Exhibit B

Outlook

RE: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2024-10-04 17:37
To 'BVNA Website' [redacted]

Hello,

This is received, thank you. Obviously, Planning is in communication with the applicant on this, as are some other organizations. I believe they will be reaching out to you through this e-mail as well, if they have not already.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: BVNA Website [redacted]
Sent: Tuesday, October 1, 2024 19:36
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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Please see attached, the BVNA is formally opposing this project

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On Sep 19, 2024, at 4:54 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Dear Buena Vista Neighborhood Association,

A Development Permit application (File No. **H24-046**) was submitted to the City of San José's Planning Division on August 9, 2024 for **1301 West San Carlos Street** for **the demolition of a commercial building and the removal of twenty trees for the construction of a one-story quick-service restaurant (Chick-fil-A) with no drive-through**. I am the Planning Project Manager reviewing this application. For additional project information, please e-mail me or visit **SJPermits**.

You are receiving this e-mail as the designated contact for the **Buena Vista Neighborhood Association**. The purpose of this e-mail is to inform your association about development proposals early in the Planning application review process. You may receive future e-mails regarding this project's public meetings.

If you would like to update the designated contact(s) for the association(s), please e-mail GeneralPlanStaff@sanjoseca.gov.

Please let me know if you have any questions.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Buena Vista
neighborhood association

"To Protect, Maintain and Enhance the Buena Vista Neighborhood Community"

October 1, 24

BVNA, a Member of UNSCC
[redacted]
www.BVNASJ.org

To the San José Planning, Building and Code Enforcement Department,

The Buena Vista Neighborhood Association is writing to formally express our strong opposition to the Site Development Permit application File No. H24-046, submitted by 4G Development. This project proposes the demolition of an existing commercial building and the removal of 20 ordinance-size trees to make way for a new Chick-fil-A restaurant at 1301 West San Carlos Street.

Our opposition is based on the project's inconsistency with established city plans, its detrimental impact on the character of the West San Carlos Urban Village, and the significant environmental concerns it raises.

Inconsistency with City Plans:

- **The project directly contradicts the West San Carlos Urban Village Plan's vision for a pedestrian-oriented, mixed-use environment.** The plan explicitly prohibits new drive-through uses, prioritizing pedestrian activity and transit-oriented development. This project, while lacking a drive-through, embodies the kind of car-centric approach that the Urban Village Plan and the city seeks to discourage. This project is mere **blocks** from VTA light rail, across the street from mass transit, adjacent 2 high density housing projects abutting a residential neighborhood, and a short distance from the train station; there is absolutely no need to create such car-centric development especially when the City has formally removed parking requirements in attempts to get residents **out** of cars.
- **The demolition of the existing commercial building runs counter to the Urban Village Plan's emphasis on preserving existing structures and the unique character of West San Carlos Street.** While it's not clear which buildings are intended to be demolished but the plan encourages adaptive reuse and integration of existing buildings, recognizing their contribution to the area's identity.
- **The removal of 20 ordinance-sized trees is unacceptable.** The Urban Village Plan stresses the importance of a robust tree canopy and green spaces to create a more livable and sustainable urban environment. Replacing mature trees with saplings does not constitute adequate mitigation for this loss.

Detrimental Impact on the Urban Village:

- **The proposed Chick-fil-A, even without a drive-through, will inevitably generate increased traffic and congestion, further undermining the pedestrian-friendly environment envisioned by the Urban Village Plan.** The restaurant's popularity and lack of drive-through will likely lead to increased pedestrian and vehicle conflicts especially considering the expansive parking-lot.

- **The project sets a concerning precedent for future development in the area, potentially opening the door for similar car-centric projects that detract from the Urban Village's vision.** Approving this project could undermine the City's efforts to create a truly walkable and transit-oriented corridor.

Environmental Concerns:

- **The removal of mature trees represents a significant environmental loss, diminishing the area's tree canopy and negatively impacting air quality, temperature regulation, and wildlife habitat.**
- **The project's overall environmental impact needs thorough assessment, considering factors like increased traffic, noise pollution, and stormwater runoff.**

Alternatives:

- We urge the City to prioritize projects that align with the West San Carlos Urban Village Plan's vision, focusing on pedestrian-oriented, mixed-use development that enhances the existing character of the area.
- I encourage the developer to reconsider the project, exploring alternatives that preserve the existing buildings and prioritize the retention of mature trees.

Increasing housing inventory is crucial to creating a vibrant and successful mixed-use environment along the West San Carlos corridor in San Jose, as envisioned by the West San Carlos Urban Village Plan. The plan prioritizes a shift away from car-centric development towards a pedestrian-oriented, mixed-use community where residents can meet their daily needs within walking or biking distance. Higher-density residential development is essential to support the existing commercial businesses and attract new ones, creating a thriving and walkable urban village. The success of this vision hinges on providing a diverse range of housing options to accommodate a range of incomes and household sizes, fostering a lively and inclusive community. None of this exists in the proposal.

The proposed Chick-fil-A project represents a missed opportunity to contribute positively to the West San Carlos Urban Village. I urge the Planning Department to deny the Site Development Permit application for File No. H24-046 and instead champion projects that align with the community's vision for a vibrant, sustainable, and pedestrian-friendly urban environment.

Sincerely,

Mark B.
BVNA President

Outlook

RE: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2024-10-21 10:20
To 'Loui Tucker' [redacted]

Yes, I did give them Shasta-Hanchett Park's contact information as well.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Loui Tucker [redacted]
Sent: Monday, October 21, 2024 10:16
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

[**External Email**. Do not open links or attachments from untrusted sources.]

They should definitely reach out to ALL the local neighborhood associations.... SHPNA as well as BVNA.

Loui

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, October 21, 2024 9:51:46 AM
To: Loui Tucker [redacted]
Subject: RE: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

Hi Loui,

No formal updates or resubmittal at this time. I've had a couple meetings with them and they've talked to people throughout the City in advance of a second submission, but nothing formal yet. I believe Chick-fil-A said they were going to reach out to your neighborhood association as well; let me know if that happened, and if not, I can let them know to do that as well if you all are interested.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Loui Tucker[redacted]
Sent: Sunday, October 20, 2024 19:19
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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You don't often get email from[redacted] Learn why this is important

Is there an update on this property and the proposed restaurant, removal of trees and adjacent businesses?

Loui Tucker

On 9/23/2024 2:03 PM, Lee, Jason wrote:

Hi Loui,

Thanks for your e-mail. I am putting you on the Interested Parties list. At this point, I don't expect that a community meeting would be required for this project; however, comments can be submitted to me at any point.

Regarding your concerns, I've asked for more information to be provided regarding the removal of all ordinance-size trees. The project site does allow a zero-foot interior setback, so the trees on the west side could conflict with construction, although staff needs more information to show that; the existing parking lot trees would be removed for recirculation of the site and be replaced with new parking lot trees. I've relayed the concerns about the demolition of the existing building and displacement of local businesses to the applicant, as well as the general proposal.

The City can only review projects when, where, and how they are submitted; the Urban Village character area for this area is a commercial-first policy which allows housing, so this type of use is generally allowed and residential uses are not required; however, the objection is noted and I am passing it on. I am also attaching the comment letter sent back to the applicant on this project. Please let me know if you have any further comments or questions.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker [redacted]
Sent: Sunday, September 22, 2024 15:01
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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You don't often get email from [redacted] Learn why this is important
Your notice about this came through the BVNA email list. I live about a block away from this site and am VERY concerned about the proposed development. **I would like to be notified of any public meetings that are scheduled so I can attend and/or submit in writing my concerns. Please put me on any email list for updates.**

1. Taking out 20 trees is crazy when we need MORE trees, not fewer. The olive trees on the street have been poorly managed but they are not in the way of development, nor are the trees on the west side which have been there for decades and are NOT in the way of any new proposed building.
2. I also don't understand why the commercial building next door (which houses a popular local restaurant) has to be demolished . Surely the Chick-Fil-A can use the same area that the old Burger King did. Why tear down those buildings to the north? There is already sufficient parking for any proposed restaurant.
3. In addition, this is on West San Jose Urban Villages plan, and it SHOULD include housing. We need more housing. Why isn't this important intersection providing retail AND HOUSING? Why isn't the Chick-Fil-A planned as the anchor restaurant in a larger building with parking and housing? Why spend the time and energy and money to build a single restaurant???

I realize the old Burger King lot is something of an eyesore and a nuisance, but this proposal for a single fast food restaurant does not appear to have been given a lot of thought.

Loui

Dear Buena Vista Neighborhood Association,

A Development Permit application (File No. **H24-046**) was submitted to the City of San José's Planning Division on August 9, 2024 for **1301 West San Carlos Street** for **the demolition of a commercial building and the removal of twenty trees for the construction of a one-story quick-**

service restaurant (Chick-fil-A) with no drive-through. I am the Planning Project Manager reviewing this application. For additional project information, please e-mail me or visit **SJPermits**.

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Please let me know if you have any questions.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Outlook

RE: Heads up re: Chick-fil-A Action Alert

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-12 09:27
To 'Alex Shoor' [redacted]
Cc Jake Wilde [redacted]

Hi Alex and Jake,

Understood, thank you for the head's up.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Alex Shoor [redacted]
Sent: Wednesday, December 11, 2024 3:35 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; info@mulcahyforsanjose.com; [redacted]; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>
Cc: Jake Wilde [redacted]
Subject: Heads up re: Chick-fil-A Action Alert

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City of San Jose,

Catalyze SV wants to give y'all a heads up that, after receiving direction from our members, Catalyze SV will be formally opposing the proposed single-story Chick-fil-A on West Can Carlos St, H24-046. As a professional courtesy, we also wanted to let you know ahead of time that we will be issuing an action alert next week encouraging the community to write into the City and to the Chick-fil-A developers suggesting a re-vamped proposal or relocating elsewhere.

Catalyze SV's position is largely in line with the Buena Vista Neighborhood Association's and the District 6 Neighborhood Leaders Group's. And we believe it is also in line with City of San Jose plans.

My colleague Jake Wilde, copied here, will be informing Chick-fil-A about our action alert too.

Happy holidays and I hope your city work winds down smoothly next week! — Alex

--
Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

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Outlook

RE: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2024-12-18 10:44
To 'Mark Bett' [redacted] Pawar, Rheya <Rheya.Pawar@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; Mulcahy, Michael <Michael@sdsnexgen.com>; Davis, Dev <dev.davis@sanjoseca.gov>

Hi Mark,

Understood. I'm getting those letters too (and I will respond to them by the end of the week).

No rush on the D6 letter, just send it when it's finalized and you all are able.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mark Bett [redacted]
Sent: Wednesday, December 18, 2024 10:19 AM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Pawar, Rheya <Rheya.Pawar@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; Mulcahy, Michael [redacted] Davis, Dev <dev.davis@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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Hey Jason,
I am still waiting on the D6 letter representing neighborhood leaders but it looks like now that word has been getting out others are taking an opposition stance to the project as well.

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On Dec 4, 2024, at 10:49 AM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Mark,

This is understood. Send it over whenever it's ready, and we will consider and respond if necessary.

Just for information, we are planning to do a Community Meeting for this project, likely on Zoom, likely Jan/Feb in the new year after the councilmember turns over for the district. Date, time, and manner still TBD, but I'll notify when able.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mark Bett[redacted]
Sent: Tuesday, December 3, 2024 11:55 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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Thank you

After discussing this with other neighborhood associations we all seem to be in agreement that this is a frustrating project that is going to under-utilize this property that is better suited for a high-density mixes use housing. The D6LG will be filling a letter of opposition shortly

On Dec 3, 2024, at 8:59 AM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Mark,

Got it. The appeal fee for a non-applicant this fiscal year is $250. If the project is approved, you can reach back out to me immediately after Director's Hearing to start that process; as of now, I would expect that hearing to be no earlier than the second quarter of 2025.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mark Bett [redacted]
Sent: Monday, December 2, 2024 7:16 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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You don't often get email from [redacted] Learn why this is important
We expect planning to approve the plan and we want to pay to force that to go to the planning board for reconsideration

On Dec 2, 2024, at 8:55 AM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Mark,

I'm not sure how many people would like to meet, but you can call me (this week may not be good for that because I'm told we're switching phone systems this week), or we could set up a Zoom, but it should generally be during business hours. I'm generally at City Hall Tuesday through Thursday.

There isn't a fee for people to meet with planning staff on information for a project? I'm not sure what fee you're referring to.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mark Bett [redacted]
Sent: Wednesday, November 27, 2024 19:02
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: Alex Shoor [redacted]
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

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You don't often get email from [redacted] Learn why this is important

Hey Jason

How do we meet with planning staff to oppose this project? Also, I've been informed that there's a fee and would like information about that.

Sent from my BlackBerry 10 smartphone.

On Sep 23, 2024, at 1:32 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hello BVNA,

Thanks for this comment and this is understood.

I'm attaching the first comment letter for this project here to explain why this development would be allowed on this site. Please let me know if you have further comments or questions on this.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: BVNA Website[redacted] September 20, 2024 20:45
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Notification for Buena Vista Neighborhood Association - H24-046 [1301 West San Carlos Street]

[**External Email**. Do not open links or attachments from untrusted sources.]

The BVNAopposes this project because it is not creating high density mixed use housing on a prime property on the Midtown redevelopment corridor. This property had easy access to bus light rail and train and should be redeveloped as per the city plan for housing and commercial for residents… this could be part of the commercial property but should not be the sole business on said property

> On Sep 19, 2024, at 4:54 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:
>
> Dear Buena Vista Neighborhood Association,
>
> A Development Permit application (File No. **H24-046**) was submitted to the City of San José's Planning Division on August 9, 2024 for **1301 West San Carlos Street** for **the demolition of a commercial building and the removal of twenty trees for the construction of a one-story quick-service restaurant (Chick-fil-A) with no drive-through**. I am the Planning Project Manager reviewing this application. For additional project information, please e-mail me or visit **SJPermits**.
>
> You are receiving this e-mail as the designated contact for the **Buena Vista Neighborhood Association**. The purpose of this e-mail is to inform your association about development proposals early in the Planning application review process. You may receive future e-mails regarding this project's public meetings.

If you would like to update the designated contact(s) for the association(s), please e-mail GeneralPlanStaff@sanjoseca.gov.

Please let me know if you have any questions.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:52

To 'J'Carlin' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Carlin,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan “encourage” certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

Staff does recognize Goal UD-6 and subsequent policies (page 57, pdf page 63), but these are goals and action items for the City to implement across the Urban Village. The City believes it has generally accomplished this through the elimination of parking minimums and permit requirements for sharing parking, and cannot apply these policies to individual projects.

Regarding the proposed parking lot, the relevant requirements in the Urban Design Concept (page 66, pdf page 72) are to encourage parking reductions (since defunct) and explore alternative parking solutions, both of which are non-objective policies, and to locate surface parking to the rear of developments, which this proposal does. There is no parking maximum. Generally, staff finds that this project will very likely be able to resolve all conflicts with the policies and elements of the Urban Design Concept.

In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the

project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

Staff believes the project as submitted generally conforms with the land use designation and applicable objective standards of the General and Urban Village plans in promoting commercial development at the site. Staff has encouraged the applicant to increase floor area, avoid demolition of the existing building, and decrease the amount of parking, but staff cannot force an applicant to make these changes (or recommend denial of the project) unless they contravene objective policies or the zoning code. I'll note that even if staff finds that a project does contravene Urban Village or General Plan policies, an applicant can request that staff continue reviewing the project and take it to a decision maker (Director's Hearing in this case) for a final decision on the project.

In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: J'Carlin [redacted]
Sent: Wednesday, December 18, 2024 4:06 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy, I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood. The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José

and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail." A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot. Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site. As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José. Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Carlin Black
District 1, San Jose

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:52

To 'Nick Carter' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com <info@mulcahyforsanjose.com>; [redacted]

Dear Nick,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan “encourage” certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

Staff does recognize Goal UD-6 and subsequent policies (page 57, pdf page 63), but these are goals and action items for the City to implement across the Urban Village. The City believes it has generally accomplished this through the elimination of parking minimums and permit requirements for sharing parking, and cannot apply these policies to individual projects.

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Staff believes the project as submitted generally conforms with the land use designation and applicable objective standards of the General and Urban Village plans in promoting commercial development at the site. Staff has encouraged the applicant to increase floor area, avoid demolition of the existing building, and decrease the amount of parking, but staff cannot force an applicant to make these changes (or recommend denial of the project) unless they contravene objective policies or the zoning code. I'll note that even if staff finds that a project does contravene Urban Village or General Plan policies, an applicant can request that staff continue reviewing the project and take it to a decision maker (Director's Hearing in this case) for a final decision on the project.

In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Nick Carter <ncarter1@mac.com>
Sent: Wednesday, December 18, 2024 7:47 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]

Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Nick Carter

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:55

To 'deb codiroli' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com [redacted]

Dear Deb,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: deb codirol [redacted]
Sent: Wednesday, December 18, 2024 8:07 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Thank you,
Deb Codiroli

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-19 17:53
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Mr. Diridon,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Rod Diridon [redacted]
Sent: Wednesday, December 18, 2024 9:13 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]

Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Rod Diridon, sr.

Sent from my iPad

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:52

To 'Leslie Fong' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Leslie,

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200 E. Santa Clara Street, 3F Tower
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From: Leslie Fong [redacted]
Sent: Wednesday, December 18, 2024 10:11 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:52

To 'Kathryn Hedges'[redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

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Regarding the proposed parking lot, the relevant requirements in the Urban Design Concept (page 66, pdf page 72) are to encourage parking reductions (since defunct) and explore alternative parking solutions, both of which are non-objective policies, and to locate surface parking to the rear of developments, which this proposal does. There is no parking maximum. Generally, staff finds that this project will very likely be able to resolve all conflicts with the policies and elements of the Urban Design Concept.

In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the

project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

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Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kathryn Hedges [redacted]
Sent: Wednesday, December 18, 2024 10:38 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy:

I am writing to express my opposition to the proposed Chick-fil-A restaurant at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood. Although I live Downtown, I ride to Midtown frequently on the VTA #23/523 buses to shop on W San Carlos and onward to Stevens Creek.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active ground floor retail."

Chick-fil-A has locations in other cities in ground floor retail spaces, and there are plenty of mixed-use multi-story multi-family buildings where they could negotiate with the owners. The Breakfast Club at Midtown seems to be very busy in their ground floor retail location at W San Carlos and Meridian; they always have lines down the block during peak hours when I pass by on the bus or shop at Safeway. I'm sure there are other ground floor spaces available in the area that will be ready for occupancy before a completely new project would be--especially if an exemption from the General Plan would be involved.

This morning I attended a meeting for the Stevens Creek Corridor future mobility plans, and the consultants' report clearly showed that people in the area want this neighborhood to be pedestrian friendly, and having this much area occupied by a fast food restaurant and its parking lot (and traffic entering/exiting the lot) are unfriendly to pedestrian traffic.

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along the VTA #523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere. If they are not interested in developing a multi-story multi-family building in this prime housing location, they can work with other developers who are seeking ground floor retail tenants.

Sincerely,

Kathryn Hedges
[redacted]

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-19 17:53
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com [redacted]

Dear Lisa,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan “encourage” certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

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Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: lisahs100[redacted]
Sent: Wednesday, December 18, 2024 7:57 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Lisa Hettler-Smith
[redacted]

Sent from my Galaxy

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-19 17:53
To [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Michael,

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Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Michael Kevane [redacted]
Sent: Wednesday, December 18, 2024 9:33 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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--
Michael Kevane
Dept. of Economics
Santa Clara University
[redacted]

Friends of African Village Libraries
www.favl.org

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-19 17:55
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Lita,

Thank you for your e-mail, and your opposition to the project is noted.

I'll first note that the current owners of the parcel have been in contact with the business owners currently on Race Street regarding their future; however, I'll note that I'm not privy to these conversations. If people on this e-mail are unable to give a response to this point at this time, this could be brought up at the future community meeting.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: L A Kurth <lakurthest@gmail.com>
Sent: Wednesday, December 18, 2024 7:22 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

My name is Lita Kurth and i live not far from this propsed project.
I'm very concerned about displacing small, especially Latino businesses, which has already been done on san Carlos with nothing to replace them. I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:53

To 'Anita Lusebrink' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Anita,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Anita Lusebrink [redacted]
Sent: Wednesday, December 18, 2024 6:31 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail." A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car.

This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot. Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José. Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Anita Lusebrink
Santa Clara County resident for over 55 years

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2024-12-19 17:52

To 'Robert Wood' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com [redacted]

Dear Robert,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan "encourage" certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

Staff does recognize Goal UD-6 and subsequent policies (page 57, pdf page 63), but these are goals and action items for the City to implement across the Urban Village. The City believes it has generally accomplished this through the elimination of parking minimums and permit requirements for sharing parking, and cannot apply these policies to individual projects.

Regarding the proposed parking lot, the relevant requirements in the Urban Design Concept (page 66, pdf page 72) are to encourage parking reductions (since defunct) and explore alternative parking solutions, both of which are non-objective policies, and to locate surface parking to the rear of developments, which this proposal does. There is no parking maximum. Generally, staff finds that this project will very likely be able to resolve all conflicts with the policies and elements of the Urban Design Concept.

In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the

project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

Staff believes the project as submitted generally conforms with the land use designation and applicable objective standards of the General and Urban Village plans in promoting commercial development at the site. Staff has encouraged the applicant to increase floor area, avoid demolition of the existing building, and decrease the amount of parking, but staff cannot force an applicant to make these changes (or recommend denial of the project) unless they contravene objective policies or the zoning code. I'll note that even if staff finds that a project does contravene Urban Village or General Plan policies, an applicant can request that staff continue reviewing the project and take it to a decision maker (Director's Hearing in this case) for a final decision on the project.

In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

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From: Robert Wood [redacted]
Sent: Wednesday, December 18, 2024 11:42 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2024-12-19 17:58
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Kaitlan,

Thank you for your e-mail, and your opposition to the project is noted. Staff acknowledges the initial comment, but we must note that we are beholden to review all projects agnostic of the applicant, taking into account the required permit findings (covering land use and environmental matters) only, to form a recommendation on the project.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

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Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

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San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kaitlan Zizzo [redacted]
Sent: Wednesday, December 18, 2024 11:21 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

Chick-fil-A is blatantly opposed to LGBTQ+ rights. That is not how I would describe the City of San Jose.

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Kaitlan Zizzo

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Tue 2024-12-31 10:53

To 'Annmarie Bustamante' <summersew17@gmail.com>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Annemarie,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

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San José, California 95113-1905
www.sanjoseca.gov/planning

From: Annmarie Bustamante[redacted]
Sent: Sunday, December 29, 2024 15:34
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Thank you,
Annmarie Bustamante

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Tue 2024-12-31 10:52

To 'gdb39' <gdb39@nau.edu>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Hello,

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From: gdb39 [redacted]
Sent: Monday, December 30, 2024 21:17
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-01-06 15:54
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com [redacted]

Dear Kelvin,

Thank you for your e-mail, and your opposition to the project is noted.

