



City of Santa Clara

The Center of What's Possible

906 Monroe Virtual Community Meeting Minutes December 1, 2020

Applicant:	Salvatore Caruso Farinaz Moslemi
City Staff Members:	Planning Manager, Reena Brilliot Development Review Officer, Gloria Sciara Principal Planner, Lesley Xavier Associate Planner, Elaheh Kerachian
Community Members:	Approximately 107 community members

I. Call to Order& Introductions

II. Applicant's presentation

III. Discussion, Questions and answers

The applicant noted that the historic house not located at the corner is proposed to relocation to 290 Alviso street (a corner lot) within the Old Quad. The house interior is needed to be fully renovated. The other house will be located to the 1175 Lafayette Street.

Speaker 1, Atisha Varshney: She raised questions about street trees along the project site and sustainability and resiliency of the project. How do you address authenticity?

Applicant: Sustainability is important and was implemented in my previous projects. Details would make the difference in authenticity as shown in the presentation with previous work projects.

Speaker 2, Janet Stevenson: She raised concerns regarding the relocation of the historic houses and suggested to keep the historic houses and build a housing development that complement them.

Speaker 3, Gavin Lohry: He expressed interest in the project.

Speaker 4, Joya: She was the nextdoor neighbor located at 1391 and 1399 Homestead. She raised concerns regarding the privacy and suggested to not have any balconies at the back.

Applicant: Several strategies has been implemented in design of the back of the building including: balconies are setback a few feet, recessing the windows, incorporating details to not make sure residents cannot look down into neighbors backyard.

Speaker 5, Frank: Why aren't you waiting until the Downtown Precise Plan is complete.

Applicant: The process might take a few years while this project is viable. This project wants to be part of the process and be a benchmark.



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Staff: Proposal includes a General Plan Amendment which is a legislative action. Staff will be seeking City Council feedback for this project after we receive community feedback today at the early part of the next year January or February on how do we consider this application in light of the fact that the community process is underway for downtown precise plan

Speaker 6, Darin: She mentioned that the new design of the project is much more compatible with the historic nature of the neighborhood.

Applicant: He would present the project to the Downtown Task Force. This is just the start of the conversation.

Speaker 7, Janine: She expressed concerns regarding the relocation of the historic houses toward the university and future maintenance of these houses.

Applicant: These houses would be restored and moved up to the standards. Historic reports would be done before the moving process.

Staff: No historic analysis has been conducted yet, but historic analysis are required to be done and as part of the CEQA review. We are happy to hear your feedback today as well. It will go to HLC for review

Speaker 8, Suska: What is the zoning of the property?

Staff: The project site includes three parcels:

906 Monroe, Historic House

GP: Community Mixed Use

ZN: Historic Combining, HT

930 Monroe, Historic House

GP: Community Mixed Use

ZN: General Office, OG

940 Monroe:

GP: Community Mixed Use

ZN: Community Commercial, CC

Speaker 9, Gracie: Is there any interest for the proposed commercial space? She expressed concerns regarding the crosswalk safety and parking during the construction.

Applicant: Infrastructure would be provided for retailers. Traffic issues would be analyzed as part of the traffic study and CEQA document.

Speaker 10, Yuhan: He expressed concerns regarding the relocation of the houses and pedestrian safety and traffic. This development should be done in conjunction with the Downtown Precise Plan.

Staff: The relocation of the two house is not absolute. Just like 575 Benton historic analysis shall be done. In 575 Benton project two of the seven houses on the site were retained. It is possible to retain the historic houses if that is the consensus of the community.

Speaker 11, Carter Fulhorst: Why do you have floor plans before coming to the community?

Applicant: We wanted to start the conversation and initiate the dialogue.



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Speaker 12, Jonathan Evans: He expressed concerns regarding the relocation of the historic houses and suggested to incorporate existing house as part of the development.

Speaker 13, Dan: He suggested to wait for the precise plan to be completed and follow the guidelines.

Applicant: This is a viable project and the applicant is open to incorporate communities' input.

Staff: During El Camino Real Specific Plan process, City Council indicated to not submit development project applications for properties along El Camino Real.

Speaker 14, Bob: He expressed concerns regarding the relocation of the historic houses and wanted to keep them at current location.

Staff: The applicant is hosting the meeting. This is not a City sponsored meeting. City staff are controlling the webinar and providing transparency and are here to hear the input.

Speaker 15, Anthony: He expressed concerns regarding the restaurant vacancy in future.

Speaker 16, Mike Walke: He wanted the applicant to work with Reclaiming Downtown.

Speaker 17, Rob Mayer: The revised elevation looks like it has been built over time. He suggested to work around the historic houses, incorporate more outdoor seating spaces and have sidewalks with street trees along the project frontage.

Speaker 18, Lucy Haro: She is one of the adjacent neighbors and wanted to keep the historic houses. He expressed concerns regarding the massing and balconies at the back.
Applicant: the project is designed to address the privacy concern.

Speaker 19, Donna West: why did you wait for the election to present this project to the community?

Applicant: it is not related to the election. We were working on the project to start the dialogue. This is a live document and project.

Speaker 20: She expressed concern regarding the preservation of the neighborhood and relocation of the historic houses.

Applicant: we are taking the input and some of the member are supportive of moving the historic houses. It is a matter of a choice for this project.

Speaker 21: He loves the project.

Speaker 22, Jeff: He suggested to keep the historic houses at the current location.

Speaker 23: His main concern is the relocation of the historic houses.

Speaker 24, Rebecca: how are you handling the commercial and residential parking?

Applicant: the project includes a rolling gate to close the parking for after hours.

Underground parking access point has a security gate for residents.



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Speaker 25, Erick Jensen: He does not see local businesses move here. This project is not a diverse inviting housing project. safety can not be achieved by building walls and gates.

He also expressed concerns regarding the relocation of the historic houses.

Applicant: This type of housing is very limited in the downtown core which will bring diversity and will invite different group of people.

Speaker 26, Patricia Leung: preserving the fabric of the neighborhood is very important. She expressed concern regarding the relocation of the historic houses. The architecture should complement the neighborhood character and not to copy and paste the pieces. She suggested to provide financial incentives for retail spaces.

Speaker 27: she acknowledged that the revised elevation is more appropriate and has a nostalgic feeling.

Speaker 28, Gabby: She expressed concerns regarding the relocation of the historic houses.

Speaker 29, Brian: He was supportive of the overall project and creating a destination.

Speaker 30, Adam Thompson: The relocation of the historic houses is questionable. The infrastructure for the retails shall be provided.

Speaker 31: He is one of the adjacent neighbors at the back. He expressed concerns regarding the size of the proposed project, privacy and balconies at the back.

Applicant: Privacy is going to be maintained specially at the back of the project with studying the line of sight.

Speaker 32, Adam Thompson: Applicant and staff to post their notes for the community.

Speaker 33, Atisha Varshney: She supports density and housing. The second façade is much better than the first elevation. Sidewalk with street trees to be incorporated along the project site.