bounded by Lafayette Street, Benton Street, Madison Street and Homestead Road (See Attached). Through the Precise Plan process, the City anticipates updates to its land use plan and the development of design guidelines with the intent of fostering the redevelopment of the Downtown area. As a property owner in the Downtown Precise Plan area, the State is an important stakeholder for the City's planning process.

While the City has not yet finalized a vision for the Downtown, through a series of community workshops conducted by the City of Santa Clara and staff interactions with community members, many community members have expressed a strong desire to promote redevelopment of the Downtown area to become an active destination within the community that supports various "placemaking" activities. Community members have specifically called for the relocation of the Santa Clara County Courthouse and for the City of Santa Clara to entertain acquisition of the State's property to allow redevelopment of the property for future downtown uses consistent with an active, urban downtown environment that will be focal point destination for the Santa Clara community.

I would like to confirm the process for making available this property for sale or redevelopment. Generally, the City of Santa Clara understands the following:

STATE OF CALIFORNIA, JUDICIAL COUNCIL OF CALIFORNIA, FACILITIES SERVICES

RE: Property Located at 1095 Homestead Road, Santa Clara CA 95050-- APN 269-22-94

August 27, 2020

Page 2 of 2

- The property is owned by the State of California and under the jurisdiction of the Judicial Council;
- The Santa Clara County Superior Court must first agree to its relocation for courthouse operations; and,
- Comply with Government Code 11011, Proprietary state lands; review; report of excess; sale or other disposition effective January 1, 2020.

If this is in error, and there is a more direct path to begin discussions, the City would like to understand the Judicial Council's position regarding a possible sale of the property and clarification on the process required.

I want to thank you in advance for your time on reviewing the City of Santa Clara's interest in discussing this Judicial Council's position on this property. This is of great community interest, and the City would like to fully understand the Judicial Council's position in redeveloping and/or selling the site as the Downtown project progresses. I look forward to your response and can be contacted at 408-615-2211.

Sincerely,

Deanna J. Santana
City Manager

Attachments:

1. Map of APN 269-22-94
2. Precise Plan Downtown area under evaluation is bounded by Lafayette Street, Benton Street, Madison Street and Homestead Road

cc: Santa Clara Mayor and City Council
Ms. Rebecca J. Fleming, CEO, Superior Court of California, County of Santa Clara, Administration

Attachment 1