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Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan "encourage" certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

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In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the

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In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project early in 2025 on a date to be determined.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kelvin Y[redacted]
Sent: Monday, January 6, 2025 15:35
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important
To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at

odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

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As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-01-24 17:23

To 'Jake E' <jake.ellens@gmail.com>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Jake,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Jake E [redacted]
Sent: Friday, January 24, 2025 13:14
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

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Thank you for your attention and assistance in resolving this issue.

Jacob Ellens II
[redacted]

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-01-27 10:26
To [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hello,

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Concept.

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Please note that we expect to hold a community meeting on this project in the first quarter of 2025 on a date to be determined, and I have put you on the list to be notified when that is scheduled.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Argyle Cat [redacted]
Sent: Sunday, January 26, 2025 11:16
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]

Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-01-27 10:26
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Mary,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mary Faustina[redacted]
Sent: Saturday, January 25, 2025 12:30
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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You don't often get email from [redacted] Learn why this is important

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Mary Lou Faustina

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-01-30 16:01

To 'Sebastian Kirsch' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Sebastian,

Thank you for your e-mail, and your opposition to the project is noted.

First, I'll just generally state that should the Chick-fil-A be approved and built, it will be conditioned to provide wider sidewalks on both San Carlos and on Race, including improvements to the intersection to further the pedestrian environment. At this point, staff continues to work with the applicant on the project, especially the San Carlos frontage, including adding interest to the proposed façade through a mural, and maintain walkable street-side entrances.

For the remainder of the letter:

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City of San José
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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Sebastian Kirsch [redacted]
Sent: Wednesday, January 29, 2025 3:07 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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You don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in my neighborhood.

I am a resident and homeowner in the St Leo's neighborhood. I love living in close proximity to both the Alameda and West San Carlos. This is a very walkable neighborhood with a lot of amenities: several supermarkets, some of my favorite restaurants and bakeries, several gyms, a bookstore, a comic book shop, a boba tea shop, and my physician are all within easy walking distance. I hope that the recent high density housing developments on Race St and elsewhere in the vicinity will bring more demand for retail and restaurants. To cement the neighborhood's character as an urban center, we need businesses that cater to the needs of its residents - businesses that are designed for walking traffic, and preserve the diverse nature of the neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thank you!

Sebastian Kirsch

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Outlook

RE: opposition to chick-fil-a on race & san carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Mon 2025-01-27 09:48

To 'Robey' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Robey,

Thank you very much for your e-mail. I'm not sure this is a particularly secret project given the length of the list of people who have contacted me, but I'm coordinating with D6 to hold a community meeting on this soon, and will send you an e-mail when this is set.

First, I'd like to clarify that this is a private project on private property, and under state law, Planning staff must consider the project when, where, and how it is submitted, and we must review the project and make our recommendation in that way, including the demolition of the existing structure and the construction of a one-storey building and a parking lot, and eventually take the project to hearing when it's ready. The City does not own the land here; a private owner is willing to sell or lease the site to Chick-fil-A for the construction and operation of the restaurant. In theory, this is a site development permit, meaning that Planning ultimately is approving the building and not the use, since there is no drive-through. Obviously, Chick-fil-A is applying for it and it's clearly designed to operate as a Chick-fil-A, but in theory, once the structure is built, any permitted uses in the UV district would be able to move into the building without a further Planning permit. The City is not allowed to not process an application, and is not allowed to sit on the application to wait for a different application on the site.

Regarding the project itself, should the project be approved, they will be improving the sidewalk on both the San Carlos and Race sides in order to improve walkability along the area, and there is also a mural proposed on the San Carlos side to enhance visual interest of the building. Regarding density, there is no project-specific required density for commercial projects in the UV zone, so staff's general consideration is if we have followed the policies in considering, emphasizing, etc. as per the UV Plan policies in forming a recommendation. In reviewing the project and the UV Plan, staff generally has not found that the project contradicts the UV Plan in a manner that would allow us to recommend denial of the project; most specifically, this is a commercial project in a commercial designation and zone, and there are no requirements for residential, minimum FAR, maximum parking ratio, etc.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José

Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Robey [redacted]
Sent: Sunday, January 26, 2025 10:43
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: opposition to chick-fil-a on race & san carlos

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Some people who received this message don't often get email from [redacted] Learn why this is important

I recently heard about the semi-secret plans to permit a Chick-fil-a on the site at Race & San Carlos, and I would like to register my strenuous objections.

- Race St and San Carlos are part of the "new urban" downtown corridors. Construction along either of them should focus on density and walkability, integrating into our neighborhoods. A single-story fast food joint with a vast parking lot is none of that.
- Eduardo's taqueria is a thriving local business. Why bulldoze it? (Seriously, try one of their tacos -- they're good!)
- Consider other businesses along Race St: Pier 402 and Art Boutiki. Both are walkable, neighborhood-friendly businesses that create "anchors" for other foot & bike traffic, creating opportunities for new business and tax revenue. A drive-in fast food chain does not.
- The _brand new_ housing complex one block away will have plenty of ground-floor retail space if Chick-fil-a wants to open a store front. They don't need an acre of prime real estate along San Carlos, and we shouldn't give it to them.

Others have pointed out that everything about the proposed project conflicts with San Jose's own urban village plan, but I'll emphasize that anyway. It's a good plan! Don't lose hope!

Thanks for your time. I hope we can approve an appropriate land use here instead.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Mon 2025-01-27 10:25

To 'Marie Sobieski' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Marie,

Thank you for your e-mail and I do understand your concerns. However, staff is beholden to review all projects agnostic of the applicant, taking into account only the required permit findings (land use and environmental matters) only to form a recommendation on the project. I'll note especially that this is a Site Development Permit since there is no drive-through component proposed. A Site Development Permit only permits the construction of the building and on the site, as a restaurant of any sort is allowed to move into that building without further Planning permits as a permitted use. Obviously, Chick-fil-A is the applicant and it's clearly designed to operate as a Chick-fil-A, but in theory, once the structure is built, any permitted uses in the UV district would be able to move into the building without a further Planning permit.

Regarding congestion, Public Works has requested a Local Transportation Analysis and there will be further review once that is done and submitted to the City, including potential mitigations.

For the remainder of the letter:

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan "encourage" certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

Staff does recognize Goal UD-6 and subsequent policies (page 57, pdf page 63), but these are goals and action items for the City to implement across the Urban Village. The City believes it has generally accomplished this

through the elimination of parking minimums and permit requirements for sharing parking, and cannot apply these policies to individual projects.

Regarding the proposed parking lot, the relevant requirements in the Urban Design Concept (page 66, pdf page 72) are to encourage parking reductions (since defunct) and explore alternative parking solutions, both of which are non-objective policies, and to locate surface parking to the rear of developments, which this proposal does. There is no parking maximum. Generally, staff finds that this project will very likely be able to resolve all conflicts with the policies and elements of the Urban Design Concept.

In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

Staff believes the project as submitted generally conforms with the land use designation and applicable objective standards of the General and Urban Village plans in promoting commercial development at the site. Staff has encouraged the applicant to increase floor area, avoid demolition of the existing building, and decrease the amount of parking, but staff cannot force an applicant to make these changes (or recommend denial of the project) unless they contravene objective policies or the zoning code. I'll note that even if staff finds that a project does contravene Urban Village or General Plan policies, an applicant can request that staff continue reviewing the project and take it to a decision maker (Director's Hearing in this case) for a final decision on the project.

In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project in the first quarter of 2025 on a date to be determined, and I have put you on the list to be notified when that is scheduled.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Marie Sobieski [redacted]
Sent: Saturday, January 25, 2025 20:28
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>;
[redacted]

[redacted]

Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

PLEASE DON'T ALLOW MORE HOMOPHOBIC CHICKEN IN SAN JOSE!

I oppose the proposed Chick-fil-A at 1301 W San Carlos Street. Please do not let it go forward.

It's bad enough we have it at the airport and other places, but please stop making concessions for this chain restaurant that stands against the rights and protections we cherish as a community, especially so near the Billy DeFrank Center, bastion of LGBTQ+ protections and space of security. Especially when it does not fit into the concept planned for this space, which has finally seen some progress in development.

I walk by this location every day. I don't want to have to stare at it knowing every dollar they make on the community will eventually trickle in part to pushing their horrid values. I don't want the long lines and congestion this will bring to an already busy intersection.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with “higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail.”

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA’s 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Please do not allow this to come into our community.

Marie Sobieski

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-01-27 10:26
To 'Laurel Uenaka' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Laurel,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

Staff also acknowledges concerns regarding the form of and parking area provided by the project, but we note that many of the policies of the Urban Village Plan “encourage” certain things, and are not specific requirements. For instance, Policy LU-1.1 encourages new commercial development at an FAR of 0.3 or greater (page 33, pdf page 39); while the project does not have a 0.3 FAR, staff also cannot find the project contrary to the Urban Village Plan because there is no specific FAR requirement for the project. Examples of requirements within the UV Plan are Policy LU-2.3 and Policy LU-2.6, which specifically prohibit surface parking in front of buildings and drive-through uses, respectively.

Staff does recognize Goal UD-6 and subsequent policies (page 57, pdf page 63), but these are goals and action items for the City to implement across the Urban Village. The City believes it has generally accomplished this through the elimination of parking minimums and permit requirements for sharing parking, and cannot apply these policies to individual projects.

Regarding the proposed parking lot, the relevant requirements in the Urban Design Concept (page 66, pdf page 72) are to encourage parking reductions (since defunct) and explore alternative parking solutions, both of which are non-objective policies, and to locate surface parking to the rear of developments, which this proposal does. There is no parking maximum. Generally, staff finds that this project will very likely be able to resolve all conflicts with the policies and elements of the Urban Design

Concept.

In short, staff must review the project as submitted, which includes the demolition of the existing commercial building and the construction of a one-story building with a parking lot, and review the project for conformance with City ordinances and plans (and state and federal laws, as necessary). While a larger mixed-use project would be allowed here, and would perhaps be desirable, that is ultimately not the project proposed and is not the project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

Staff believes the project as submitted generally conforms with the land use designation and applicable objective standards of the General and Urban Village plans in promoting commercial development at the site. Staff has encouraged the applicant to increase floor area, avoid demolition of the existing building, and decrease the amount of parking, but staff cannot force an applicant to make these changes (or recommend denial of the project) unless they contravene objective policies or the zoning code. I'll note that even if staff finds that a project does contravene Urban Village or General Plan policies, an applicant can request that staff continue reviewing the project and take it to a decision maker (Director's Hearing in this case) for a final decision on the project.

In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project in the first quarter of 2025 on a date to be determined, and I have put you on the list to be notified when that is scheduled.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Laurel Uenaka [redacted]
Sent: Friday, January 24, 2025 21:38
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to locate elsewhere.

Laurel Larraux
Resident and homeowner in the Midtown neighborhood

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Mon 2025-01-27 10:26

To 'geoffrey wong' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Geoffrey,

Thank you for your e-mail, and your opposition to the project is noted.

We acknowledge the description taken from the Character Area definition of the project site (page 20, pdf page 26 of the West San Carlos Urban Village Plan); however, the allowable land use is controlled by the Land Use Designation portion of the document. The site has a land use designation of Urban Village within the Mixed-Use Residential Character Area of the Urban Village Plan (page 26, pdf page 32). This designation is a commercial designation which also supports residential development only on parcels meeting a minimum size of 0.5 acres. While the site is over 0.5 acres once combined, the proposed project still meets the designation in that it is a commercial use. There is no requirement for residential use on the project site.

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project being reviewed. If a proposed project is consistent with and can meet the Site Development Permit findings, then staff must recommend approval. It will ultimately be up to the decision-making body to approve or deny the project.

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In conclusion, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan. Even if the proposed project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval based on whether or not the project meets the findings to approve a Site Development Permit.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: geoffrey wong [redacted]
Sent: Monday, January 27, 2025 01:35
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

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odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Outlook

RE: Concerns About Proposed Chick-fil-A at W. San Carlos & Race St.

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-07 18:00
To 'Eric Ries' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Eric,

Thank you for your e-mail.

Regarding the project in general, staff must review private development projects when, where, and how they are submitted, and review and process the project pursuant to state law. In short, the proposal before the City is for a single-story building and a parking lot, including demolition of the existing building and removal of trees, and staff must review the project as proposed for conformance with City ordinances and plans. While a larger mixed-use project would be allowed at the site, and would perhaps be desirable, staff must review (and eventually bring to hearing) whatever project is proposed by a private party.

Regarding the proposal within an urban village, this project is a commercial project within a commercial designation and commercial zone. There is no requirement for residential use on the project site in the UV plan or General Plan, nor is there a required minimum FAR (LU-1.1 encourages new commercial development at an FAR of 0.3 or greater, which staff has continued to encourage). Having said that, staff does not find that the project's FAR or its parking lot mean that the project is contrary to the Urban Village Plan, as there are not specific requirements for a minimum parking lot, or a parking maximum.

Regarding car-centric development: the project site remains highly accessible via transit, including from other transit-rich areas of the City. Staff has and continues to encourage the applicant to reduce the amount of parking on the site pursuant to the Urban Village Plan. Additionally, should the project be able to succeed through local pedestrian and transit traffic only, the owners of the site could decide to sell off or otherwise redevelop the parking lot if they deem that to be a better use.

Regarding design and streetscape concerns, should the project be approved, staff has worked with the applicant to include a mural on the San Carlos Street side to avoid a blank wall (this will be a project condition); the remainder of the building will have windows to the street along San Carlos. Additionally, there will be an outdoor patio on the Race side of the street corner to allow for additional pedestrian interest. Also, the project will be conditioned to expand the sidewalk on both the Race and San Carlos sides of the project. The proposed two-driveway setup is likely required for service vehicle access, which is grounds for a design exception.

Staff continues to process this application as it has been requested at this site. If a proposed project is consistent with and can meet the Site Development Permit findings, staff will recommend approval of the project. It will ultimately be up to the decision-making body to approve or deny the project.

At present, while the concerns about this project are heard and understood, staff has not found the project to contravene the Urban Village Plan, and in any event, must process the application to a hearing. Even if the project is not the most intensive use allowed at the site, staff ultimately must review the project as submitted and recommend approval or disapproval on whether or not the project meets the findings to approve a Site Development Permit.

Please note that we expect to hold a community meeting on this project in March (on a date yet to be finalized), and I have put you on the list to be notified when that is scheduled.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Eric Ries [redacted]
Sent: Friday, February 7, 2025 08:57
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Concerns About Proposed Chick-fil-A at W. San Carlos & Race St.

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Dear City of San José Planning Staff and Elected Leaders,

I am writing on behalf of community members who share concerns regarding the proposed Chick-fil-A at 1301 W. San Carlos Street. While we welcome new businesses that energize our neighborhoods, this single-story, car-centric proposal does not align with the vision set forth in the West San Carlos Urban Village Plan. We respectfully request that the City of San José only consider a Chick-fil-A at this site if it is part of a multi-story, mixed-use project that includes housing—or encourage the developer to locate elsewhere.

Below are the key points:

1. **Displacement of Local Businesses**
   The existing commercial building on Race Street houses a taqueria and hair salon, both of which

would be demolished and replaced by a 65-stall parking lot. Approximately two-thirds of the site would be devoted to car parking, displacing small, locally owned businesses.

2. **Urban Village Vision**
   The West San Carlos Urban Village Plan, adopted in 2018, envisions a walkable, transit-oriented corridor with mixed-use buildings (3–7 stories) featuring active ground-floor retail and residential uses above. A single-story fast-food restaurant with extensive surface parking directly conflicts with these goals.
3. **Car-Centric Development**
   Despite the site's proximity to VTA's fast and frequent 523/23 lines, as well as its short walk to light rail, this proposal would increase car traffic, pollution, and congestion. Limiting parking and encouraging higher-density, mixed-use projects better align with Urban Village policies (Policy UD-6.3 and Policy LU-3.1) to reduce car dependency.
4. **Design & Streetscape Concerns**
   The proposal places active dining areas away from the street and includes large blank walls facing San Carlos Street—an uninviting setup that does not foster a vibrant pedestrian environment. It also exceeds driveway allowances specified in the Citywide Design Standards.
5. **Neighborhood & Community Feedback**
   The Buena Vista Neighborhood Association and District 6 Neighborhood Leadership Group, along with Catalyze SV, oppose this single-story, car-oriented concept. We urge the City to uphold the Urban Village Plan's vision by encouraging a multi-story, mixed-use development that includes much-needed housing.
6. **Alternative Locations**
   If Chick-fil-A wishes to serve this area, there are numerous vacant, ground-floor retail spaces across San José where such a restaurant could locate without undermining the City's long-term planning goals. We would be happy to suggest potential locations less than half a mile away, such as the former Starbucks site at 1338 The Alameda.

Thank you for your consideration of our concerns. We believe San José can grow in a way that supports small businesses, promotes transit, and creates vibrant, walkable urban corridors. We urge you to require any new proposal on this site to align with these principles—or support Chick-fil-A's efforts to identify a more suitable location.

Sincerely,

Eric Ries

[redacted]

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Outlook

RE: Objection to application No. H24-046 – 1301 West San Carlos Street

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-14 12:13
To 'Lames' [redacted]
Cc Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Maguire, Jennifer <jennifer.maguire@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Michael Mulcahy <michaelmulcahyd6@gmail.com>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Chris Roth <chris@mulcahyforsanjose.com>; Roth, Chris <Chris.Roth@sanjoseca.gov>

Dear Mr. Ames,

Thank you for your thoughtful and thorough letter on this project, and thank you for your patience in allowing staff to formulate a response. Staff has discussed this project and your letter with Planning management, and staff from other departments, and below is the response to your letter.

First, staff would like to commend D6NLG analysis and your organization's involvement in the project, and the shared concern about the well-being of the Urban Village Plan area, your neighborhood, and the City. We understand and have studied many of the concerns raised regarding the project, and we understand that the project does not meet some of the aspirational goals of the West San Carlos Urban Village plan. Despite this, staff believes that the project is on balance consistent with the Urban Village plan, as the project does meet the vision of the plan, and the goals of the Urban Village plan do not preclude lower-intensity development on the site, especially commercial development on a site with a commercial designation and zone.

In general, the West San Carlos Urban Village Plan intends to create a pedestrian-oriented, mixed-use corridor, and is envisioned as an accessible, well-connected neighborhood and vibrant business district. While higher-density uses are allowed, lower-density uses are not precluded in the Urban Village. Even in higher-density neighborhoods in San José, and around the region, state, and world, there are buildings of various densities and sizes which make up the urban fabric. Lower-density uses can still fit within the urban fabric, and contribute to the streetscape, walkability, and street-level vibrancy of districts; within the City, staff points to the eastern portion of The Alameda where a mix of densities, including lower-density projects, do not prevent a vibrant streetscape.

Staff has worked with Chick-fil-A to move away from a typical franchise restaurant at this location and add positive features to the building, including a patio at the corner to add street-level vibrancy, and have negotiated for a mural to cover half the building on the West San Carlos side to add pedestrian interest. The applicants have also added some elements of mid-century design through concrete blocks, a breeze-block-type design on the patio, and a flat roof. For physical improvements, the applicants will also be required to create a 20-foot-wide sidewalk on San Carlos and a 15-foot-sidewalk along Race, and add a bulb-out to enhance pedestrian and traffic safety at the San Carlos and Race intersection.

Staff believes that with these changes to the project and the nature of a restaurant (quick-service or otherwise), that the project generally conforms to the vision laid out in the West San Carlos Urban Village Plan. Specifically, the project will improve sidewalks and streets, including major pedestrian improvements through widening sidewalks along both frontages, to allow better access to neighborhood goods and services near this site and beyond. The project also creates a restaurant on the corner which many residents in and around the urban village will be able to walk to, and those in other areas, including downtown, would be able to take transit to. The restaurant would create a private covered outdoor patio, a low-barrier gathering space which can be used by

residents and customers, and provide a mural, integrating public art and improving the streetscape. The applicants also plan to work with the Office of Cultural Affairs to have a local artist design the proposed mural.

In general, staff acknowledges the description of the Mixed-Use Residential Character Area in the Urban Village plan (page 21), and that the area is envisioned for higher-density mixed-use and residential development over ground-floor retail. However, the controlling land use for the parcel is the land use designation and zoning, Urban Village, which is described in the Urban Village in the Mixed-Use Residential Character Area (page 26). This designation is explained as a commercial designation, supporting a broad range of commercial development, including retail and office. The land use designation does not require residential uses, but rather the inclusion of pedestrian-oriented, ground-floor commercial uses fronting West San Carlos Street. The project includes an entrance along West San Carlos, and staff has worked with the applicant to include additional pedestrian interest and vibrancy along the street, as explained above. Therefore, staff believes that despite the lower-density nature of the project, it would help contribute to the urban fabric of West San Carlos Street and the plan area. Staff also notes that the "form is more important than use" quotation is from the Mixed-Use Commercial Character Area definition, which does not apply to this site.

Generally speaking, this is likely not the highest and best use of the site, but as it is more likely than not to be a long-term use, staff is not viewing this as an interim use. However, should the area continue to succeed and the land values increase, it becomes more possible that the site is wholly or partially redeveloped to a higher-density or mixed-use project; in any event, a typical restaurant/retail use and parking does not preclude redevelopment of the site, or a portion thereof, in the future. The chance of this happening with a commercial project and (especially) a parking lot is much higher than it would be with, for example, low or medium density residential. In fact, and while not intimating that this will happen at the site, staff has found examples of standalone sites of this restaurant being incorporated into a larger mixed-use project, so this may occur if market conditions are correct. In any event, staff is not relying on General Plan policy IE-1.11 regarding interim uses in formulating the recommendation for this project, as on balance, the project would be more likely to be long-term if constructed.

For more detailed responses to each of the General and Urban Village Plan policies included in your letter, please see the following appendix; at this time, staff generally believes that although the project may not be strictly in conformance with all policies (and in fact, no project is strictly in conformance with all policies), the project is, on balance, consistent with the General and Urban Village Plans and their policies.

Ultimately, staff must review projects when, where, and how applicants apply for them, and formulate a recommendation on a project's own merits, not on the merits of past projects or potential future projects on or off the site. In considering this project, we ultimately believe that we can find a commercial project in conformance with the Urban Village designation and zone, and generally in conformance with the policies listed above (and other policies not listed above). We are sympathetic to these concerns and have and will continue to relay these messages to the applicant, including the policies referenced in your letter. Staff will also continue to encourage improvements to the proposed site plan, but ultimately, staff must follow the policies and process the application, and recommend approval if we can find conformance with the General and Urban Village plans, the Municipal Code, the Citywide Design Standards, and City Council policies.

