

THE COMMUNITY AT 90 N. WINCHESTER

A GOOD PACKAGE FOR A BETTER SANTA CLARA

April 23, 2007

Chairman Tony Marine
Planning Commission
City of Santa Clara
1500 Warburton Avenue
Santa Clara, Ca 95050

**RE: Response to Questions from the April 11, 2007 Planning Commission Meeting;
The Community at 90 North Winchester
Application Nos: PLN2003-03744; PLN2003-03745; PLN2006-05568; PLN2007-06295; PLN2007-06327;
PLN2007-06329; and CEQA2007-01039(SCH#2003072093)**

Dear Chairman Marine and Planning Commissioners:

On behalf of the development team of SummerHill Homes, Santa Clara Methodist Retirement Foundation, Inc. and Charities Housing, I am writing to the Commission to clarify several project specific questions raised during public testimony at the April 11, 2007 Planning Commission hearing on The Community at 90 North Winchester.

Senior Affordable Housing

The senior housing proposed as part of the 90 North Winchester project is uniquely positioned to offer affordable apartments to the City's lowest income seniors where the rent will be subsidized by the federal government. Currently, Liberty Tower, owned and operated for the past 34 years by the Santa Clara Methodist Retirement Foundation, Inc., is the only facility providing these types of homes for extremely low income seniors.

Other apartments in the City exist for seniors that are priced at below market, but offer no subsidy in rental assistance.

Access to the community

The primary access to the community is the signalized entry at Forest Avenue and Winchester Boulevard. Additionally, there is a right-in/right-out driveway at the south edge of the senior parcel along Winchester Blvd, near the property line with the Veteran's Administration building. In keeping with the City's Planning Principles for the site, only Emergency vehicles with appropriate key/code can access the site from Forest Avenue (via the emergency vehicle access/pathway through the public park).

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Parking

The community plan provides for 519 total parking spaces of which 100 are guest spaces. The public loop street accommodates public parking on both sides. In the for-sale component, all homes have two car garages. The traditional single family homes also have full driveway aprons that accommodate two additional cars. The senior component has 165 of the 519 total spaces; 44 of which are guest spaces. The guest parking provided is well in excess of the City's required minimums.

Rear Yard Setbacks

The proposed Planned Development rear yard setbacks range from 15-20 feet similar to the City of Santa Clara and City of San Jose's Residential Zoning District requirements for the surrounding existing neighborhood. Along the property interface with homes on Dorcich and Henry Avenues, the traditional homes provide a minimum rear yard setback of 20 feet.

Schools

As part of our outreach with various stakeholders and interested parties, we have met with both school districts for this community. Both the Campbell Union High School District and the Campbell Union School District have indicated that they have the capacity to serve any students from this community.

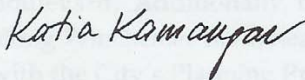
Fiscal Impact

We have provided a Fiscal Impact Analysis of the project to the City of Santa Clara. The report analyzed both the taxes collected and the City's costs to provide services to the proposed community. After a careful review, the conclusion is that this community pays for itself, and creates an annual revenue surplus of approximately \$73,000.

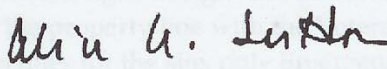
Several of the other concerns raised were addressed in the City of Santa Clara's Final Environmental Impact Report (FEIR) for the project. We believe that the FEIR was thorough and complete in its analysis of these matters.

We look forward to the Commission's deliberations on April 25th, and respectfully request your recommendation for the project as proposed. If you should have any questions prior to the 25th, please feel free to contact Katia Kamangar at 650-857-0122.

Sincerely,



Katia Kamangar
Senior Vice President
SummerHill Homes



Alice K. Sutton
Executive Officer
Santa Clara Methodist
Retirement Foundation Inc.

Kathy Robinson
Director of Housing Development
Charities Housing
Development Corporation