Our team will also continue discussion with our Citywide team on implementation of projects within Urban Villages and in general now and into the future, especially with the context of changing state laws and requirements, as we continue to evaluate this and other future projects in this area and throughout the City.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José

Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

Appendix: Specific Responses to General and Urban Village Plan Policies

Policy	Staff Response
GP IE-1.11	Per above, staff agrees this is not an interim use. However, we believe the project is generally in conformance with the allowed uses of the UV designation and zoning of the site.
GP IE-2.7	A commercial project by definition provides job opportunities and sales taxes, which helps support city services and infrastructure. A larger project may provide more job opportunities and more sales taxes, but we are obligated to review and process the application on file.
GP IE-6.2	A quick service restaurant can provide jobs for residents of all skill and education levels, including “unskilled” labor to managerial level positions.
WSCUVP LU-1.1	The 0.3 FAR is not met, but the policy says to encourage this. Staff has encouraged the applicant at every turn to meet an FAR of 0.3 across the development, pursuant to the language of the policy. No minimum FAR is indicated in the General Plan, Urban Village Plan, or Zoning code for UV-designated and zoned sites.
WSCUVP LU-3.1	Staff has encouraged this, but the applicant has made it clear that they are not intending to build an intense mixed-use development. A commercial-only use is permitted in a commercial land use designation and zoning.
WSCUVP UD-1.2	Staff from multiple departments have tried our best to maintain a mid-century modern design while meeting various requirements, keeping some texture through concrete blocks and including a breeze-block-type design on the patio, including a flat roof, and reconfiguring the interior to add windows on the street frontages while still meeting interior design requirements. Ultimately, the project will have some frontage-facing windows and will upgrade the streetscape along West San Carlos to make the area more pedestrian-friendly.
WSCUVP UD-6.3	Staff has encouraged the applicant at every turn to reduce the amount of parking, and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. Ultimately, City code has eliminated minimum parking requirements, but has not included maximum parking restrictions, so the applicant is able to choose the amount of parking they find appropriate for their project. Staff also notes that should the market or the corridor evolve such that the amount of parking proposed is no longer necessary, the majority of the parking lot could be redeveloped to another commercial or mixed use under the Urban Village Plan.
GP IE-1.5	Staff notes that a quick-service restaurant is an employment use.
GP IE-1.6	This proposal would allow people to take transit to visit or work at the restaurant, including from other transit-rich areas of the City.
GP FS-3.6	Per the above, staff believes the on balance, the project does conform to the Urban Village Plan
GP FS-4.7	Staff notes that as explained above, the project will provide benefits through the creation of new pedestrian facilities (sidewalks) pursuant to the General and Urban Village plans.
GP FS-4.8	Staff notes that the project creates job and commercial opportunities near residential development.

GP MS-10.5	Staff interprets this to mean that the project should meet site design guidelines and encourage the use of public transit through transit incentives. The project generally meets site design guidelines, with one deviation (two driveways) required for service vehicle circulation. The project is encouraged to provide transit incentives; however, there is no requirement to do so; staff will require this if it is found that it is required through a Local Transportation Analysis, but this is unlikely.
GP MS-14.1	This project is a job-providing commercial project in a commercial zone.
GP MS-21.4	In short, many of these trees are being removed due to the City's zoning requirements (10-foot maximum setbacks), in combination with the trees being in close proximity to the building; the City's requirements for expanding sidewalks along the property lines; and the health of the trees (large decaying wounds, girdling roots, embedded with a chain link fence, etc.). Staff continues to ask for the retention of some of the trees which do not have these issues, although this may not be possible due to the nature of how the trees were originally planted (in small planters).
GP VN-1.6	The project is being asked by the City to provide a 20-foot attached sidewalk along West San Carlos, with tree wells at the back of curb. Some landscaping and water drainage is needed to meet the regional stormwater requirements; however, staff continues to work with the applicant on potentially moving the building and changing the landscaping to increase engagement opportunities with the mural, which will cover much of the non-windowed area along San Carlos.
GP VN-1.11	This project does not include late-night uses, unlike the prior use, and due to the discontinuance of that use, does not inherit the legal non-conforming condition. The project is buffered from surrounding developments in a manner consistent with the Code and Citywide Design Standards.
GP CD-1.12	While the interior design meets the needs of a franchise restaurant, the exterior does not reflect a franchise design (this is like old Pizza Huts, Mimi's Café, etc.), in that any retail establishment could comfortably move into the physical building with tenant improvements. The project does provide a convenient means of entry from both San Carlos and Race Streets, and we continue to work with the applicant on the pedestrian frontage along San Carlos. Staff believes the project generally meets mid-century modern through the texture, flat roof, and breeze-block-like design at the patio.
GP CD-1.17	The provided parking is not provided on the more active street (West San Carlos). The project meets the Citywide Design Standard screening requirements along Race Street, and to the buildings to the north and east.
GP CD-2.3	Staff is working with the applicant to make major improvements to the frontage and sidewalk along West San Carlos and will require a mural on the building to create additional visual interest. The building corner is accessible along both frontages. VTA has moved the transit stop previously in front of the building to the Walgreens site, and is instructing the applicant to remove the bus pad should the project move forward. Therefore, there is no transit stop to be integrated into the project design.
GP CD-3.9	Staff has worked with the applicant on this, but the configuration of the lot requires two driveways for service vehicles to meet the required turn radii. A Local Transportation Analysis is under review and may result in other improvements on and around the project site; the project is also being required to expand the sidewalk on Race Street to expand sight

	distance, while creating a bulbout at the intersection to improve pedestrian safety.
WSCUVP LU-2.6	The project never proposed a drive-through, and this particular company has begun to propose restaurants without drive-throughs in multiple Bay Area cities. In any event, drive-throughs are specifically prohibited in this Urban Village and would not be allowed.

Regarding a financial analysis request: Planning cannot request a financial analysis, since we are ultimately approving the placement of a building on this site (this is a Site Development Permit only). Staff believes that by definition, a commercial/retail project typically complies with IE-2.7, since commercial projects provide jobs and generate revenue through sales taxes. Staff also believes this complies with IE-6.2, since it will allow employment at different skill and educational levels, and that it complies with IE-6.3 since the project is easily accessible, including from lower-income neighborhoods, through multiple modes.

Regarding interim development: Per the above, staff is not viewing this project as an interim development pursuant to IE-1.11, and is not relying on IE-1.11 to determine a recommendation for the project. Ultimately, a private developer has proposed this project at this time at this site, including demolition of the existing building, and staff must review it the project and recommend approval of the development if we believe it meets the City's permit findings, including plans, policies, and zoning code.

Staff cannot rely on prior or potential future applications, nor speculative unknown future effects, to formulate a recommendation. We must look at the proposal on file and how it complies with relevant plans and policies, including effects on the current neighborhood and current landscape through CEQA and likely or common outcomes of such a project, but staff cannot refuse to recommend approval of a project solely because of unknown future effects. Staff believes that the urban fabric of a neighborhood can take many forms, and a lower-density project, even in a high-density neighborhood, can positively contribute to the streetscape and vibrancy of a place. Additionally, should West San Carlos transform and this restaurant could be supported solely by nearby residents and transit riders, nothing prevents a new housing development to replace much of the proposed parking lot, or integrate the restaurant into a mixed-use building on the site.

Staff also would like to note that the City is not able to hold this property open in the manner that the former Redevelopment Agency was able to operate because this is a private project on private property; the Redevelopment Agency was public and therefore would not infringe on private property rights, and it also had the means to buy out sites and bring them under public ownership if it believed that was best for the City. If someone applies for a project and the decision-makers find that the required findings can be made, then the project should be allowed to be built; the City cannot force a private owner to sell or leave a project site open indefinitely.

Regarding a housing and climate emergency: The project proposal is a commercial use on a commercially-designated and commercially-zoned parcel, and housing is not required at this site. Staff will continue to work with the project proponent to encourage less parking and transit subsidies, but staff does not believe any specific mandates on the project level would require this (unless something comes from a Local Transportation Analysis).

From: Lames [redacted]
Sent: Friday, December 20, 2024 11:51
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Maguire, Jennifer <jennifer.maguire@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Michael Mulcahy <michaelmulcahyd6@gmail.com>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Chris Roth [redacted]; Roth, Chris <Chris.Roth@sanjoseca.gov>
Subject: Objection to application No. H24-046 – 1301 West San Carlos Street

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Jason Lee, Planner
San José Planning, Building and Code Enforcement Department

200 E Santa Clara St., San José, CA 95113

Mr. Lee,
Attached please find a letter from the District 6 Neighborhood Leaders Group (D6NLG) objecting to the proposed project (H24-046) at 1301 West San Carlos St.

Please contact me if I can answer any questions.

Thank you,

~Lawrence Ames, Chair, D6NLG

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District 6 Neighborhood Leaders Group

Jason Lee, Planner
San José Planning, Building and Code Enforcement Department
200 E Santa Clara St., San José, CA 95113
via email, December 20, 2024

Subject: Objection to application No. H24-046 – 1301 West San Carlos Street

Dear Jason Lee:

We in the District 6 Neighborhood Leaders Group (D6NLG), a decades-old association of involved community representatives of the numerous District 6 neighborhoods and associations, are dedicated to equitably and sustainably preserving and enhancing the quality of life in San José. At our December 2, 2024 meeting, after discussing the development proposal for the northwest corner of Race St. and San Carlos St., we voted to write you this letter.

We urge you to deny Development Permit application H24-046 (related files ER24-195, AT24-013), because approval would be inconsistent with San Jose's *Envision San Jose General Plan 2024: Building a City of Great Places* which calls for intensification of uses, higher residential densities, support of high quality transit-oriented development while reducing automobile dependence.

The proposed project was described in city documents and community meetings as:

> H24-046 Site Development permit at 1301 West San Carlos to allow construction of new 5100 sq ft fast food ("quick serve") restaurant on an approximately 1.09-gross acre site with 88 parking spaces, combining two parcels, demolition of existing commercial building at 257 Race Street and the removal of 20 ordinance sized trees. Current concept sketches show a one-story building with franchise architecture placed prominently near the corner with primary entrance oriented to the parking lot and with two driveways to Race Street. The proposed project building is buffered from West San Carlos Street sidewalk by landscaping. At present, no drive-through is proposed.

Our opposition stems primarily from the project's failure to adhere to the specific goals and policies within the West San Carlos Urban Village Plan and the Envision 2040 General Plan, its detrimental impact on future housing production, its incompatibility with the character of the West San Carlos Urban Village, and the significant concerns it raises about climate unfriendly design.

Specifically, as will be explained below, the project is out of compliance with General Plan policies IE 1.5, IE 1.6, FS 3.6, FS 4.7, FS 4.8, MS10.5, MS 10.6, VN 1.6, VN 1.16, CD 1.12, CD 1.17, CD 2.3, CD 3.9, CD 5.3, MS 10.5, and MS 21.4, as well as with West San Carlos Urban Village Plan policies UD1.2, UD 6.3, LU 1.1, and LU-3.1.

We also reject any assertion that the project is in meaningful conformance with IE 1.11, IE 2.7, or IE 6.2, as discussed below.

The West San Carlos Urban Village Plan, adopted by City Council in 2018 and amended in 2021 and 2022, envisions "a high-density, mixed-use, pedestrian-focused Urban Village that supports the commercial activity along West San Carlos Street and enhances the quality of life for residents in surrounding communities." The Plan envisions a transit-friendly community that supports sustainable development and enhances and embraces the unique character of the area.

The West San Carlos Street Urban Village neighborhood's main arterial, West San Carlos Street, is one of the City's "Grand Boulevards." Grand Boulevards have great potential to connect City neighborhoods and to contribute to the City's overall identity through cohesive design. "Because of their importance and location as major transportation routes, and because of the land uses they support, these Grand Boulevards play an important role in shaping the City's image for its residents, workers, and visitors and have the potential to act as major urban design elements at a citywide scale." This project site is on the prominent corner of the grand boulevard West San Carlos Street and the major collector Race Street.

The project site is on a transit corridor (West San Carlos St. buses 23, 64B, and Rapid 523), within walking distance of Light Rail (Race St. Station), and within a mile of CalTrain (and future BART and High Speed Rail) at the Diridon Station. A High Capacity Urban Transit station is planned adjacent to the site. High-density housing is now under construction on Race St. adjacent to the site.

The Midtown San José area, due in part to the historical patchwork of city/county jurisdiction, has experienced many challenges along this corridor with a history of adult book and media stores, check cashing / payday loan shops, massage parlors, and used car lots, and "interim" storage unit uses that have persisted for decades. Multiple mixed use transit oriented development projects have been entitled and await financing. Several TOD projects have been constructed.

The site is designated in the West San Carlos Urban Village Plan as Mixed Use Residential Character and is has GP designation of UV. Land uses in this plan area include Mixed Use Commercial, Urban Residential, and Urban Village. The maximum height for this prime corner is 85 ft to encourage higher densities. The plan calls for development on this site "to range between three and seven stories with residential or commercial uses above a mix of active ground floor retail." On page 25 of The West San Carlos Urban Village Plan, it discusses the Urban Village designation in the mixed use commercial character area:

> *"New development under this designation must meet the Plan's urban design guidelines and be designed in such a way that promotes walking, transit use, and public interaction. For this designation, put simply, **form is more important than use**."*

The proposed project is in violation of the following policies applicable to the site:

Policies	***West San Carlos Urban Village***	***Proposed project***
LU-1.1	*Encourage new commercial development to be built at Floor Area Ratios of 0.3 or greater.*	This project has FAR of about 0.1. Low FARs create unwalkably large spaces that are more car-scaled than people-scaled.
LU-3.1	*Strongly encourage mixed uses and intensities that support High-Intensity Urban Transit ridership.*	The project prioritizes car access by featuring an expansive parking lot undermining the vision walkability and reduction in car dependence.
UD-1.2	*Ensure the design of new buildings and the adjoining public realm build upon the mid-century character of existing buildings and signs.*	The proposed building does not follow the form of mid-Century (1940s and 1950s) retail, pedestrian friendly streetscape. The project proposes demolishing a mid-Century building.
UD 6.3:	*Limit the amount of vehicle parking to incentivize sharing and minimize the amount of land dedicated exclusively to parking.*	With only 5100 sq ft building on 1.07 acres, nearly 90% is dedicated to parking lot and vehicular movement.
Policies	***General Plan Policies***	***Proposed project***
IE-1.5	*Promote intensification of employment activities on sites in close proximity to transit facilities*	The project is a low intensity employment use. It eliminates the jobs of three other businesses. It prevents the construction of a high intensity TOD employment site.
IE-1.6	*Plan land use to maximize utilization of transit; promote proximate development compatible with full utilization.*	This proposed one-story fast food restaurant with a large parking lot will provide few users of transit due to the ease of parking and the low intensity of use.
FS-3.6	*Entitle projects that conform to Urban Village plan or provide higher job capacity*	This project does not conform to the Urban Village plan nor does it provide job capacity comparable to or higher than a commercial TOD
FS-4.7	*Encourage transit-oriented development as a means to reduce costs for expansion and maintenance of our City's street system, in addition to other benefits and consistent with the General Plan Transportation goals and policies.*	This large parking lot project encourages vehicle use increasing city street maintenance costs.

FS-4.8	*Emphasize mixed-use development for most new development, to achieve service efficiencies from compact development patterns and to maximize job development and commercial opportunities near residential development.*	This is not a mixed-use project. It is not compact development.
MS-10.5	*..to reduce VMT and traffic congestion, require new development within 2000 ft of existing or planned transit station to encourage public transit and minimize dependence on automobile..*	The project is adjacent to a planned High Intensity Transit station and is served by high frequency bus lines and near LRT. The large parking lot encourages driving a car by customers and staff.
MS-14.1	*Promote job and housing growth in areas served by public transit and that have community amenities within a 20-minute walking distance.*	The project provides no housing and part-time, low paying jobs. It demolishes the commercial building on Race Street —eliminating those jobs in the small businesses.
MS-21.4	*Encourage the maintenance of mature trees, especially natives, on public and private property as an integral part of the community forest.*	The project removes 20 ordinance size trees. As the City's Urban Forest report highlights, mitigation measures will not replace their carbon capturing capability for decades.
VN-1.6	*Design new development to contribute to the positive identity of a neighborhood and to encourage pedestrian activity.*	Concept diagrams show more windows are focused on the rear parking lot than on the West San Carlos frontage. Landscaping is used as a barrier between the sidewalk and the walkway next to the building. The design does not encourage pedestrian engagement with the building's street facing sides.
VN-1.11	*Protect residential neighborhoods from the encroachment of incompatible activities which may have negative impact on the residential living environment.*	The project's large parking lot is adjacent to a large multi-family project to the north. The south-facing residences will bear the burden of reflected heat from the asphalt and the noise of patrons in the above-ground parking lot. A prior on-site restaurant experienced extensive loud late night activity in the parking lot. UD-6.1 calls for underground parking to avoid these impacts. This project avoids UD-6.1 because it is not TOD.
CD-1.12	*Use building design to reflect both the unique character of a specific site and the context of surrounding development and to support*	The project's concept drawings show a franchise design. The project does not reflect the mid-Century context of the West San Carlos Urban Village. The

	pedestrian movement throughout the building site by providing convenient means of entry from public streets and transit facilities where applicable, and by designing ground level building frontages to create an attractive pedestrian environment along building frontages. Unless it is appropriate to the site and context, ***franchise-style architecture is strongly discouraged.***	building is focused on the parking lot and does not follow design standards for pedestrian interface.
CD-1.17	*Minimize the footprint and visibility of parking areas. Where parking areas are necessary, provide aesthetically pleasing and visually interesting parking garages with clearly identified pedestrian entrances and walkways. Encourage designs that encapsulate parking facilities behind active building space or screen parked vehicles from view from the public realm. Ensure that garage lighting does not impact adjacent uses, and to the extent feasible, avoid impacts of headlights on adjacent land uses.*	The parking lot covers nearly 90% of the project site. As a surface parking lot, it cannot be screened from public view for safety reasons. Pedestrian will experience a parking lot that runs over 200 feet along Race Street Lighting and headlights will impact adjacent residents in the TOD to the north of the site.
CD-2.3	*Enhance pedestrian activity through design, pedestrian-oriented streetscape, trees, improvements to sidewalks, easily accessible building entrances on street frontages. Integrate existing or proposed transit stops into project designs.*	The project concept focuses on the parking lot away from the sidewalks. The building is visually prominent on the corner but customer access appears to be primarily through the parking lot. No integration with transit stops is apparent in concept drawings.
CD-3.9	*Minimize driveway entrances to enhance pedestrian safety and decrease the area of paved surfaces. Encourage shared vehicular access points... Minimize negative impacts to aesthetics and to pedestrian and bicycle safety.*	The project proposal included two separate driveways on Race Street which is only two lanes wide and without a separate bike lane. A 2007 traffic study of Race Street south of Park showed over 13,000 vehicles. Stacking at the West San Carlos signal light is observed and expected to continue. Two driveways will create ***two*** areas of conflict between pedestrians, bicyclists and vehicles departing the fast food restaurant.

We wish to highlight the prohibition in this urban village of drive-through services **[LU-2.6]**. As currently proposed, the project is in conformance with **LU-2.6**, however we note that the

applicant's current and recently proposed sites in this and other cities have drive-through service, and we wish to emphasize our opposition to any drive-through service that may be proposed subsequent to this letter.

Where is the financial analysis?

We disagree with any asserted conformance with **IE-2.7** ("Encourage business and property development that will provide jobs and generate revenue…"), **IE 6.2 (**"Attract diverse mix of businesses…all skill and educational level") and **IE 6.3** ("Attract jobs accessible to all… particularly residents of low income neighborhoods.") It is difficult to believe that a fast-food restaurant will serve to materially increase tax revenues or provide meaningful high quality career-building employment in the area. The project plans to cannibalize an existing entrepreneur's restaurant and two local businesses by demolishing their building. Compared to the value of a future TOD, what is the lost opportunity cost from building this project? Even if there is unmet demand consumer demand for fast food, why not discourage, ever so slightly, auto usage? The *GP 2040* calls for a large reduction in automobile trips and mileage. How does providing a car-centric fast food restaurant that encourages car use through easy parking assist that effort? It does not. One way to encourage pedestrian uses, especially in our Urban Villages is to discourage vehicular uses, including the provision of easy parking for quick stop-and-go fast food restaurants.

Interim development or barrier to TOD development?

We disagree with any assertion that the project is compatible with **IE 1.11** ("an interim development that would not limit the site's ability to be redeveloped in the future" nor is it a "small expansion of an existing use".) The prior fast-food restaurant closed in 2016, was vandalized and then demolished. An application for a TOD was submitted and withdrawn. This project is not an expansion of an existing use—***it is a new use!*** Construction of this building and parking lot is a major investment and likely will delay redevelopment 10 to 40 years. The city's characterization of this project as an "interim development" is deeply disrespectful to the existing businesses that would be displaced. These businesses contribute to the economic and social fabric of the area, and their removal for a single, car-centric development disregards their value to the community.

More importantly, we contend that ***another car-centric use will limit the ability to redevelop other nearby parcels***, such as the properties along West San Carlos Street. Prior developers along West San Carlos found it difficult to obtain financing for their mixed use, transit oriented developments. Existing car-centric uses with large parking lots did not assist them in selling their vision of a vibrant West San Carlos Street Urban Village to potential financiers. ***Approval of this proposal would be unfriendly to current developers*** who are now trying to finance entitled housing properties in our area, because doing so would show that the City prefers more of the same car-centric low density development rather than holding true to the Urban Village vision. Older shopping centers along West San Carlos such as the shopping center at Leigh, the Walgreens at Meridian and the sizeable 30-year old Safeway shopping center with fast food drive-through are at or near the end of their life cycle and could someday be a residential and commercial mixed use development consistent with our Urban Village dreams, but this new car-centric low density fast food restaurant would be an additional hurdle to those transformations. West San Carlos is sufficiently challenged at the present time.

It is easier to sell a vision over an empty lot than compete with images of cars stacked up to enter and exit a fast food parking lot. Put another way, **sometimes nothing is better than something.**

San Jose has a long history of holding properties in anticipation of future opportunities. The Redevelopment Agency re-used buildings or kept vacant lots waiting for high intensity development for downtown and the Rincon de los Esteros Plan (North San Jose). Imagine what these areas would have looked like if fast food restaurants had been sprinkled throughout the area instead of part of mixed use or shopping center developments. Currently, Google is re-using buildings and proposing simple infrastructure changes such as pavement and awnings for their interim "Creekside Socials." In contrast to this West San Carlos project, none of Google's low cost, low intensity plans will impede redevelopment when the financial market moves in favor of their redevelopment plans.

Housing and Climate Emergency:

The City of San José has declared a housing emergency. Until every required housing unit in the City's regional quota are built, it is irresponsible to allow "interim" development that has the potential to significantly delay a prime TOD project. The City of San José declared a climate emergency in 2019 and set a carbon neutral goal by 2030 citing the provisions of the *2040 General Plan* as a key component in meeting that goal. In light of these two emergencies why is San José considering this car-centric low intensity fast-food restaurant development application that has the potential of preventing redevelopment for decades?

Missed Opportunities for Alignment:

This project disregards the strategic goals of density, diversity, and connectivity essential for the area's transformation into a thriving urban hub.

Instead of a car-centric stand-alone fast-food development, this prominent site should support higher-density, mixed-use projects that align with the West San Carlos Urban Village Plan. With the overwhelming need for housing, development projects within this urban village should include appropriate residential units to increase housing inventory, provide diverse housing options, and support local businesses, all while enhancing walkability and transit connectivity.

We urge the City to deny the Site Development Permit application for File No. H24-046. Instead, we encourage the property owner to explore alternatives that align with the West San Carlos Urban Village Plan's vision for a vibrant, pedestrian-oriented, and transit-focused community. The success of this vision depends on adhering to the principles that prioritize the needs of the neighborhood and future generations.

Sincerely,

Lawrence Ames, Chair, D6NLG

cc
Chris Burton, Director, PBCE
John Tu, Division Manager
Alec Atienza, Acting Planner IV

Jennifer Maguire, City Manager
Rosalyn Hughey, Deputy City Manager
Michael Mulcahy, Councilmember, District 6
Chris Roth, Chief of Staff, District 6

Buena Vista Neighborhood Association
Shasta Hanchett Neighborhood Association
St Leo's Neighborhood Association
District 6, Neighborhood Leaders Group
San Jose All District Leadership Group

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:30

To 'Francine Alvarez' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Francine,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Francine Alvarez <fma828@gmail.com>
Sent: Sunday, February 16, 2025 09:05
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:40
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hello,

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: V_ALVY [redacted]
Sent: Sunday, February 16, 2025 13:31
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Sent from my T-Mobile 5G Device

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:32
To 'Josiah Arellano' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

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-----Original Message-----
From: Josiah Arellano [redacted]
Sent: Sunday, February 16, 2025 10:48
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:32
To 'Joshua Bacich' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com [redacted]

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-----Original Message-----
From: Joshua Bacich [redacted]
Sent: Sunday, February 16, 2025 16:50
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:26
To 'Anita Badger' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Anita,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Anita Badger [redacted]
Sent: Sunday, February 16, 2025 11:26
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site. Please don't demolish the existing businesses. It is bad enough when they have to leave due to their rent being raised to unaffordable levels

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Sincerely
Anita Badger
[redacted]

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:34
To [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Lauren,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Lauren B [redacted]
Sent: Monday, February 17, 2025 22:16
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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limited land where higher-density, mixed-use development is allowed and needed in San José.

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-Lauren

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:26
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com <info@mulcahyforsanjose.com>; michaelmulcahyd6@gmail.com <[redacted]

Dear Dirk,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: blaahh4040[redacted]
Sent: Sunday, February 16, 2025 10:51
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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You don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Regards,

Dirk Burkin

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:38
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Ryan,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Ryan Castillo [redacted]
Sent: Monday, February 17, 2025 03:26
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:27
To 'Brittany Devencenzi' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Brittany,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Brittany Devencenzi [redacted]
Sent: Sunday, February 16, 2025 11:16
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Brittany Devencenzi
[redacted]
Area Sales Manager
Sierra Nevada Brewing Company

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:38

To 'Samantha Elias' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Samantha,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Samantha Elias [redacted]
Sent: Monday, February 17, 2025 15:37
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important
To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:31

To 'Jennifer Ernst' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Jennifer,

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Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Jennifer Ernst [redacted]
Sent: Monday, February 17, 2025 13:50
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:37
To 'Pedro Garcia' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Pedro,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Pedro Garcia [redacted]
Sent: Wednesday, February 19, 2025 21:23
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Pedro García

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:36

To 'Mike Gibson' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Mike,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mike Gibson [redacted]
Sent: Sunday, February 16, 2025 11:36
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:53
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Michelena,

Thank you for your e-mail, and your opposition to the project is noted.

Regarding the incorporation of the existing building into the project: staff is beholden to review private development projects as they have been proposed by the applicant. In this case, the owner of the land wishes to demolish the existing commercial building. Staff has brought up retaining the building to the applicant before, and they have stated that the owner of the land (Chick-fil-A does not currently own the parcel) is not in favor of keeping the building. Therefore, we must consider, on its merits, the project as the applicant has requested. Ultimately, the totality of the project, including demolition, will be considered by a decision maker.

For the remainder of the e-mail:

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Thank you,
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Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: [redacted]
Sent: Sunday, February 16, 2025 08:41
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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This is a pretty disgusting use of land and I hope San Jose tries to incorporate these local community members' businesses into the any new plans to develop Midtown.

Regards,
Michelena Goddard
Lifelong San Jose Resident

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:53
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
[redacted] Sunday, February 16, 2025 08:41
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

This is a pretty disgusting use of land and I hope San Jose tries to incorporate these local community members' businesses into the any new plans to develop Midtown.

Regards,
Michelena Goddard
Lifelong San Jose Resident

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:39

To 'Steve Grant' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Steve,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Steve Grant [redacted]
Sent: Sunday, February 16, 2025 11:21
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Thank you.
Steve Grant
Frequent customer of Eduardo's

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:28
To 'Christine Hanchett' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Christine,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Christine Hanchett [redacted]
Sent: Sunday, February 16, 2025 12:34
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Christine Hanchett
[redacted]

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:35
To 'Melissa Harder' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Melissa,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Melissa Harder [redacted]
Sent: Sunday, February 16, 2025 11:52
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:28
To 'Cynthia Helms' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Cynthia,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Cynthia Helms [redacted]
Sent: Sunday, February 16, 2025 13:08
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:26
To [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Alexandria,

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Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: [redacted]
Sent: Sunday, February 16, 2025 09:50
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Respectfully,
Alexandria Iraheta

Sent from my T-Mobile 5G Device

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:33

To 'Kaylee Jensen' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Kaylee,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kaylee Jensen [redacted]
Sent: Sunday, February 16, 2025 10:34
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

Re: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Rachel Kumar [redacted]
Date Fri 2025-02-21 16:00
To Lee, Jason <Jason.Lee@sanjoseca.gov>

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Thanks for your response, and I look forward to receiving details on the community meeting when those are finalized.

-Rachel

> On Feb 21, 2025, at 3:00 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:
>
> Dear Rachel,
>
> Thank you for your e-mail, and your opposition to the project is noted.
>
> Staff would like to note that we are not making an exception for Chick-fil-A with regard to the walkability of the site, and staff does not believe an exception is being made regarding the density (as the proposed site does not have a minimum density, and does not require high density). Although a lower-density development, staff is still applying the same sidewalk and intersection improvement requirements that would be asked of any project on the site in order to make the West San Carlos UV plan area more walkable in adherence to the UV plan and its policies. Staff has also worked with Chick-fil-A to include elements to contribute to the vibrancy of the corner. Additionally, the UV plan designates this site for commercial uses; although residential can be allowed on the site, it is not required, and a restaurant of any type is a commercial use.
>
> For the rest of the e-mail:
>
> Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the

aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.
>
> Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.
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> Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.
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> Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.
>
> The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.
>
> Thank you,
> Jason
>
> ---
> Jason Lee, Planner II
> jason.lee@sanjoseca.gov | 408.535.3887
>
> City of San José
> Planning, Building, & Code Enforcement
> 200 E. Santa Clara Street, 3F Tower
> San José, California 95113-1905
> www.sanjoseca.gov/planning
>
> -----Original Message-----
> From: Rachel Kumar [redacted]
> Sent: Sunday, February 16, 2025 10:40
> To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu,

John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca [redacted]

> Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal
>
>
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>
>
>
> [Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
>
> As a San Jose resident and homeowner for the last 20 years, I want to see investments in San Jose as a community, which means commerce should be balanced with the concerns of residential and communal spaces. Please adhere to your commitments to make this area high density and walkable, do NOT make an exception for Chick-fil-a.
>
>
> —-
> To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,
>
> I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.
>
> The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."
>
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> Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.
>
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>
> Please stand by the principles and plans we have created to guide our city and region into a better,

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>
>
>
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>
>

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:32
To 'Jessica Lawrence' [redacted]>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Jessica,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Jessica Lawrence [redacted]
Sent: Sunday, February 16, 2025 10:19
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:37

To 'Nahui Legorreta' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsaniose.com <info@mulcahyforsaniose.com>; Michael Mulcahy <michaelmulcahyd6@[redacted]

Dear Nahui,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Nahui Legorreta[redacted]
Sent: Sunday, February 16, 2025 10:17
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:27
To 'Briana Lipka'[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Briana,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
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City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Briana Lipka [redacted]
Sent: Sunday, February 16, 2025 09:29
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Briana Lipka

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:39
To 'Tim Lopez' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Tim,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Tim Lopez [redacted]
Sent: Sunday, February 16, 2025 09:18
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Tim Lopez

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:31

To 'Haddie Lyons' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Haddie,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Haddie Lyons [redacted]
Sent: Sunday, February 16, 2025 15:01
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted] Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important
To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Haddie Koontz

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:49

To 'Em Malaspina' <mike.malaspina@gmail.com>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Hello,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes that we are beholden to review private development projects as they have been proposed by the applicant. In this case, the owner of the land wishes to demolish the existing commercial building, including Eduardo's, and therefore, we must consider the project, including the demolition of the building, as the applicant has requested. Ultimately, the totality of the project, including demolition, will be considered by a decisionmaker.

For the remainder of the e-mail:

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Em Malaspina [redacted]
Sent: Sunday, February 16, 2025 10:55
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com; Michael Mulcahy <michaelmulcahyd6@gmail.com>; chrisroth408@gmail.com; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important
To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

I am a long time consumer of Eduardo's and would be heartbroken to see it go away.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:35
To 'Melate Mariam' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Melate,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Melate Mariam [redacted]
Sent: Wednesday, February 19, 2025 13:16
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:39

To 'tmartini33[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Tony,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: tmartini33 [redacted]
Sent: Sunday, February 16, 2025 10:47
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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You don't often get email from [redacted] Learn why this is important

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Thank you,

Tony Martinico

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:34
To 'Marta Matos' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Marta,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Marta Matos [redacted]
Sent: Sunday, February 16, 2025 10:26
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:33
To 'Kirsten Matyjasik' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Kirsten,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
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City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Kirsten Matyjasik [redacted]
Sent: Monday, February 17, 2025 06:23
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:32
To 'Julie Nano' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; info@mulcahyforsanjose.com <info@mulcahyforsanjose.com>; michaelmulcahyd6@gmail.com < [redacted]

Dear Julie,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Julie Nano [redacted]
Sent: Sunday, February 16, 2025 09:44
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

-Julie Nano (N 13th St)

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:27
To 'Cary Newcomer'[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Cary,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Cary Newcomer [redacted]
Sent: Sunday, February 16, 2025 09:43
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere. Prioritize San Jose small business and support the community over major multi million dollar chain corporations.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:34
To 'Matt P' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Matt,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

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jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Matt P [redacted]
Sent: Sunday, February 16, 2025 10:39
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important
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Best,
Matt Piasecki

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal - Save Eduardo's Taqueria!

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 15:09
To 'Susan Popko' [redacted] >; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Susan,

Thank you for your e-mail, and your opposition to the project is noted.

Regarding the demolition of the existing building, including Eduardo's: staff is beholden to review private development projects as they have been proposed by the applicant. In this case, the owner of the land wishes to demolish the existing commercial building, and therefore, we must consider the merits of the project as the applicant has requested. Ultimately, the totality of the project, including demolition, will be considered by a decisionmaker.

For the remainder of the e-mail:

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Susan Popko [redacted]
Sent: Friday, February 14, 2025 21:07
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal - Save Eduardo's Taqueria!

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[You don't often get email from [redacted] Learn why this is important at

https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood. I love our local businesses and do not want to displace Eduardo's Taqueria. At this time when immigrant communities are under attack, displacing a beloved local Taqueria with a generic fast food restaurant seems not only out of touch, but rather cruel.

Furthermore, the West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail." A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot. Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José. This is not what I want in my neighborhood.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thank you,
Susan Popko
St. Leo's Resident
San Jose

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:28

To 'Che Rangel' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Che,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Che Rangel [redacted]
Sent: Sunday, February 16, 2025 10:55
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely

limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:37
To 'renace111@gmail.com' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hello,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: [redacted]
Sent: Sunday, February 16, 2025 09:51
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:35
To 'Megan Rupe' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Megan,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Megan Rupe [redacted]
Sent: Sunday, February 16, 2025 09:55
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:34

To 'Leslie Sarah Lucia Sherman' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Leslie Sarah Lucia Sherman [redacted] February 16, 2025 09:25
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thanks,

Leslie Sherman, [redacted]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:33
To 'Kevin Shuk' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Kevin,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Kevin Shuk [redacted]
Sent: Thursday, February 20, 2025 16:46
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

--
Kevin Shuk
[redacted]

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 15:04
To 'Shana Siegel' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Shana,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes your addition to the e-mail, and notes that while the project is lower-density, it has not been granted an exception to the pedestrian improvements required by the Urban Village plan and the planlines for San Carlos and Race. Specifically, the project will have to widen sidewalks on both San Carlos and Race, and also make pedestrian and safety improvements to the intersection. This will allow the site and its surroundings to be more walkable and provide a more comfortable pedestrian experience, even if they aren't going to the Chick-fil-A; for instance, connecting the new residences at 253 Race to the Safeway and Smart and Final across San Carlos through a wider sidewalk on Race Street.

For the remainder of the e-mail:

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Shana Siegel [redacted]
Sent: Sunday, February 16, 2025 10:20
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Stop wasting my tax money on car centric planning, it's the 21st century. Wake up and smell the need to plan for pedestrian focused development.

Thank you.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:40
To 'Valerie Sweeley' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Valerie,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Valerie Sweeley [redacted]
Sent: Monday, February 17, 2025 05:45
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:30
To 'Emilie Thorburn'[redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Emilie,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Emilie Thorburn [redacted]
Sent: Sunday, February 16, 2025 10:48
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

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Sent from my iPhone

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:35

To 'Michael Toews' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Michael,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

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jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Michael Toews [redacted]
Sent: Sunday, February 16, 2025 10:57
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:38

To 'Rhemil Vidal' <rhemtron@gmail.com>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Rhemil,

Thank you for your e-mail, and your opposition to the project is noted.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Rhemil Vida[redacted]
Sent: Sunday, February 16, 2025 11:03
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-02-21 14:29

To 'Elizabeth Whamond' <ewhamond@gmail.com>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Elizabeth,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Elizabeth Whamond [redacted] February 16, 2025 12:48
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important
To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely

limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:31
To 'J Wri' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear J,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: J Wri [redacted]
Sent: Sunday, February 16, 2025 13:17
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely

limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.
Thank you.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-02-21 14:29
To 'damntall' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Bryan,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting for this project, which is now expected in the latter half of March, and I have put you on the list to be notified when that is finalized.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: damntall [redacted]
Sent: Sunday, February 16, 2025 11:59
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Bryan Wright
Founder and CEO
Brightshine, Inc.

Phone: [redacted]

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Outlook

RE: Chick Fil A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-03 14:27
To 'Diane Hunt' [redacted]; District 6 <district6@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>

Hi Diane,

Thanks for your e-mail. Your support of the project is noted, and I note that there will be a community meeting for this project, very likely in late March.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Diane Hunt [redacted]
Sent: Monday, March 3, 2025 14:09
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>
Subject: Chick Fil A

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Hi Jason,

My name is Diane Hunt and I have lived in the Shasta Hanchett neighborhood for 20 years.

I support the Chick Fil A project for the following reasons:

1. The city and community need the tax revenue

2. That parcel has been a blighted for many years and W San Carlos needs to get cleaned up

3. The idea that housing is coming to that property anytime soon is an absolute pipe dream and will not create the same amount of revenue as a thriving, commercial business.

I believe some of the opponents of this development object to the politics of the company, and they are using the planning process to obscure their true motives. I do not support the politics of Chick Fil A and therefore make the choice to not patronize their restaurants.

Sincerely,

Diane Hunt
[redacted]

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Outlook

Re: Catalyze SV's Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Alex Shoor [redacted]
Date Mon 2025-03-03 15:41
To Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc Jake Wilde [redacted]

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Jason,

Appreciate the update.

At your request, we have not and will not disseminate the info about the date of the meeting until it is posted on your website (though we will tell folks it is anticipated for later this month). We checked this morning and didn't see it on PBCE's calendar yet.

Thanks for letting us know when it is posted.

- Alex

--
Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

On Feb 28, 2025, at 4:54 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Alex,

Thanks again. No worries about pushing us, we understand, and as you know, while decisionmakers (hopefully) weigh staff recommendations, they are not locked into them when making a decision.

I'd say that the heart of a staff recommendation for approval here is that the application is for a commercial project in a commercial designation and a commercial zone with no requirement for a residential component and no objective requirement for a minimum FAR, and we believe that by including the certain aspects of the project that I've highlighted, the project generally does meet aspects of the UV Plan vision. I think there are two large issues that are overarching the review of the project – first is that the parcel is in the *Mixed-Use Residential Character Area*, but the description for the designation explicitly says that it's meant for commercial and residential uses aren't required; and second, that there is an FAR encouraged in the UV Plan and the project doesn't meet it, but staff is saying that because it's not an objective requirement, there actually is no minimum required FAR. But ultimately, I think the core of staff's review here is that we believe we can (and frankly, if taking the designation on its own, must) find a standalone commercial project in conformance with the UV designation and zone, and on top of that, we believe that the project as implemented will be generally in conformance with UV Plan policies and goals. If we can find that, we then can make the findings and must recommend approval for the project – and again, a decisionmaker can disagree that the findings can be made.

The community meeting should be the evening of Thursday, March 27 at 6:30 pm on Zoom – but I don't have confirmation that it's been noticed yet, so I'd appreciate that you not disseminate that until it is confirmed and posted on the City website, which should be early next week. I'll send an e-mail out to the Interested Parties list (you both are

included) when that happens. The purpose is to share information about the project, let people ask questions about the project (and staff/the applicant will respond), and we'll also collate comment that will be included at a high-level in (since I assume there will be an appeal) an eventual staff report for Planning Commission and City Council. This is obviously coming quite late in the process with the switch in Councilmember for the district, but if people make design suggestions and CFA is willing to take those into account, they can incorporate those as well.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Alex Shoor [redacted]
Sent: Monday, February 24, 2025 15:34
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: Jake Wilde [redacted]
Subject: Re: Catalyze SV's Opposition to 1301 W San Carlos Chick-fil-A Proposal

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Jason,

Thanks for your thoughtful, detailed response. And thank you for sending one to each person who writes in to you.

The things you mention like an outdoor patio, mural by a local artist, and wider sidewalk are all good things that Catalyze SV members like to see! That being said, the expression "lipstick on a pig" comes to mind.

Minor improvements don't change the fundamental issue: this is a violation of the City's West San Carlos Urban Village Plan and its General Plan.

Contrary to staff's claim, this proposal will not only make this area more car-oriented and less like a mixed-use village, it will hamstring, for decades to come, the ability of the land to become something that actually *will* achieve those goals we all share.

We're gonna keep pushing you and the City on this, I'm afraid.

Would you mind sharing what your concerns are if the City were to decide to not support this proposal?

Also, when will the community meeting be scheduled and can you share the purpose of it?

I appreciate your professionalism in the face of these disagreements with and critiques from Catalyze SV and others — Alex

--

Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

On Feb 21, 2025, at 3:44 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Dear Alex,

Thank you for your e-mail. Obviously, we are all very aware of Catalyze SV's opposition to the proposed project, and we appreciate your advocacy and involvement in the project, including the shared concern about the well-being of Urban Village Plan areas and the City. As you know, the City must review projects when, where, and how they are submitted. At this time, Chick-fil-A has submitted for a project on this site, and staff must continue to review the file and bring the project to a hearing, as required by state law. If Chick-fil-A accepts your suggestion and is able to find a different site and withdraws this application, then we will review that new application.

Regarding the West San Carlos Urban Village Plan generally, staff believes that although the project may not meet the aspirational goals of the UV Plan, the project is on balance consistent with the plan, and meets the vision of the plan. This is a commercial project in a commercial land use designation and zone, and the UV plan does not preclude lower-intensity development on the site. Generally speaking, the UV plan intends to create a pedestrian-oriented mixed-use corridor, and is envisioned as an accessible, well-connected neighborhood and vibrant business district; staff believes that the proposed project, and the improvements which will be conditioned, do help meet these goals, and that buildings of various densities and sizes, including lower-density buildings, can make up the urban fabric of an area, contributing to the streetscape, walkability, and street-level vibrancy of districts.

Specifically, this project will include an outdoor patio at the corner of West San Carlos and Race to add street-level vibrancy, and we have negotiated for a mural to cover half the building on the West San Carlos side to add pedestrian interest. The project also will be conditioned to create a 20-foot-wide sidewalk on San Carlos and a 15-foot-wide sidewalk on Race, and will enhance pedestrian and traffic safety at the San Carlos and Race intersection through a bulb-out. Staff believes that with these features, the project generally conforms to the vision laid out in the UV Plan. Specifically, by including major pedestrian improvements through widening sidewalks along both frontages, this will allow better access to neighborhood goods and services near this site and beyond (i.e. from the new development at 253 Race to the Safeway and Smart & Final). The project also creates a restaurant on the corner which many residents in and around the urban village will be able to walk to, and visitors in employees from other areas, including downtown, would be able to take transit to. The restaurant would create a private covered outdoor patio, a low-barrier gathering space which can be used by residents and customers, and provide a mural, integrating public art and improving the streetscape. The applicants also plan to work with the Office of Cultural Affairs to have a local artist design the proposed mural.

With regard to the proposed demolition and parking lot, ultimately, staff must review the project as proposed by an applicant. Staff is considering the project in its entirety in formulating a recommendation, and ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Staff has encouraged the applicant to reduce the amount of parking, and we will continue to do so. The applicant has stated that the project is not feasible without this amount of parking spaces. Ultimately, the City's ordinance eliminating minimum parking requirements was intended to give flexibility to developers to choose the amount of parking they find appropriate for their project. While staff obviously would not be able to promise that this would happen, should the area continue to succeed and land values increase and the market conditions be correct, it becomes more possible that the site is wholly or partially redeveloped to a higher-density or mixed-use project, and the chance of this occurring on a commercial lot and (especially) a parking lot is much higher than it would be with a low- or medium-density residential project.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower

San José, California 95113-1905
www.sanjoseca.gov/planning

From: Alex Shoor [redacted]
Sent: Wednesday, February 12, 2025 18:01
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Catalyze SV's Opposition to 1301 W San Carlos Chick-fil-A Proposal

[**External Email**. Do not open links or attachments from untrusted sources. Learn more]

<image001.png>

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing to express both my personal opposition and my organization Catalyze SV's opposition to the proposed Chick-fil-A at 1301 W San Carlos Street.

On a personal level, this project is at odds with what I want to see in my neighborhood.

From the perspective of Catalyze SV's members and staff, it is at odds with what we want and San José's vision for West San Carlos. By now, you have probably received over 30 letters from Catalyze SV stakeholders expressing opposition to Chick-fil-A at this location (not to mention the nearly 1,000 people who have signed a petition about it). Catalyze SV has scored over 70 projects in the last 7 years and almost never opposes a project.

As someone involved in the community, I can tell you opposition to the Chick-fil-A at this location is growing.

I'm guessing nearly all of us on this email agree that a single-story fast food restaurant that displaces two small businesses is not what the City wants on San Carlos Street.

Allow me to address a question that might be on some city officials minds: "Well, something is better than nothing."

This is not a binary question. If you want to allow Chick-fil-A to operate locations in San Jose, then for God sake's, let's encourage Chick-fil-A to occupy one of the many existing yet empty commercial spaces in San Jose! Catalyze SV has specifically suggested one location at the corner of Julian St and The Alameda that used to be occupied by a Starbucks and is on a vibrant commercial street.

Why can't Chick-fil-A locate somewhere like that?

It could be a win-win-win for the company, the city, and the community.

We're happy to brainstorm with the City and Chick-fil-A other locations. I'm sure Michael Mulcahy knows many as well.

Meanwhile, the site on West San Carlos is part of the West San Carlos Urban Village Plan. The Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station.

Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require displacing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site. Why displace two small local, established businesses in favor of a large national corporation?

If the City of San Jose collaborates with the community to create urban village plans and then we don't follow them, it undermines not only the City, it also undermines all the community investment in that process you created.

The community has placed a lot of faith in the urban village process — if you violate it now, you break trust with your residents.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

As always, Catalyze SV is happy to talk with city staff or other parties about this.

Take good care — Alex

--
Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

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Outlook

RE: H24-046 [1301 West San Carlos Street]

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-03-07 15:32
To 'Loui Tucker' [redacted]

Hi Loui,

Just for information, the applicant for this file is a consulting company on behalf of Chick-fil-A. Their representatives (and CFA's representatives) will be at the community meeting. I've heard second-hand that the owner of the parcel (current landlord) will also be at the meeting, but I haven't been able to speak to him and don't have confirmation of this.

Again, regardless of tenure (rental, ownership, etc.), ultimately it is Chick-fil-A that wishes to be part of the community and ultimately must convince a decisionmaker/decision-making body to agree to that.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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San José, California 95113-1905
www.sanjoseca.gov/planning

From: Loui Tucker [redacted]
Sent: Wednesday, March 5, 2025 14:13
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: H24-046 [1301 West San Carlos Street]

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And there's the crux: the plan changes if the **applicant** wants to change it. Will he even be at the meeting? He doesn't live in the neighborhood, he wants money via a long-term lease rather than sell, and he thinks the Chik-Fil-e will give him what he wants. I doubt what our neighborhood wants or needs will not matter to him.

Loui

On 3/4/2025 6:59 PM, Lee, Jason wrote:

Hi Loui,

Any decision on whether any plan changes are made as a result of the community meeting would be made by the applicant. In any event, when this gets to hearing, staff will lay out everything in the permit/staff report, and generally, the permit will include how staff believes the project meets the required findings, whether this be the General/UV Plan, Tree Removal, Design Standards, etc. At a hearing, decisionmakers do not have to follow staff recommendation; while they will consider it, if they do not believe the project meets the requirements, they can rewrite the permit so that the findings are not made and overturn staff recommendation.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker[redacted]
Sent: Monday, March 3, 2025 2:43 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: H24-046 [1301 West San Carlos Street]

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Do you realize that, according to the drawings I have seen, about half those trees are going to be bordering the parking lot? Why do they have to be removed. They are not near the building. And the building *could* be constructed 10 feet farther to the east so the trees are not in the way. It seems the developer/owner/City really just wants those trees cut down and make adjustments to make sure that happens.

I am sure this will come up at the community meeting. Which - by the way - is NOT going to change anything. And you know it.

Loui

On 3/3/2025 2:09 PM, Lee, Jason wrote:

> Hi Loui,
>
> In short, this happened because of the adoption of Urban Village and Mixed-Use zoning districts in 2021. This isn't a special request, and this is not the only parcel or part of the City where this is happening due to redevelopment.

Basically, prior conventional zonings had minimum setback requirements – sometimes zero, but up to 12.5 feet in commercial zoning districts. However, these were minimum setbacks, so buildings could be (for example) 30 feet from the property line and it wouldn't be an issue. In parcels that adopted the UV/Mixed-Use zoning districts, the development standards changed so that there are maximum ten-foot front and side setbacks – so buildings must be within ten feet of the property line.

The result of this is that trees planted in the previous minimum setback (or between the building and the property line) are now within portions of the lot which have become part of the required building envelope (or close enough to a new building that they would not survive construction), and therefore, need to be removed in order to for the new building to meet the new development standards.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker[redacted]
Sent: Monday, March 3, 2025 13:54
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: H24-046 [1301 West San Carlos Street]

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Jason -

So the City changed the requirements so the trees can be removed? Why would they do that? Why would they want to facilitate the removal of healthy trees? Did the developer request this chage? Please explain the City's change om the setback.

Loui

On 3/3/2025 11:14 AM, Lee, Jason wrote:
Hi Loui,
The community meeting is 95% set for March 27, but there is still a slight chance of a delay of that date, so I would appreciate if that were not distributed until it's posted on the City's website and I send out an e-mail to the Interested Parties list (which you are on). I expect final confirmation by Wednesday, but it may be Thursday.

I haven't been out to the site since November, but I'll go take a look at some point in the next two weeks. Based on what I saw previously, I don't believe I would be able to go against the submitted arborist report, but I can see if the City Arborist wants to get involved – generally speaking, the City Arborist only looks at and makes determinations on trees on public property and does not look at trees on private property except in extremely extraordinary circumstances. I'll still note that the removal of quite a few of the trees along the property line (and frankly, the healthier trees closer to San Carlos) is **because of the City switching the parcel from minimum setback requirements to maximum setback requirements; this switch by definition causes tree-building conflicts upon redevelopment,** since trees were previously placed in a setback which the City now would allow (or even require) new projects to encroach.

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Outlook

RE: No low density Chick-Fil-A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-10 10:11
To 'Kolumban Boesch' [redacted]

Hi Kolumban,

Thanks for your e-mail. Please note that this is a private development project, and by State law, the City must review projects when, where, and how they are submitted, and take them to hearing (regardless of staff recommending approval or denial) if requested by an applicant.

While the aspiration of the plan is to have this area as higher-density mixed use, staff believes the plan does not preclude lower-intensity uses – this is ultimately a commercial project proposed in a commercial land use designation and commercial zone, which does not require residential uses, nor does it require a minimum density. Staff also has been working with the applicant to meet the Urban Village goals through pedestrian (sidewalk and intersection) improvements, street-level vibrancy (a mural and an outdoor patio on the corner), and better connect the neighborhood near and beyond the site.

Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal. I'll also note that there will be a community meeting on this project the evening of March 27, at 6:30 pm. More information on the community meeting is here: https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Kolumban Boesch [redacted]
Sent: Friday, March 7, 2025 20:45
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: No low density Chick-Fil-A

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You don't often get email from [redacted] Learn why this is important

Hello

The San Carlos location for Chick- Fil-a is a terrible use of land. It is I supposed to be high density, as in the master plan. While I don't share my values with this organization , it could be possible having a ground flow business with lots of housing above.

Please serve the people of San Jose over a corporation.

Thanks

Kolumban Boesch

SHPNA member

Only when it is dark enough can you see the stars" -Martin Luther King Jr

Take good care of each other ❄️ ❤️

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Outlook

RE: Support for Chick-Fil-A at 1301 West San Carlos Street

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-03-11 10:21
To 'Wish Boi' [redacted]

Hello,

Thank you for your e-mail. Your support of this project is noted. Staff notes that should the project be approved, it will be conditioned to provide wider sidewalks along both project frontages. In addition, the project is currently undergoing a Local Transportation Analysis to identify traffic impacts, and identified impacts will be mitigated through permit conditions.

A decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal. I'll also note that there will be a community meeting on this project the evening of March 27, at 6:30 pm. More information on the community meeting is here: https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Wish Boi [redacted]
Sent: Monday, March 10, 2025 8:42 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Support for Chick-Fil-A at 1301 West San Carlos Street

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Dear Mr. Lee,

I am writing to express my strong support for the Chick-Fil-A development at 1301 West San Carlos Street at the corner of Race. I believe this addition will bring positive economic benefits to the area,

provide more dining options, and serve as a convenient choice for residents and visitors.

While some have concerns about traffic congestion, I believe that with proper planning and traffic management solutions, this development can successfully integrate into the neighborhood. Businesses like Chick-Fil-A attract customers and drive local commerce, contributing to the overall growth of our community.

I encourage the city to allow this project to move forward and look forward to seeing this new addition in our neighborhood.

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Outlook

Re: CHICK-FIL-A

From M. Alexx [redacted]
Date Sat 2025-03-15 05:30
To Lee, Jason <Jason.Lee@sanjoseca.gov>

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You don't often get email from [redacted] Learn why this is important

Jason:

Thank you for the prompt reply. I would appreciate notice of further action on this matter.

Maureen

On Fri, Mar 14, 2025 at 5:51 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hello Maureen,
>
> Thank you for your e-mail, and your opposition is noted, especially regarding displacement and the suitability of the site.
>
> Regarding trees, I will note that some of the tree removals would take place for any project on this parcel because of the City's request for wider sidewalks along both San Carlos and Race, and also because of the City's shift from minimum setbacks to maximum setbacks at this site.
>
> I will note that if and when this project goes to hearing, you will be able to comment at those hearings prior to a decision being made for the project. I have put you on the Interested Parties list for notification when the project goes to hearing.
>
> Thanks,
> Jason
>
> ---
> Jason Lee, Planner II
> jason.lee@sanjoseca.gov | 408.535.3887
>
> City of San José
> Planning, Building, & Code Enforcement
> 200 E. Santa Clara Street, 3F Tower
> San José, California 95113-1905
> www.sanjoseca.gov/planning

From: M. Alexx [redacted]
Sent: Friday, March 14, 2025 12:15
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: CHICK-FIL-A

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You don't often get email from [redacted] Learn why this is important

Mr. Lee:

I'm unable to attend the public meeting on March 27, but want to express my opposition to erecting a new Chick-Fil-A restaurant at the intersection of West San Carlos & Race Streets.

That site, even if expanded to include the small site next door, is not suitable for a busy restaurant & parking lot. Further, I cannot support destruction of the established taqueria & salon businesses, along with removal of all existing trees, that would be required to accommodate Chick-Fil-A.

Chick-Fil-A is yet another chain store that would add nothing of value to the midtown area, while causing disruption, further crowding, & increased traffic.

Thank you for considering my position.

Maureen Alexander
[redacted]

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Outlook

RE: Chick-Fil-e letter to residents March 14 2025

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-03-14 18:08
To 'Loui Tucker' [redacted]

Hi Loui,

I did confirm this flyer came from Chick-fil-A. Obviously, it was not sent in conjunction with the City, and I will clarify again that the project is *not* approved at this time, the Community Meeting is still on for the 27th, and a decision on the project will be made at a future Director's Hearing (and potentially at Planning Commission or City Council on appeal).

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker [redacted]
Sent: Friday, March 14, 2025 15:40
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Chick-Fil-e letter to residents March 14 2025

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If you read the letter **all the way to the end on the second page on the last line* it does say that the project has not been given final aporival. I think it's pretty deceptive and snarky of them to send this letter out because it makes it look like the project is approved until you get to the very last line of the letter. Typical tactics

Loui

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, March 14, 2025 1:28:47 PM
To: Loui Tucker [redacted]
Subject: RE: Chick-Fil-e letter to residents March 14 2025

Hi Loui,

Thanks for bringing this to my attention. They do not have a Planning permit at this time and the project still needs to be approved at a public hearing. I'll contact Christine.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker [redacted]
Sent: Friday, March 14, 2025 11:17
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Chick-Fil-e letter to residents March 14 2025

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Jason -

Read the attached letter we received in the mail today.

The letter appears to say that Chick-Fil-E has a permit to build on the old Burger King Lot, that it's a done deal.

And we are supposed to have a community meeting on March 27 that might impact the opening? Chick-Fil-e seems to think not.

Comments?

Loui Tucker
[redacted]

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Dear Community Members,

We are excited to announce the opening of a new Chick-fil-A restaurant at 1301 W. San Carlos at the corner of Race Street. The site, previously occupied by a Burger King, currently features a vacant parking lot and a deteriorating retail building.

Key Highlights:

- **No Drive-Through**: The proposed Chick-fil-A will not include a drive-through.
- **Job Creation**: Approximately 100 new jobs will be generated.
- **Community Engagement**: We aim to be an integral part of the community by fostering connections with our neighbors.
- **Local Ownership**: The new Chick-fil-A will be a locally-owned small business committed to outstanding customer service and high-quality food.

Please take a moment to review the attached fact sheet for more details about the project. To learn more or to show your support for the proposal, please use the QR code provided below.

If you have any questions or would like to reach out directly, our local community outreach team is available at [redacted] We would love to hear from you!

Best Regards,

Christine Cho

Christine Cho
Development Manager
Chick-fil-A Inc.

Restaurant Project Facts

Location: 1301 West San Carlos Street, corner of Race Street. The site, formerly a Burger King, currently features a vacant lot with a small, dated retail building.

Restaurant Features:

- **Size:** 5,000 square feet
- **Seating:** Approximately 78 seats
- **Amenities:** Large outdoor patio, abundant landscaping, bicycle parking
- **Note:** No drive-through at this location.

Alignment with West San Carlos Urban Village Plan: Chick-fil-A has collaborated closely with the City of San Jose to ensure the new restaurant supports the goals of the West San Carlos Urban Village Plan. Key contributions include:

- Transforming a surface parking lot into a vibrant, accessible business.
- Expanding sidewalks on W. San Carlos Street to 20 feet and Race Street to 15 feet, improving site access and neighborhood connectivity.
- Adding a mural on the San Carlos Street frontage to integrate public art into the community.
- Enhancing pedestrian vibrancy with an outdoor patio on W. San Carlos Street.
- Incorporating a custom mid-century design that enhances the Village's unique character.

Job Creation: The restaurant will be operated by a local, independent owner, providing approximately 100 jobs. Each restaurant culture reflects the operator and local community, fostering an environment where team members, guests, and community members feel valued and respected.

Employment Benefits: Chick-fil-A jobs offer competitive pay, benefits, flexible hours, leadership development opportunities, college scholarship opportunities, and hands-on training and mentoring by the restaurant owner. In the past two years, 76% of new owner-operators were former team members.

Fresh, Nutritious Food: Chick-fil-A serves fresh, handmade food, like salads and grilled chicken made with premium ingredients. Most menu items are free of trans fats, TBHQ, high-fructose corn syrup, and artificial colors and flavors. Lemonade is made fresh daily with only pure lemon. cane sugar, and water.

Community Involvement: Chick-fil-A emphasizes community involvement and leadership, committing to being an active corporate citizen in the West San Carlos neighborhood. The restaurants support their local communities through volunteerism, food donations, fundraising, and partnerships with non-profit organizations.

Current Status: The proposed West San Carlos Chick-fil-A is under review by the City of San Jose. If approved, construction will begin in 2026.

EXISTING VIEW - 1

PROPOSED VIEW - 1

EXISTING VIEW - 2

PROPOSED VIEW - 2

EXISTING VIEW - 3

PROPOSED VIEW - 3

Outlook

RE: File # H24-046, ER24-195

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-17 10:37
To 'Gary Archer' [redacted]

Hi Gary –

I'm not sure if you are aware, but I failed to note that there will be a community meeting on this project next Thursday over Zoom. Meeting information is here: https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953.

Also, I'll put you on the list for further notifications (i.e. if and when the project is scheduled for hearing).

Thanks again,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Lee, Jason
Sent: Monday, March 17, 2025 09:51
To: 'Gary [redacted]
Subject: RE: File # H24-046, ER24-195

Hi Gary,

Thanks for your comments. Chick-fil-A is not proposing a drive-through for this store. Instead, Chick-fil-A is planning to put two driveways on the property, both off Race Street. Public Works has informed me that the driveway closer to San Carlos should be right-in/right-out only, and the driveway closer to the new residential project will be full-access (all turns allowed). As there is no drive-through, people will need to park. The City Council eliminated minimum parking requirements Citywide in December of 2022, so there is no longer a parking minimum that we can enforce; however, the project as currently proposed includes 62 parking spaces. The old parking requirement for the site and the proposed use was 37 spaces, so they are providing over 1.5x the amount required under the old code.

Regarding the old Race Street Fish & Poultry site, the vehicular access to the new buildings is from Grand Avenue. There is no vehicular access to the parking garage from Race Street.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Gary Archer [redacted]
Sent: Saturday, March 15, 2025 14:42
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: File # H24-046, ER24-195

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You don't often get email from [redacted] Learn why this is important

Re: Proposed Chick-Fil-A at 1301 West San Carlos Street

I feel that this will impact traffic on Race Street. When the Carls Jr. was there, there were times that traffic on its drive-through would go into the street. I've seen traffic backups happen at the near by Chick-Fil-A as well as the one in Almaden.

Additionally, once the two new high rises where Race Street Fish & Poultry was open, these two will cause additional traffic adding to the problem caused by Chick-Fil-A.

This will be an absolute nightmare for traffic at an already narrow street as the traffic and congestion the Chick-Fil-A drive thru will cause, it will make the two lane street virtually impassable.

Regards Gary,

Gary Archer
[redacted]

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Outlook

RE: Opposition to new Chic-Fil-A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-17 09:31
To 'Antonia Mora' [redacted]

Hi Antonia,

Thank you for your e-mail, and your opposition is noted, especially regarding displacement and the suitability of the site.

Regarding trees, I will note that some of the tree removals would take place for any project on this parcel because of the City's request for wider sidewalks along both San Carlos and Race, and also because of the City's shift from minimum setbacks to maximum setbacks at this site.

If and when this project goes to hearing, you will be able to comment at those hearings prior to a decision being made for the project. I have put you on the Interested Parties list for notification when the project goes to hearing.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Antonia Mora [redacted]
Sent: Saturday, March 15, 2025 13:48
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Opposition to new Chic-Fil-A

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I'm unable to attend the public meeting on March 27, but want to express my opposition to erecting a new Chick-Fil-A restaurant at the intersection of West San Carlos & Race Streets.

That site, even if expanded to include the small site next door, is not suitable for a busy restaurant & parking lot.

Further, I cannot support destruction of the established taqueria & salon businesses, along with removal of all existing trees, that would be required to accommodate Chick-Fil-A.

Chick-Fil-A is yet another chain store that would add nothing of value to the midtown area, while causing disruption, further crowding, & increased traffic.

Thank you for considering my position.

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Outlook

RE: 1301 West San Carlos Street: File No. H24-0246

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-17 13:27
To 'georgeslough@yahoo.com' [redacted]
Cc 'Garnetta Annable' [redacted]

Hi George –

I'm not sure if you are aware, but I failed to note that there will be a community meeting on this project next Thursday over Zoom. Meeting information is here: https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953.

Also, I'll put you on the list for further notifications (i.e. if and when the project is scheduled for hearing).

Thanks again,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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-----Original Message-----
From: Lee, Jason
Sent: Monday, March 17, 2025 13:06
To: [redacted]
Cc: Garnetta Annable [redacted] San Carlos Street: File No. H24-0246

Hi George,

Thanks for your e-mail. The last plan set I have has 62 parking spaces in the parking lot. Eduardo's would be demolished with this proposal. Although minimum parking requirements were removed in December of 2022, I did compare this proposal to the old parking code, and that required 37 spaces for this project at this site, so they are providing more than 1.5x the spaces required in the prior code.

For the red curbing, since this is an existing problem: I checked with our DOT plan reviewers, and they think that the question is best addressed to the Traffic Safety team, and they believe that that team

includes someone who deals with red curbing generally for existing businesses. Their e-mail is traffic.safety@sanjoseca.gov, and I believe their phone number is 408-535-3850. If they're not the right people, they should be able to better direct you on who to contact or if this is possible.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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-----Original Message-----
From: George Slough [redacted]
Sent: Monday, March 17, 2025 12:42
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: Garnetta Annable [redacted]
Subject: 1301 West San Carlos Street: File No. H24-0246

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[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am the owner of 260 & 262 Race Street across the street from the above project. I am concerned about adequate parking for the Chick-Fil-A project. Parking is already inadequate on Race Street. Often the drive ways that service my property are partially blocked by vehicles dashing to the Mexican restaurant across the street from my property.

Please advise the number of parking spaces on the project site.

Also advise if the curb between my driveways can be marked red or at least the area within 5 feet of my driveways so that Chick-Fil-A customers will not be blocking my drive ways.

Thank you,

George Slough

Sloughs Bike Shoppe

[redacted]

[redacted]

[redacted]

[redacted]

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Outlook

RE: Chick-fil-A project at 1301 W San Carlos Street (File No. H24-046)

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2025-03-20 17:32
To 'deb codiroli[redacted]

Hi Deb,

I think I'd just say that the project will go to a decision-maker and staff's recommendation is not final. As you've observed, staff at this point is very likely to recommend approval of the project (we've spent a lot of time considering the project, and quite frankly, it's a commercial project in a commercial designation and commercial zone, with no required minimum floor area ratio). However, this does not mean a decision-maker (the Director/Hearing Officer at Director's Hearing or Planning Commission or City Council on appeal) must follow staff's recommendation – basically, staff only recommends to a decision-maker, and the decision-maker would consider staff recommendation, public input, public testimony, etc. in order to make a decision.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: deb codiroli[redacted]
Sent: Thursday, March 20, 2025 4:57 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Chick-fil-A project at 1301 W San Carlos Street (File No. H24-046)

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Thanks for the response though it seems like the city has already made up their mind. Very disappointing, but I will not give up trying.

On Thu, Mar 20, 2025 at 4:47 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hi Deb,

Thank you for your e-mail and comments, and I am appreciative of your concerns. I am cc'ing Kara Hawkins, the environmental review planner, on this response, so she can see the comments about traffic congestion and safety.

I'll note that the entrances to the site are both along Race Street (with two driveways required for service vehicle circulation), and the driveway closest to San Carlos will be right-in/right-out only. There are no entrances/exits on San Carlos. The project will also be required to extend the corners on the northern side of San Carlos for pedestrian safety purposes, and will provide monetary contributions to the City for future protected bike lanes along both project frontages. The project includes a 62-space parking lot. While the City has eliminated minimum parking requirements, the minimum parking requirement under the old zoning code was 37 spaces, so they are providing more than 150% of the previous minimum requirement.

Regarding the concerns over the demolition of the existing building and displacement of existing businesses, as well as the character of the applicant: Staff is beholden to review all projects agnostic of the applicant, taking into account the required permit findings (i.e. land use and environmental matters) to form a recommendation on the project. This application is a Site Development Permit which includes the demolition of the existing building and construction of a new building and landscape improvements, and staff must, under state law, consider the project as it has been submitted to the City. Should the Site Development Permit be approved, it would theoretically permit only the construction of the building; because of the zoning of the site, a restaurant of any sort (including Chick-fil-A) would then be allowed to move into that building without further Planning permits as a permitted use. Obviously, Chick-fil-A is the applicant and the project has been designed to operate as a Chick-fil-A, but in theory, once the structure is built, it could house any permitted use in the UV zoning district without a further permit.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: deb codiroli [redacted]
Sent: Tuesday, March 18, 2025 4:35 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Chick-fil-A project at 1301 W San Carlos Street (File No. H24-046)

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Hello,

I am unable to attend the community meeting on 3/27/2025 to express my opposition to the Chick-fil-A project proposal on W San Carlos Street. I have three major concerns about this project:

1) Increased Traffic Congestion and Safety Risks:

The introduction of a high-traffic business at this location will significantly impact an already busy corridor. San Carlos Street is a vital thoroughfare with limited capacity to accommodate the influx of customers, delivery vehicles, and rideshare services that a Chick-fil-A will generate. The restaurant's popularity means increased vehicle activity during peak hours, leading to congestion that could impact adjacent businesses and residential streets. Pedestrian and cyclist safety is at risk, as higher traffic volumes increase the likelihood of accidents, especially in an area that is designed for walkability. Insufficient parking and overflow issues may force customers to park in nearby residential streets, creating an inconvenience for local residents.
2) Community and Small Business Impact:

The introduction of a national fast-food chain to this corridor could have lasting consequences for the small businesses that define our neighborhood such as:

a. The presence of a Chick-fil-A will displace locally owned businesses that have served the community for years.
b. A fast-food chain in this space will undermine the character of West San Carlos, which thrives on small, independent businesses rather than large corporate establishments.
c. Economic studies in similar areas have shown that local businesses reinvest more revenue into the community than national chains, making this proposal a potential long-term loss for our neighborhood's economy.

3) Chick-fil-A's stance on the LGBTQ+ community does not align with the values of such an accepting population as San Jose has for the LGBTQ+ community. We have to stand up and demand our businesses do better and represent the community they plan to set business up within.

Thank you!
Deb Codiroli
[redacted]

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-03-20 16:28

To 'Kathryn Hedges'[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Kathryn,

Thank you for your e-mail, and your continued opposition to the project is noted. Please see below for a slightly updated version of staff's response to this e-mail.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting on Zoom on March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kathryn Hedges [redacted]
Sent: Tuesday, March 18, 2025 11:53 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Kathryn Hedges
Sole Proprietor, Splendid Colors
www.splendidcolors.com
CA Certifications: SB,SP-PW #2024613

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2025-03-20 16:34
To 'Lori Jain' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Lori,

Thank you for your e-mail, and your opposition to the project is noted.

Please note that the City will hold a community meeting on Zoom on March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Lori Jain[redacted]
Sent: Tuesday, March 18, 2025 8:29 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The Chick-fil-A proposal as currently planned belongs in Phoenix not San Jose.

Respectfully,
Lori Jain

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-03-20 15:40

To 'Shannon Knepper' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Shannon,

Thank you for your e-mail. Your opposition to the project is noted, and I appreciate and understand your concerns.

Staff is beholden to review all projects agnostic of the applicant, taking into account the required permit findings (i.e. land use and environmental matters) to form a recommendation on the project. This application is a Site Development Permit which includes the demolition of the existing building and construction of a new building and landscape improvements, and staff must, under state law, consider the project submitted. Approval of a Site Development Permit would permit only the construction of the building, and because of the zoning of the site, a restaurant of any sort would then be allowed to move into that building without further Planning permits as a permitted use. Chick-fil-A is the applicant and it's designed to operate as a Chick-fil-A, but in theory, once the structure is built, it could house any permitted use in the UV zoning district without a further permit.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Shannon Knepper [redacted]
Sent: Tuesday, March 18, 2025 10:29 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

[redacted]

Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The design opposes San Jose's desire for more walkability, but..let's be honest. Chic-fil-A stands for homophobia. Is that the kind of San Jose we want? Do we want to support the Chic-fil-A's and the Walmarts of the world? our do we want to support our Mom and Pop shops, like Eduardo's (which, personally, has some of the best tacos in the city). Especially in today's climate...make the right choice and do NOT allow chic-fl-a to build here. stand up for what is right.

Sincerely,
Shannon
Mom, DTSJ resident, Horace Mann Elementary Teacher & SJSU student

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-03-20 15:04

To 'Victoria Partida'[redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>;[redacted]

Dear Victoria,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting on Zoom on March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Victoria Partida[redacted]
Sent: Tuesday, March 18, 2025 8:56 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Cc: Doan, Bien <Bien.Doan@sanjoseca.gov>
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely

limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-03-20 16:26

To 'Francesca Pollock' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Francesca,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Francesca Pollock[redacted]
Sent: Tuesday, March 18, 2025 11:52 AM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Thu 2025-03-20 16:32

To 'Robert Wood' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Dear Robert,

Thank you for your e-mail, and your continued opposition to the project is noted. Please see below for staff's updated response to this letter. Staff also notes that there are no minimum or maximum parking requirements for *any* use, including both residential and commercial uses. Staff certainly has encouraged the applicant to reduce the amount of parking provided, but under the current code, applicants are allowed to propose as much or as little parking as they see fit for a project.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped

to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting on Zoom on March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Robert Wood [redacted]
Sent: Tuesday, March 18, 2025 12:17 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

This suggests our rules for considering business expansion are in need of change. We limit parking requirements for housing, but we encourage unlimited expansion of parking for business.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Thu 2025-03-20 16:34
To 'tessa woodmansee' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Tessa,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

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choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: tessa woodmansee [redacted]
Sent: Thursday, March 20, 2025 4:06 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Regards,
Tessa woodmansee
[redacted]
San Jose

Sent from my iPad

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Outlook

RE: Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-03-21 09:19
To 'Mark Bett' [redacted]
Cc Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>

Hi Mark,

Thank you for this message. City staff (and the applicant) are very aware of this petition, and thank you for formally submitting it into the record. I will archive it as public comment to decisionmakers and the final project record when this project goes to hearing.

Thanks again,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Mark Bett [redacted]
Sent: Friday, March 21, 2025 09:14
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose

[External Email. Do not open links or attachments from untrusted sources. Learn more<https://aka.ms/LearnAboutSenderIdentification>]

Jason

Please note that below is a petition that we started in opposition to this project, we have more than 1600 certain parts finally petition, and they're still collecting more signatures every day. We would like this petition, entered into the public record and formally ask that when it comes time to collect an archive that this is accessed and preserved as part of the public comment record

https://chng.it/qXtXdqwWNL

Thanks!
Mark B
BVNA President

Sent from my BlackBerry 10 smartphone.

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change.org

Start a petition

Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose

Sign petition

2,817

Verified signatures

Kirsten Cordero • 25 seconds ago

Yani Zuniga • 6 minutes ago

Kevin Reynoso • 9 minutes ago

Decision Makers: Evan Low +4

6 Supporter Voices

7 Updates

3 Media Mentions

The Issue

As residents deeply concerned about the intricate fabric of our community, we are disturbed by the plans to tear down a number of local business to make way for a Chick-fil-A restaurant.

The project would occupy a 1.1-acre site at West San Carlos Street and Race Street; the restaurant would total slightly over 5,100 square feet and would seat 78 people.

The restaurant's establishment is not in alignment with our urban village plan that promotes sustainable growth and development. This project encourages reliance on automobiles, contradicting our city's long-term goals which focuses on pedestrian-friendly environment and alternative modes of transportation. According to the American Public Transportation Association, cities that encourage non-auto travel have fewer traffic fatalities.

Moreover, the intrusion of another fast food joint squanders the golden opportunity of creating more high-density housing, which is vital in addressing the housing crisis affecting many of our cities today. The National Multifamily Housing Council affirms that high-density housing can help close this gap, bolster affordable housing options, and increase diversity in our communities.

This City continues to approve high-rise high-density housing that looms over single family homes, but then approves project like this that squander amazing opportunities to build mixed-use projects that could promote commercial and residential opportunities on high-capacity arterials that have extensive access to public transit; this property is in walking distance from Diradon Station, VTA light-rail, VTA Bus, bike-share, and other transit options but instead are pushing for a massive parking lot.

This petition is about influencing change, and ensuring the future preservation of our community. We need our city's planners and decision-makers to adhere to the urban village plan that respects the balance between economic growth and maintaining the heart and soul of our neighborhood. It is crucial that we as a community voice our concerns and not let a fast-food franchise dictate our experience of the community.

The BVNA has formally taken an opposition stance on this project.

152 people signed today

Sign petition

pedestrian-friendly infrastructure, transit-oriented design, and a vibrant blend of residential and commercial spaces. However, as outlined in various sources, notably the feedback provided in the comment letter concerning project H24-046 featuring a proposed Chick-fil-A establishment, there frequently exists a notable disparity between this idealistic vision and the actual content of development proposals.

Clashing Visions: The Project's Incompatibility with the Urban Village Plan

At the heart of the BVNA's opposition lies the contention that the project contradicts the fundamental principles of the West San Carlos Urban Village Plan. The BVNA argues that even without a drive-through, the proposed Chick-fil-A embodies a car-centric approach that undermines the plan's goals of promoting walking, biking, and transit use.

Traffic Troubles: Amplifying Existing Congestion Concerns

The BVNA expresses concerns that the project will exacerbate existing traffic issues in the area, given its proximity to a VTA light rail station, mass transit options, and high-density housing projects, this project should transform into a mixed use project that focuses on pedestrians rather than cars and that we should prioritize solutions that reduce car dependency and support the city's efforts to encourage residents to get out of their cars.

Environmental Impacts: The Loss of Trees and Beyond

The BVNA identifies the removal of mature trees as a "significant environmental loss," emphasizing their importance for air quality, temperature regulation, and wildlife habitat. This concern aligns with a growing awareness of the ecological value of mature trees in urban environments and the need to preserve them whenever possible. The letter also calls for a "thorough assessment" of the project's overall environmental impact, including factors like noise pollution and stormwater runoff. This demand for comprehensive analysis reflects our desire to ensure that new development doesn't come at the expense of the neighborhood's environmental well-being.

A Missed Opportunity: The BVNA's Call for Alternative Approaches

The BVNA concludes by urging the city to prioritize projects that align with the Urban Village Plan's vision, arguing that the proposed Chick-fil-A represents a missed opportunity to pursue

✊ **152 people** signed today

approach to development that prioritizes the long-term vision for the West San Carlos corridor.

Hence, we call on local residents and all who care about our neighborhood to sign this petition to stop the demolition of the local business for a Chick-fil-A. Let us act before our local landscape is irreversibly changed. Please sign.

Report a policy violation

BVNA Website
Petition Starter

Media inquiries

The Decision Makers

Evan Low
Former California State Assembly - District 26

No response (notified 126 days ago)

Email decision maker

Susan Ellenberg
Santa Clara County Board of Supervisors - District 4

152 people signed today

Email decision maker

Matt Mahan
San Jose City Mayor

No response (notified 126 days ago)

Email decision maker

View 2 more

The Supporters

Featured Comments

Sabine, San Jose
4 months ago

"This property already has a thriving restaurant. Eduardo's has good food and is popular with the people who actually live in this neighborhood. Why are we even considering destroying that for the sake of a fast food place run by a racist, homophobic company?"

20 likes · Report

Lucy, San Jose
4 months ago

"The specific restaurant "Eduardo's Restaurant" is very meaningful to my parents and I because they've been taking my siblings and I there for a very long time and I'd hate to see it gone or any type of small business because we know how much time people dedicate their time for restaurants"

152 people signed today

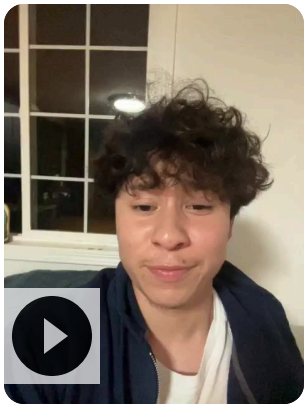
Socorro, San Jose
4 months ago

“The restaurant, "Eduardo's Taqueria" is very important to my family and I because my children and husband have always came here and it would suck to see it gone”

12 likes · Report

View all comments

Featured Videos

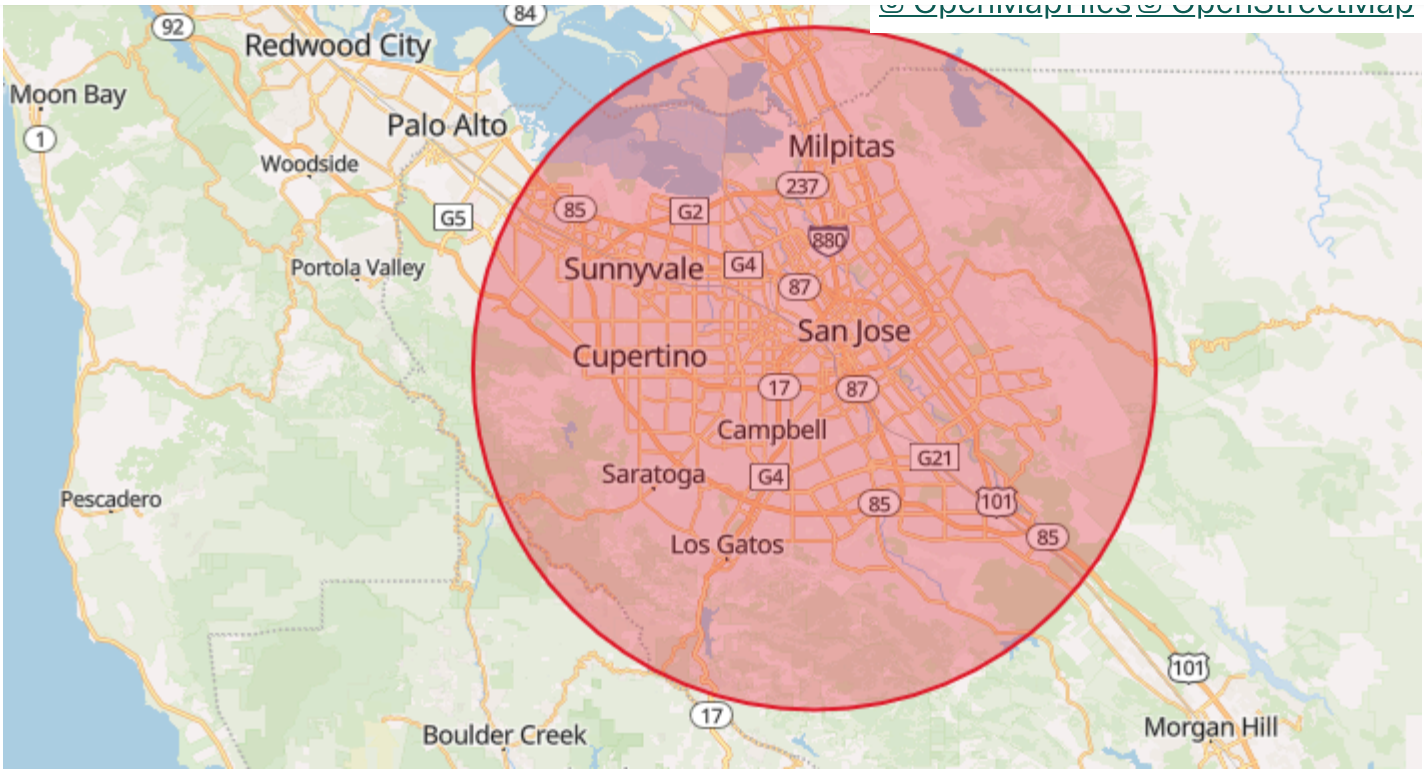


Sign and share why you care!

View all supporter voices

About the supporters

152 people signed today



69% of supporters come from:

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$21 **Other**

152 people signed today

power of everyday people to make a difference?

Petition updates

W San Carlos Chick-fil-A Going to Director's Hearing

2 weeks ago

The CoSJ has provided the following notice: Hello everyone, Please be aware that File No. H24-046, the Site Development Permit for the Chick-fil-A project at 1301 W San Carlos and 249-263 Race Street has been scheduled for consideration at Director’s Hearing on June 11, 2025 at 9:00 a.m. for a decisio...

2,000 supporters 2 months ago

More updates

Media Mentions

Detected by Change.org

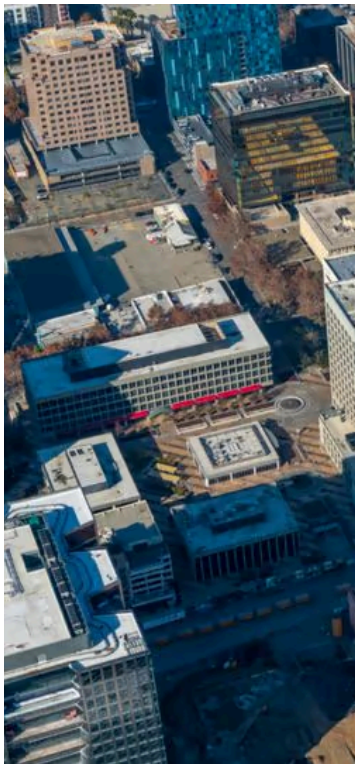
152 people signed today

San Jose Chick-fil-A could displace family-owned restaurant

A Mexican restaurant serving San Jose residents for more than 20 years may be pushed out of its building to make way for a new fast-food location.

San José Spotlight • Jun 2

Detected by Change.org



Shoor: San Jose's gen

Ask almost any Silicon
what widespread issu
build more housing. S

San José Spotlight • Mar

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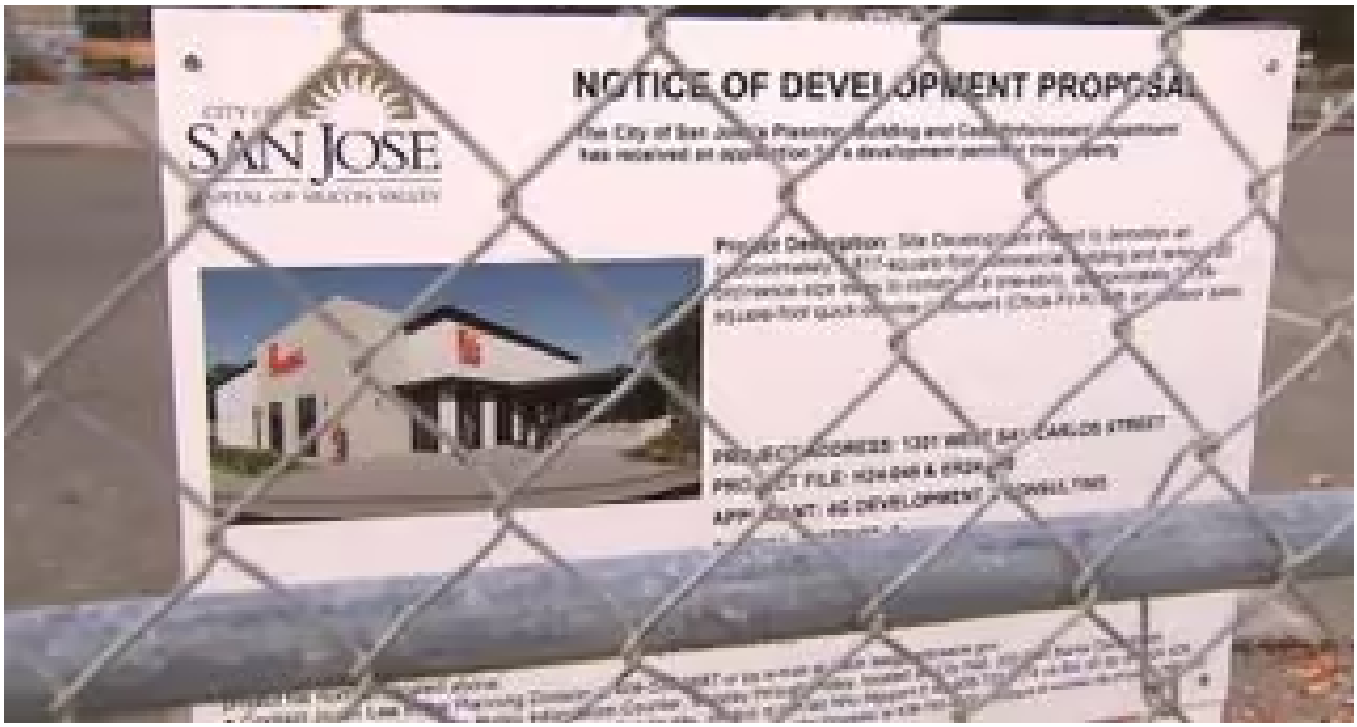

San Jose community concerned over small business, housing impacts with new Chick-fil-A proposal

There's a battle brewing in the South Bay over a plan for a Chick-fil-A. The chicken chain is proposing a new location that would take the place of small businesses.

ABC7 San Francisco • Feb 2

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Share this petition in person or use the QR code for your own material.

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152 people signed today

Post on X

Copy link

Send via email

Petition created on January 28, 2025

Change.org > redevelopment >
Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose

Company
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Privacy
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Petition Guides
Create Your Petition
Collect Signatures
Reach out to Media
Engage Your Decision Maker

English (United States)

152 people signed today

Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose

Leo 23 hours ago

Bruh... Chick Fil A can suck a dick. Tell them it's my pleasure. Taqueria Eduardo forever!!

Mariella 23 hours ago

Taqueria Eduardo has been a staple for me when I lived in San Jose during my college years. Their carnitas fries are my favorite! Please keep these unique mom and pop spots that represent San Jose's community!!

David 1 day ago

Crazy that somehow city officials interpret the General Plan's vision of housing and urban villages to mean that they should displace two small businesses in order to bring in a national fast food chain. What? This is exactly what the community, as expressed through formal policy, does not want.

Justin 2 days ago

Family owned local businesses should be our priority to protect

Richard 2 days ago

Evangelical Hate Food? Not in my City.

Rodolfo 2 days ago

San Jose shouldn't be kicking out their own small business owners. In order to make wave at a racist corporation company to take over our local businesses. Should be a shame. Just like de anza college tying to displace people. Not having that in the south bay.

Patrick 2 days ago

Leave Eduarto's to be, there is no valid reason other than killing competition to level that business. The original BK lot should become housing; they can put a fast-food place on the ground floor if they wish.

Fernando 2 days ago

This is one of the greatest restaurants in the area. I love Eduardos!

David 2 days ago

Access the June 2nd San Jose Spotlight article and comments.

Chris 1 week ago

Small businesses are vital to our community, and Eduardo's is a beloved establishment. Destroying Eduardo's in favor of a parking lot and a chain fast food restaurant would be such a shame, and not what I want from my city representatives.

Gillian 1 month ago

This place is my go to taco place, the food is so delicious and far more better than those fast food restaurants! It's so convenient and definitely a gem in this area. Please keep it!

Leilani 2 months ago

The restaurant Eduardo's is one of my favorites I don't want it to leave their food is really delicious

Jesus 2 months ago

Keep local businesses in the area

Juan 2 months ago

Eduardo's Taqueria is real whole sum and great to eat food every time I purchase food there I was treated with kindness and respect and plus it's a staple to the community so I work on the road alot Eduardo's is my number one place to grab a bite we definitely need them around for future years to come.

Trevor 2 months ago

This spot forreal is one of the best taquerias in San Jose PERIOD. Replacing this with some average fast food slop would be a disservice. Don't believe me you should go down there yourself and find out.

Divya 2 months ago

Small business like Edwardos make a community feel like a community. Large chains have enough locations as it is.

Erasmo 2 months ago

We love Eduardos taqueria. Please leave it

C 3 months ago

SJ should prioritize locally owned and managed small business over big fast food chain stores. Keep taxable revenues in our state, in our county & in our city. CFA ownership as expressed both social and political views is abhorent to this community. Please say "go away" to Chick Fil A!

KELLEY 3 months ago

Please, do not put this in our neighborhood. Not only will congestion increase considerably, but it does not respect the mom & pop vibe of our neighborhood. San Jose does NOT need another huge, impersonal fast food restaurant clogging up its streets. Why in the world would we support them and not our own neighbors who have been here for years? This is not what San Jose should prioritize.

Rufina 3 months ago

We being coming to Eduardo's TaQueria for long time .. we love their authentic Mexican Menudo one of favorite ..

Alma 3 months ago

Eduardo's is a delicious and authentic mexican restaurant that has my support and would hate to see it removed for a commercial fast food restaurant. Great mexican food is hard to find and this is a gem!

Susan 3 months ago

Fast Food Chains have a reputation for aiding in chronic health conditions. I live close by and do not appreciate a Chick-fil-a at the expense of restaurant Eduardo. I have walked to Eduardo's and also driven there, I will not walk to Chick-fil-a. We already have McDonalds in this location for people that want drive-thru food.

Jason 3 months ago

This location has a really good taqueria that's very popular in the neighborhood, plus there's plenty of room for chick fil a without demolishing this building - there used to be a Burger King on the site and they both coexisted just fine. Ridiculous to suggest to add a chick fil a we have to give up a locally owned spot. Small local businesses are what give neighborhoods their character, not lame chain restaurants.

Veronica 3 months ago

We're losing small businesses that are family owned or been in the area for years having a small business is what accomplish people dreams

Jorge 3 months ago

I am sorry, I made a typo. What I meant was, supporting our community means supporting our local vendors!

Jorge 3 months ago

Support our community means shooting our local vendors!

Samantha 3 months ago

We don't want a restaurant that is strongly anti people's freedom to live how they want! Eduardo's is an amazing restaurant that has been apart of the community for decades.

Pamela 3 months ago

We are either serious about improving housing through mixed use near public transportation or we aren't. This area is served by regular bus routes and is on close proximity to the train station for trains, light rail and BART. This is no place for a single story fast food drive through restaurant, or we aren't serious about housing and transportation viability.

Annie 3 months ago

I would prefer small businesses, such as the well-established, beloved Eduardo's here. A corporate fast food chain like CFA is not needed in this location.

Annie 3 months ago

I would prefer a well established community gem like Eduardo's over a corporate restaurant such as CFA. Unyil there are better options, please keep these small

businesses here.

Jamie 3 months ago

Eduardos is far more delicious than any mass produced chicken sandwich chik fil a serves

Stephen 4 months ago

No compelling need for this business to be located here after being denied successfully in Campbell, especially when there's a concensus not to establish it here.

John 4 months ago

Eduardo's Taqueria is better than 10 chic-fil-as combined! Keep San Jose local!

Michelle 4 months ago

I love this place, I've grown up eating here. & I wouldn't want it to close,

Angel 4 months ago

Arjun months ago

Taqueria E ould be a travesty if neighborh

0:00

Rosa 4 months ago

I really can't stand the traffic this fast food chain creates, where ever it is there's a disgustingly long line causing traffic.

Daniel 4 months ago

Leave this business alone

blanca 4 months ago

I have been coming to eat at this place since I was a young girl. I love their food

Joshua 4 months ago

One Chick fil a is enough for San Jose and we have atleast 2 already.

Michael 4 months ago

Yes to Eduardo's! No to homophobic chicken!

Maria Elma 4 months ago

The community has put in time in the vision of an urban village plan, developers and planners should respect and adhere to it. There are no state laws that require this type of restaurant development. But there are laws for housing development.

Hannah 4 months ago

I bike through this area a lot. CFA and more cars for its drive thru would ruin the commutability of the neighborhood

Socorro 4 months ago

quiero comida 😖 😖 😖

Marlenne 4 months ago

eduardos taqueria is a clean restaurant with delicious food and a family restaurant

David 4 months ago

One fast food chain at the expense of two successful small businesses? No way! Eduardo's is a jewel and local hotspot in San Jose. This is potential project will only ruin the local offerings.

Mira 4 months ago

Homophobic business have no place in San Jose, and they shouldn't have a place anywhere.

Miguel 4 months ago

No thank you to yet another Chic fil A

Mohammad 4 months ago

This is a thriving corner full of small locally owned businesses that serves the community's needs. How does yet another unhealthy chain benefit us? These local businesses take so little from the neighborhood and provide so much. Why do local businesses thrive on so few parking spots, and generate so little traffic, yet Chic Fil-A wants to demolish half the block for parking and generate even more traffic? Does it serve our needs any better? There's already a Popeye's a few blocks away, and a ...

Read more

Gilberto 4 months ago

We have to be more involved in our community figure out which district you're in and who is the councilman in charge. This is taking place in district 6 and his name is Michael Mulcahy. Hold him accountable he has a Twitter!

Andrew 4 months ago

I've lived near CFA locations before, and they almost always cause terrible traffic congestion. Even with double drive-thru lanes, there are lines that block the street, causing backups and blocking roads. These are awful for neighborhoods trying to encourage residential or mixed use.

Maricela 4 months ago

Enough!! We don't need more bigoted corporations coming into our neighborhoods tearing down our local businesses!

Anathea 4 months ago

There are so many better uses for this prime location than a low density, unneeded fast food restaurant. This is an important corner in an urban village and this use is not in alignment with our values and needs for Midtown.

Arika L 4 months ago

Chic fil a has blatantly shown distain for the LGBT community and they should not be supported.

Jose 4 months ago

Local businesses should ALWAYS come first. Chain restaurants have plenty of locations throughout San Jose.

William 4 months ago

Our favorite restaurant in San Jose. We make special trips just to go there. Also, surprised the county is willing to deal with a corrupt and immoral corporation like

Chik a Fila. I assume you know they are not allowed in San Francisco county and are kicked out of the entire UK.

Justin 4 months ago

We drive across town to come eat at Taqueria Eduardo once a week . It is absolutely delicious and the staff is so kind and friendly. It would be devastating to lose such a gem of a restaurant !!

Tania 4 months ago

Please do not close this restaurant.

Erwin 4 months ago

Foods really Great? Please don't Close this Restaurant.

arianna 4 months ago

i enjoy eating here

Senaida 4 months ago

Me encanta este lugar por qué la comida está muy rica!

Mariana 4 months ago

← Back to petition

Natalie 4 months ago

I love taqueria Eduardo! I've came here since i was born and now im 19 years old and I LOVE THE MENUDO!

Peter 4 months ago

Closing Eduardo's for a chick-fil-a would be like trading Luka Doncic for AD

Isbel 4 months ago

It is a Eduardo restaurant has good food where all of us who work nearby benefit. The fast food is greasy because everything is fried in bad oils.

Dhimant 4 months ago

Save Eduardos Taqueria. Some things shouldnt change and this is one of them. CHICK FIL A SUCKS ANYWAYS. Eduardos is old School SJ LANDMARK!!!!

Roger 4 months ago

Urban Development??? LOL look how good DEI worked

Lucy 4 months ago

The specific restaurant "Eduardo's Restaurant" is very meaningful to my parents and I because they've been taking my siblings and I there for a very long time and

I'd hate to see it gone or any type of small business because we know how much time people dedicate their time for restaurants

Socorro 4 months ago

The restaurant, "Eduardo's Taqueria" is very important to my family and I because my children and husband have always came here and it would suck to see it gone

Reymundo 4 months ago

This restaurant, "Eduardo's Taqueria" has been significant for my family and I, my children grew up on this restaurant and hope to not take it away.

Matt 4 months ago

This is not an appropriate location for a restaurant like chik fil a. It's way too busy and with all the recent development in the area, a walk up spot like eduardos is much more appropriate.

Erick 4 months ago

Jeanne 4 months ago

I oppose Chic-fil-a for th t into this "restaurant" for that reason alone. C d focusing on small businesses, not these la ıp high in calories, carbohydrates, sodium milkshakes and fries.

0:00

Sabine 4 months ago

This property already has a thriving restaurant. Eduardo's has good food and is popular with the people who actually live in this neighborhood. Why are we even considering destroying that for the sake of a fast food place run by a racist, homophobic company?

Russell 4 months ago

Please keep Chick-fil-A alive for all eternity without getting destroyed 🙏

A 4 months ago

Chick-fil-a is just bigotry on a bun. But even if you ignore that, we need HOUSING we need mixed-use, we need TOD. We *don't* need a bunch of space killed for a single fast food restaurant. Build that 17 story mixed-use and put the restaurant in the bottom of it if you must. People can walk to ride VTA to it.

Arnab 4 months ago

This fast food chain not only explicitly opposes our values as a community but will create noise pollution, air pollution, and foul odors around the block. It is the opposite of what anyone needs and further drain's San Jose of any claim to being anything more than faceless urban sprawl up for grabs to the lowest bidder.

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Careers
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Guides
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Create Your Petition
Collect Signatures
Reach out to Media
Engage Your Decision Maker

English (United States)

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Outlook

RE: Support of chick fil a

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-03-21 13:51
To 'Kristy cl' [redacted]

Hi Kristy,

Thanks for your e-mail and I note your support of the project.

I will also note that if you are not aware, we will be having a Zoom community meeting on this project next Thursday at 6:30. More details are on the City's website at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Kristy cl [redacted]
Sent: Friday, March 21, 2025 10:07
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Support of chick fil a

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Attn Mr Lee-

I live in the Shasta Hanchett neighborhood at [redacted]. I support the plans for a chick Fil A (or any restaurant) on the proposed site of Race st/ San Carlos.
I think it would be a positive contribution to the local economy and decrease the overall number of vehicles parked in the street since it will not be high density housing. Additionally, this would remove the current blight that has been at that site for many years. There is already a large multi level apartment complex that will be on that street and I can only imagine the increased number of cars that will be looking for street parking in the area.
While I don't agree with Chick Fil A company ethics, I believe the question should be- shall we have a single story walk in dining place at this spot. And I support a dine in restaurant on this site.
I wonder if many residents in opposition to this plan would feel the same had it been a different proposed restaurant (ie Panera).
Thank you for taking my perspective into account.
Kristy Culp leonard
Sent from my iPhone

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Mon 2025-03-24 11:30

To 'Bumblebee M' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hello,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting on Zoom this Thursday, March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235. Please note that due to the amount of people expected to attend this meeting, we expect that public comment will be limited to one minute.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Bumblebee M[redacted]
Sent: Saturday, March 22, 2025 20:15
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-03-24 11:58
To 'Susan Popko' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Susan,

Thanks for your e-mail and your comments.

Staff does note that we must review projects when, where, and how they are submitted by applicants. For this project, the applicants have proposed demolition of the building housing Eduardo's and the construction a relatively small one-story building with a parking lot, and therefore, staff must review the project as per the application, and see if the necessary findings can be made to recommend approval to a decision maker. If the previous mixed-use project were proposed, then staff would review that; if Chick-fil-A decided to locate at a different site, then staff would review that. However, staff, and the City in general, do not control when and where private development applications are made (or withdrawn), and state law obligates us to process the application and ultimately bring the application to hearing if so desired by an applicant.

Regarding a walkable neighborhood, the project will be conditioned to include wider sidewalks on both Race Street and San Carlos, meaning that should it be built, there will be better pedestrian access from the new residential development on Race Street to not only this site, but the commercial sites across San Carlos. Additionally, there will be bulbouts at the intersection, extending the sidewalk into the current street to further pedestrian safety and slow traffic. While two driveway entrances are ultimately needed for service vehicles, the driveway closer to San Carlos would be limited to right-in/right-out traffic to prevent traffic conflicts. If a Local Transportation Analysis finds additional nexuses, further traffic improvements may be required, but I do not know of (and do not expect) anything further at this time.

Ultimately, regardless of staff recommendation, this project will be noticed and heard for a decision at a future public hearing once all materials are ready. The decision on the project will be made initially by the Director or his representative at a Director's Hearing, or Planning Commission or City Council on appeal.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
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-----Original Message-----
From: Susan Popko [redacted]
Sent: Friday, March 21, 2025 16:34
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am unable to attend the Community Meeting on March 27 and am writing to voice my strong opposition to the proposed Chick-Fil-A.. Please do not approve the Chick-fil-A restaurant to be placed at 1301 W. Sean Carlos at the corner of Race Street. I live in the neighborhood by Eduardo's Taqueria and am writing to voice my opposition to a Chick-Fil-A moving in to displace existing long-standing community businesses. Eduardo's is a local treasure with fantastic tacos and one of the best salsa bars around! Eduardo's has been there for 25 years. In addition, Race Street is a small, street and a giant parking lot for business there will disrupt traffic and the small, local feel of the community. We want a small, pedestrian friendly neighborhood, not a project that will create a giant parking lot with more traffic — there are already a lot of accidents on Race and this will just increase them. Our neighborhood needs small, densely located housing and businesses, not one large, single-story business with a giant parking lot displacing small, local, independently-owned business.

If Chick-Fil-A wants to be in the area, why don't they move into the spot recently vacated by Starbucks on the Alameda and Race? Or any of the other vacant spaces along The Alameda?

Please do not let this happen.

Thank you,
Susan Popko
[redacted]

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-03-25 17:20
To 'Vikki Essert' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Hi Vikki,

Thanks for your e-mail. Your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Regarding pedestrian and bicycle safety, sidewalks on both Race and San Carlos will be widened to accommodate for pedestrians in conjunction with the Urban Village plan. Additionally, there will be bulbouts constructed on the northern side of San Carlos, which would slow traffic and lessen the crossing distance for pedestrians. The project would also provide in-lieu contributions for Class IV protected bike lanes along both West San Carlos and Race Streets, which would be built by the City according to the City's Better Bike Plan at a later date. Staff also notes that there is no drive-through at this Chick-fil-A, and everyone driving to the site would have to park; additionally the plan provides 60 vehicle parking spaces. While the City has eliminated minimum parking requirements, the prior code resulted in a parking minimum of 37 spaces for this proposal.

Staff also notes that as per State law, staff is required to process, review, and formulate recommendations for projects as they are submitted to the City. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

The City will hold a community meeting on Zoom this Thursday, March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235. Please note that due to the amount of people expected to attend this meeting, we expect that public comment will be limited to one minute.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Planning, Building, & Code Enforcement
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San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Vikki Essert [redacted]
Sent: Tuesday, March 25, 2025 12:02 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. I commute through this intersection by bicycle regularly. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

That intersection is near VTA with pedestrians using the roadway to access the bus stops and the lines of traffic at every Chick Fil A in the Bay area create a dangerous situation for pedestrians and cyclists.

Please tell Chick-fil-A to locate elsewhere with less impact on small business, residents, pedestrians and cyclists.

Vikki Essert
Campbell resident
Work in San Jose

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Wed 2025-03-26 18:22

To 'Cam Coulter' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Dear Cameron,

Thank you for your e-mail, and your opposition to the project is noted.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

The City will hold a community meeting on Zoom tomorrow, March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235. Please note that due to the amount of people expected to attend this meeting, we expect that public comment will be limited to one minute.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Cam Coulter[redacted]
Sent: Wednesday, March 26, 2025 5:31 PM
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thank you,
Cam Coulter
San Jose Resident

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Outlook

RE: Public comment for Project H24-046

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2025-03-26 17:25
To 'Violet Moon' [redacted]

Hi Violet,

Thank you very much for your comments. Your opposition to the project is noted and we do appreciate your concerns.

Staff has worked with the applicant to promote walkability, including the widening of sidewalks along both the San Carlos and Race Street frontages, and intersection improvements, including bulbouts, to promote pedestrian safety by shortening the pedestrian walking distance on the north side of the intersection, as well as making the turning radius larger to slow down vehicle traffic. The project would also provide in-lieu contributions for Class IV protected bike lanes along both West San Carlos and Race Streets, which would be built by the City according to the City's Better Bike Plan at a later date.

Regarding the removal of the trees, the trees currently adjacent to the sidewalks are being removed as a result of the City's desire to widen the sidewalks. Additionally, some of the trees on the western boundary (next to the former drive-thru lane) are being removed because of the City's shift from minimum setbacks to maximum setbacks at the site; moving the building closer to the property line than the former Burger King necessitates that certain trees be removed. The applicant included an arborist report for the remaining trees, citing the health and suitability of these trees. In any event, the project does include the planting of 22 on-site trees and the Department of Transportation is likely to require an additional seven street trees along the sidewalks.

Regarding the identity of the applicant, ultimately, staff is required to review all projects agnostic of the applicant, and can only take into account the required permit findings (land use, design, and environmental matters) to form a recommendation of the project. This application is a Site Development Permit, which if approved, would ultimately permit the construction of the building on the site. Obviously, Chick-fil-A is the applicant and it's clearly designed to operate as a Chick-fil-A, but in theory, once the structure is built, any permitted uses in the UV zoning district (restaurant, retail, etc.) would be able to move into the building without a further Planning permit.

The City will hold a community meeting on Zoom tomorrow, March 27th at 6:30 p.m. More information about this meeting is available at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/5235. Please note that due to the amount of people expected to attend this meeting, we expect that public comment will be limited to one minute.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower

San José, California 95113-1905
www.sanjoseca.gov/planning

From: Violet Moon [redacted]
Sent: Wednesday, March 26, 2025 4:26 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Public comment for Project H24-046

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I would like to voice my opposition to Project H24-046, the RACE & SAN CARLOS CHICK-FIL-A PROJECT.

This area is perfectly suited to fit an urban design that encourages walkability, as well as biking and transit use. The introduction of a Chick-Fil-A to the area would increase congestion, which would in turn increase pollution and the potential for pedestrian accidents. This is made worse by the removal of 20 trees which are vital to the urban landscape, providing both shade and fresh air to residents and invites visitors to promote the local businesses already in the area. A use of the land that promotes small businesses and pedestrian access while preserving the existing greenery would be much better for the overall health and livability of the area. I believe the area could be better used by local small businesses, rather than sending more money out of the city and the state.

And finally I would be remiss if I was to neglect the issue that Chick-Fil-A as a company does not promote the values that make San Jose and Silicon Valley what it is today. In its promotion and support of anti-LGBTQ causes is incompatible with the lifestyles of many San Jose residents, and I must push back against allowing them to develop the area as it is a tacit admission that your LGBTQ residents are unwelcome, in addition to the issues stated above.

In conclusion, I believe that San Jose is a beautiful city that doesn't need another fast food restaurant when the land could be used in a much healthier, economically promising, and inclusive fashion.

Thank you for your consideration
Violet Moon
Resident of San Jose

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>

Date Fri 2025-03-28 09:41

To 'Russell Brautigam' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Russell,

Thank you for your e-mail, and your continued opposition to the project is noted. Please see below for staff's updated response to this letter.

Staff notes the description of the Character Area definition of the project site; however, the allowable land use is controlled by the Land Use Designation portion of the document. This is a commercial project on a commercial-designated and commercial-zoned parcel that does not have a required minimum density. While the description allows for higher-density uses and the project does not meet some of the aspirational goals of the plan, lower-density uses are not precluded in Urban Villages, and can still fit within the urban fabric of a higher-density area by contributing to the streetscape, walkability, and street-level vibrancy of districts.

Staff has worked with the applicant to include elements in the project that would meet the West San Carlos Urban Village Plan goals by encouraging pedestrian access to the site and beyond, including widening both the San Carlos and Race sidewalks on the project site and making pedestrian and traffic safety improvements to the San Carlos and Race intersection. If approved and built, the project will also include a mural on the San Carlos frontage to integrate public art and contribute to the streetscape, and will create an outdoor patio on the corner to enhance pedestrian vibrancy through a low-barrier gathering space. Staff also notes that nothing prevents nearby residents from walking to the site, nor would it prevent residents from other areas, including Downtown, or employees from taking transit to the site.

Regarding the proposed demolition and parking lot, and the project generally, ultimately, a private developer has proposed the project in this manner, and staff must review and formulate a recommendation on the project as proposed. Ultimately, a decision on the project will be made by a decisionmaker, whether it be the Director/Hearing Officer at Director's Hearing, or Planning Commission or City Council on appeal.

Nevertheless, staff has encouraged the applicant at every turn to reduce the amount of parking and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. While the City has eliminated minimum parking requirements, there are no maximum parking requirements, so the applicant is able to choose the amount of parking they find appropriate for their project. Without intimating that this will occur, staff notes that should the area continue to succeed and land values increase, it becomes more possible that the parking lot (or the entire site) is redeveloped to a higher-density or mixed-use project in the future, and that a restaurant/retail use and parking lot is much more likely to be developed than low- or medium-density residential.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Russell Brautigam[redacted]
Sent: Thursday, March 27, 2025 18:47
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more

sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

Re: Chick Fil A

From Jonathan Gordon [redacted]
Date Fri 2025-03-28 20:02
To Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>

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Understood. It sounds like the Urban Village zoning lacks sufficient teeth for rejecting projects that do not meet the spirit of the vision.

I sure hope that a decision maker is able to reject this, it is a truly awful use of land.

Thank you for the discussion and I hope you find yourself in a position to have more direct influence in the near future.

— Jonathan

On Mar 28, 2025, at 5:17 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Jonathan,

Obviously, every project is different and would need to be evaluated in its own context, but quite frankly, in our discussions, the minimum is that they need to meet aspects of each of the UV vision elements and meet applicable objective standards within the plan, including applicable portions of the urban design concept. There are multiple ways for a project to meet these goals, but in this case, that's basically to say that *without* requirements to widen sidewalks and the inclusion of other pedestrian improvements, the patio, and the mural, staff would likely not be able to recommend approval. I'll just note that in the context of a development permit, a recommendation for approval just means that staff believes the decisionmaker is able to make the findings required in the Municode to approve a permit. The bar is quite high for us to recommend denial, which would mean that staff believes the findings to approve the permit could not be made.

Aside from that, I'll repeat that this is a commercial project in a commercial designation and commercial zone, and that's the base of any recommendation. Otherwise, we continue to concede that this project doesn't meet the aspirational goals and certain non-objective policies in the UV plan, and we've made it clear to the applicant that some of these unmet goals (most notably parking and FAR) could be used by a decisionmaker to find non-conformance with the UV plan and deny the project at hearing.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Jonathan Gordon [redacted]
Sent: Friday, March 28, 2025 16:37
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: Re: Chick Fil A

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Thank you for the response, I'm glad to hear there will not be a drive thru.

I still strongly disagree that a single story, single use, low density building with a large parking lot achieves the vision of "a pedestrian-oriented, mixed-use corridor, with a well-connected neighborhood and vibrant business district." My main question for you is, what would have to be worse about this for it to not meet the acceptability requirements of the Urban Village? If we think about it from that perspective, it doesn't seem that this project could be much worse of a fit.

The Smart & Final, as well as the Safeway, that you're talking about are basically parking oceans with prison-like buildings on islands in the middle. A patio is great until you realize it's unusable due to how much car noise and pollution all of this car dependent design generates. And the mural? Lipstick on a pig.

None of this is pedestrian friendly, urban, mixed use design.

-- Jonathan

On Fri, Mar 28, 2025 at 3:33 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hi Jonathan,
>
> Thanks for your e-mail.
>
> To be clear, this proposal does not include a drive-thru. The end result should this be approved would be a single-storey building on the San Carlos frontage with a quite large parking lot, but there is no drive-thru proposed, and a drive-thru would no longer be allowed at this site.

The baseline for this project is that this is a commercial project in a commercial designation and commercial zone, in a location that does not require residential development, and does not have an objective minimum density/FAR. At this point, staff generally believes that the project conforms with the Urban Village plan despite the lower density nature of the project because the UV plan envisions a pedestrian-oriented, mixed-use corridor, with a well-connected neighborhood and vibrant business district. Aspects of the project, including pedestrian improvements (wider sidewalks and intersection improvements) will help connect the project site and areas around the project site (i.e. the new apartment building to the Safeway/Smart & Final) and enhance pedestrian safety, includes a patio to add to street-level vibrancy on the San Carlos and Race corner, and a mural over about half the building facing San Carlos to add pedestrian interest. Staff continues to acknowledge that the project does not meet the aspirational goals of the UV (and has continued to push the applicant on certain aspects of this, including the amount of parking provided), but believes that on balance, the proposal meets GP and UV goals. Obviously, we will need to discuss further based on what we heard in the meeting yesterday, but I can't promise that staff's position will change as a result of those discussions.

In any event, a decision-maker, whether the Director/his representative, or Planning Commission or City Council on appeal, will also have to weigh the UV plan and policies and determine if the required findings can be made and approve or deny the project.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Jonathan Gordon [redacted]
Sent: Friday, March 28, 2025 15:06
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: Chick Fil A

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Hi Jason -

Can you please explain to me how a drive thru chick-fil-a meets the requirements of urban village zoning? That is the epitome of car dependent design which has no business being anywhere near our downtown or an urban village.

If you believe that a car dependent drive thru restaurant is above the line of acceptability for an urban village, I would love to understand your take on what is actually below the line? I truly don't understand what could be more inappropriate other than demolishing a structure to be replaced exclusively with car parking.

While I agree with your comments that planning decisions should not take in account the religious or political leanings of the business, especially those from the past, I completely disagree with your overall decision here.

We should 100% not allow this car dependent land use anywhere near our urban village designated areas. I honestly have no idea what urban village even means if this is what qualifies. It is a terrible direction and a terrible precedent to set.

--

Jonathan Gordon

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--

Jonathan Gordon

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Outlook

Re: Additional comment to H24-046 (1301 W San Carlos) Community Meeting 3/27

From Rachel Kumar [redacted]
Date Fri 2025-03-28 11:05
To Lee, Jason <Jason.Lee@sanjoseca.gov>

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Thanks Jason. I understand that you've got to consider some challenging arguments both for and against this proposal, and I do appreciate your professional and thorough communication as you attempt to fairly consider all of those competing interests.

Thanks again,
-Rachel

On Fri, Mar 28, 2025 at 9:35 AM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hi Rachel,
>
> Thank you, and thank you for your comments. All comments e-mailed (including this comment) will be included in the packets we send to decision-makers.
>
> Internally, we'll continue to talk and regroup on a recommendation here, and we'll talk about if we heard anything that would change our minds on this, or if we need to ask the applicant to correct anything to come into conformance. From staff's point of view, the baseline on this project has been that it's a commercial project in a commercial designation and a commercial zone which does not violate any objective standards, but obviously there are other considerations beyond just that, and do know that we are not dismissing your concerns out of hand. We have reconsidered this and had multiple meetings (including after some comment letters were received) about this project to talk about the recommendation and to consider different policies which have been brought up to us.
>
> I have tried to be clear to everyone, and I hope I was last night as well, that regardless of staff's ultimate recommendation, a decision-maker can use the points made by the public (or frankly, even points made by staff) to come up with a different balance than staff and deny the project if they so wish, especially with the finding that was mentioned yesterday (advancing the goals of the General Plan, specific plans, etc.). I can't promise that we'll come up with a different result (and to be clear, I can't promise to the applicant that we *won't* come up with a different result either), but we'll certainly have further discussions.
>
> Regarding the specific comment, I do understand the concern here, and I'll mention it and see if we can consider it in full or in part within the bounds of staff review and the required permit findings, but again, it will be in the record for decisionmakers as well.
>
> Thanks again,
> Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Rachel Kumar [redacted]
Sent: Thursday, March 27, 2025 20:07
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Additional comment to H24-046 (1301 W San Carlos) Community Meeting 3/27

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Hi Jason, thank you for hosting the community meeting this evening on the San Carlos & Race street development proposal.

I understand that your final remarks were intended to inform us of the rationale that your team is using to evaluate and make a recommendation, but it also (maybe unintentionally) made it sound like our input as members of the public was not going to affect your recommendation since you'd already made your decision that "on balance" the plan met the established goals.

I understand that you're bound by certain processes: that you must evaluate an application when presented, and that you cannot consider the specific applicant or tenant's identity in determining your recommendation. However, it would seem irresponsible, to me, to ignore the most likely effects of this plan based on the community response.

As we've seen at other locations Chick-Fil-A has opened in San Jose, there is often high demand that reaches beyond immediate neighborhoods. Greenlighting this new location in a neighborhood that **does not welcome** the brand, means that they will be primarily serving non-neighbors, and again, in a business layout that will not necessarily funnel those visitors as additional foot traffic to the other businesses in the Urban Village. Practically speaking, this suggests that it will draw high incoming but **short-term** visits which may be good for Chick-Fil-A but a negative for the neighborhood residents, the existing businesses that will be uprooted, and any new businesses whose pedestrian customer base will have to compete with the constant car traffic to this location.

Please share my concerns with the staff at your next review, and again, thank you for providing the forum for public input.
-Rachel

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Outlook

RE: H24-046 (1301 W San Carlos) Community Meeting 3/27

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-03-28 13:18
To 'Greg Ripa' [redacted]
Cc District 6 <district6@sanjoseca.gov>

Hi Greg,

Thank you for this, and also for your comments last night. I forwarded this over to Christine and Hudson, and of course, staff will consider your comments again in the course of formulating a recommendation.

Thanks again,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Greg Ripa [redacted] March 27, 2025 21:22
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: District 6 <district6@sanjoseca.gov>
Subject: Re: H24-046 (1301 W San Carlos) Community Meeting 3/27

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Jason,

Here is my follow up letter to tonight's meeting. You can share it with the applicants as well. Please let me know if you have any questions.

Thanks,
Greg

On Wed, Mar 26, 2025 at 8:45 AM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hi Greg,

I checked with Public Works, and the LTA does not assume the presence of the Burger King. Even though the physical building was demolished fairly recently, it was vacated about eight years ago now, and there hasn't been an active use on that part of the site since then.

Thanks and understood, obviously comments are saved for the record and will be presented to the decision-making body/bodies at hearing (in addition to any testimony at the hearing).

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Greg Ripa [redacted]
Sent: Tuesday, March 25, 2025 9:54 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: District 6 <district6@sanjoseca.gov>
Subject: Re: H24-046 (1301 W San Carlos) Community Meeting 3/27

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Jason,

I actually never intended to hear a response, so thank you for responding at all! I do disagree with some of the conclusions regarding the various policies but these are indeed areas where I think people can disagree.

I do have one issue with your statement, however. You wrote "'also note that we have to review the project site as it is and the project as it exists on file. For example, we are not able to do our analysis with the assumption that the Burger King building is still there, as it is not." However, coming from a transportation analysis background, and knowing that a Local Transportation Analysis (LTA) is under review, I'd be willing to bet that it accounts for the traffic from the previous Burger King in its analysis. Therefore, there would be some inconsistency there where planning doesn't analyze the effects of demolished buildings but the traffic analysis does account for those effects. I'd have to see the results of the LTA to confirm this.

I agree that staff will make a recommendation one way or another and that the applicants have the right to proceed to a hearing on this project, regardless of staff recommendation. None-the-less, I would still be opposed to the project at such a hearing at the Planning Commission or City Council, who ultimately may or may not override the staff decision.

Thanks again for your response, even if I disagree with some of the conclusions!

Greg

On Tue, Mar 25, 2025 at 6:19 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Greg,

Thanks for your e-mail, and the thoughtful and thorough letter on this project. As I absolutely am not going to have the time to respond to your letter prior to Thursday's community meeting, I am instead going to attach a portion of staff's response to a similar letter from the D6 Neighborhood Leadership Group, who brought up similar concerns about the project. This is not going to respond to your arguments exactly, but many of the points raised do mirror the points raised by the D6NLG in their letter (sometimes using the UV policy instead of a similar GP policy and vice versa).

I think the most succinct response I can give regarding this project is that staff generally feels that this is a commercial project in a commercial-designated and commercial-zoned area, which does not require a residential component, and does not prescribe (although it does encourage) a minimum FAR. Staff has analyzed the project thoroughly, and we generally believe that the project meets many General Plan and Urban Village policies, and is designed in a manner to meet broader Urban Village visions of increased walkability and connectivity in the area, vibrancy, public spaces (including sidewalks), and the incorporation of public art, it is on balance in conformance with the GP and UV. We understand that the project does not meet some of the aspirational goals of the plan, but ultimately do not believe that the GP or the UV plan itself precludes such commercial development. Ultimately, should the Director or his representative, or the Planning Commission or City Council on appeal, disagree with staff's findings, they would be able to reverse a recommendation for approval and deny the project instead.

I'd also note that we have to review the project site as it is and the project as it exists on file. For example, we are not able to do our analysis with the assumption that the Burger King building is still there, as it is not; additionally, State law requires that we must take this project forward and evaluate this project on its own merits – not on the merits of the highest and best use of the land, or the merits of a potential alternative project. The applicants have made it clear that they are not intending to build an intense mixed-use project on this site and per State law, they have the right to proceed to a hearing on this project, regardless of staff recommendation. While staff is likely to recommend approval because we believe that the project is on balance in conformance with the GP and UV plan and policies, staff is not the final decisionmaker on the project and any such recommendation can be overruled.

I would like to also note that should the project be approved, it will include a condition for a mural for what the plans show as a blank wall along San Carlos in order to add more visual appeal to the project. I'll also note that all projects are entitled to seek exceptions to the Citywide Design Standards pursuant to Section 1.1.2, and generally, these requests are granted if the findings can be made; additionally, the design portions of the Urban Village Plan generally prevail over the Citywide Design Guidelines due to the hierarchy of documents, so any component prescribed or discussed in an Urban Village plan overrides the Citywide Design Guidelines.

Thanks,
Jason

In general, the West San Carlos Urban Village Plan intends to create a pedestrian-oriented, mixed-use corridor, and is envisioned as an accessible, well-connected neighborhood and vibrant business district. While higher-density uses are allowed, lower-density uses are not precluded in the Urban Village. Even in higher-density neighborhoods in San José, and around the region, state, and world, there are buildings of various densities and sizes which make up the urban fabric. Lower-density uses can still fit within the urban fabric, and contribute to the streetscape, walkability, and street-level vibrancy of districts; within the City, staff points to the eastern portion of The Alameda where a mix of densities, including lower-density projects, do not prevent a vibrant streetscape.

Staff has worked with Chick-fil-A to move away from a typical franchise restaurant at this location and add positive features to the building, including a patio at the corner to add street-level vibrancy, and have negotiated for a mural to cover half the building on the West San Carlos side to add pedestrian interest. The applicants have also added some elements of mid-century design through concrete blocks, a breeze-block-type design on the patio, and a flat roof. For physical improvements, the applicants will also be required to create a 20-foot-wide sidewalk on San Carlos and a 15-foot-sidewalk along Race, and add a bulb-out to enhance pedestrian and traffic safety at the San Carlos and Race intersection.

Staff believes that with these changes to the project and the nature of a restaurant (quick-service or otherwise), that the project generally conforms to the vision laid out in the West San Carlos Urban Village Plan. Specifically, the project will improve sidewalks and streets, including major pedestrian improvements through widening sidewalks along both frontages, to allow better access to neighborhood goods and services near this site and beyond. The project also creates a restaurant on the corner which many residents in and around the urban village will be able to walk to, and those in other areas, including downtown, would be able to take transit to. The restaurant would create a private covered outdoor patio, a low-barrier gathering space which can be used by residents and customers, and provide a mural, integrating public art and improving the streetscape. The applicants also plan to work with the Office of Cultural Affairs to have a local artist design the proposed mural.

In general, staff acknowledges the description of the Mixed-Use Residential Character Area in the Urban Village plan (page 21), and that the area is envisioned for higher-density mixed-use and residential development over ground-floor retail. However, the controlling land use for the parcel is the land use designation and zoning, Urban Village, which is described in the Urban Village in the Mixed-Use Residential Character Area (page 26). This designation is explained as a commercial designation, supporting a broad range of commercial development, including retail and office. The land use designation does not require residential uses, but rather the inclusion of pedestrian-oriented, ground-floor commercial uses fronting West San Carlos Street. The project includes an entrance along West San Carlos, and staff has worked with the applicant to include additional pedestrian interest and vibrancy along the street, as explained above. Therefore, staff believes that despite the lower-density nature of the project, it would help contribute to the urban fabric of West San Carlos Street and the plan area.

Generally speaking, this is likely not the highest and best use of the site, but as it is more likely than not to be a long-term use, staff is not viewing this as an interim use. However, should the area continue to succeed and the land values increase, it becomes more possible that the site is wholly or partially redeveloped to a higher-density or mixed-use project; in any event, a typical restaurant/retail use and parking does not preclude redevelopment of the site, or a portion thereof, in the future. The chance of this happening with a commercial project and (especially) a parking lot is much higher than it would be with, for example, low or medium density residential. In fact, and while not intimating that this will happen at the site, staff has found examples of standalone sites of this restaurant being incorporated into a larger mixed-use project, so this may occur if market conditions are correct. In any event, staff is not relying on General Plan policy IE-1.11 regarding interim uses in formulating the recommendation for this project, as on balance, the project would be more likely to be long-term if constructed.

For more detailed responses to each of the General and Urban Village Plan policies included in your letter, please see the following appendix; at this time, staff generally believes that although the project may not be strictly in conformance with all policies (and in fact, no project is strictly in conformance with all policies), the project is, on balance, consistent with the General and Urban Village Plans and their policies.

Ultimately, staff must review projects when, where, and how applicants apply for them, and formulate a recommendation on a project's own merits, not on the merits of past projects or potential future projects on or off the site. In considering this project, we ultimately believe that we can find a commercial project in conformance with the Urban Village designation and zone, and generally in conformance with the policies listed below (and other policies not listed below). We are sympathetic to these concerns and have and will

continue to relay these messages to the applicant, including the policies referenced in your letter. Staff will also continue to encourage improvements to the proposed site plan, but ultimately, staff must follow the policies and process the application, and recommend approval if we can find conformance with the General and Urban Village plans, the Municipal Code, the Citywide Design Standards, and City Council policies.

Appendix: Specific Responses to General and Urban Village Plan Policies

Policy	Staff Response
GP IE-1.11	Per above, staff agrees this is not an interim use. However, we believe the project is generally in conformance with the allowed uses of the UV designation and zoning of the site.
GP IE-2.7	A commercial project by definition provides job opportunities and sales taxes, which helps support city services and infrastructure. A larger project may provide more job opportunities and more sales taxes, but we are obligated to review and process the application on file.
GP IE-6.2	A quick service restaurant can provide jobs for residents of all skill and education levels, including “unskilled” labor to managerial level positions.
WSCUVP LU-1.1	The 0.3 FAR is not met, but the policy says to encourage this. Staff has encouraged the applicant at every turn to meet an FAR of 0.3 across the development, pursuant to the language of the policy. No minimum FAR is indicated in the General Plan, Urban Village Plan, or Zoning code for UV-designated and zoned sites.
WSCUVP LU-3.1	Staff has encouraged this, but the applicant has made it clear that they are not intending to build an intense mixed-use development. A commercial-only use is permitted in a commercial land use designation and zoning.
WSCUVP UD-1.2	Staff from multiple departments have tried our best to maintain a mid-century modern design while meeting various requirements, keeping some texture through concrete blocks and including a breeze-block-type design on the patio, including a flat roof, and reconfiguring the interior to add windows on the street frontages while still meeting interior design requirements. Ultimately, the project will have some frontage-facing windows and will upgrade the streetscape along West San Carlos to make the area more pedestrian-friendly.
WSCUVP UD-6.3	Staff has encouraged the applicant at every turn to reduce the amount of parking, and will continue to do so. However, the applicant has been insistent on the amount of parking and has relayed that the project is not feasible without this amount of parking spaces. Ultimately, City code has eliminated minimum parking requirements, but has not included maximum parking restrictions, so the applicant is able to choose the amount of parking they find appropriate for their project. Staff also notes that should the market or the corridor evolve such that the amount of parking proposed is no longer necessary, the majority of the parking lot could be redeveloped to another commercial or mixed use under the Urban Village Plan.
GP IE-1.5	Staff notes that a quick-service restaurant is an employment use.
GP IE-1.6	This proposal would allow people to take transit to visit or work at the restaurant, including from other transit-rich areas of the City.
GP FS-3.6	Per the above, staff believes the on balance, the project does conform to the Urban Village Plan
GP FS-4.7	Staff notes that as explained above, the project will provide benefits through the creation of new pedestrian facilities (sidewalks) pursuant to the General and Urban Village plans.

GP FS-4.8	Staff notes that the project creates job and commercial opportunities near residential development.
GP MS-10.5	Staff interprets this to mean that the project should meet site design guidelines and encourage the use of public transit through transit incentives. The project generally meets site design guidelines, with one deviation (two driveways) required for service vehicle circulation. The project is encouraged to provide transit incentives; however, there is no requirement to do so; staff will require this if it is found that it is required through a Local Transportation Analysis, but this is unlikely.
GP MS-14.1	This project is a job-providing commercial project in a commercial zone.
GP MS-21.4	In short, many of these trees are being removed due to the City's zoning requirements (10-foot maximum setbacks), in combination with the trees being in close proximity to the building; the City's requirements for expanding sidewalks along the property lines; and the health of the trees (large decaying wounds, girdling roots, embedded with a chain link fence, etc.). Staff continues to ask for the retention of some of the trees which do not have these issues, although this may not be possible due to the nature of how the trees were originally planted (in small planters).
GP VN-1.6	The project is being asked by the City to provide a 20-foot attached sidewalk along West San Carlos, with tree wells at the back of curb. Some landscaping and water drainage is needed to meet the regional stormwater requirements; however, staff continues to work with the applicant on potentially moving the building and changing the landscaping to increase engagement opportunities with the mural, which will cover much of the non-windowed area along San Carlos.
GP VN-1.11	This project does not include late-night uses, unlike the prior use, and due to the discontinuance of that use, does not inherit the legal non-conforming condition. The project is buffered from surrounding developments in a manner consistent with the Code and Citywide Design Standards.
GP CD-1.12	While the interior design meets the needs of a franchise restaurant, the exterior does not reflect a franchise design (this is like old Pizza Huts, Mimi's Café, etc.), in that any retail establishment could comfortably move into the physical building with tenant improvements. The project does provide a convenient means of entry from both San Carlos and Race Streets, and we continue to work with the applicant on the pedestrian frontage along San Carlos. Staff believes the project generally meets mid-century modern through the texture, flat roof, and breeze-block-like design at the patio.
GP CD-1.17	The provided parking is not provided on the more active street (West San Carlos). The project meets the Citywide Design Standard screening requirements along Race Street, and to the buildings to the north and east.
GP CD-2.3	Staff is working with the applicant to make major improvements to the frontage and sidewalk along West San Carlos and will require a mural on the building to create additional visual interest. The building corner is accessible along both frontages. VTA has moved the transit stop previously in front of the building to the Walgreens site, and is instructing the applicant to remove the bus pad should the project move forward. Therefore, there is no transit stop to be integrated into the project design.
GP CD-3.9	Staff has worked with the applicant on this, but the configuration of the lot requires two driveways for service vehicles to meet the required turn

	radii. A Local Transportation Analysis is under review and may result in other improvements on and around the project site; the project is also being required to expand the sidewalk on Race Street to expand sight distance, while creating a bulbout at the intersection to improve pedestrian safety.
WSCUVP LU-2.6	The project never proposed a drive-through, and this particular company has begun to propose restaurants without drive-throughs in multiple Bay Area cities. In any event, drive-throughs are specifically prohibited in this Urban Village and would not be allowed.

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Greg Ripa [redacted]
Sent: Monday, March 24, 2025 10:38 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Re: H24-046 (1301 W San Carlos) Community Meeting 3/27

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Jason,

Attached are my comments regarding this project. In general, I am opposed to this project because it does not fit in well with the Urban Village.

Thank you,
Greg

On Thu, Mar 20, 2025 at 5:43 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hello everyone,
>
> As the Interested Parties list has grown quite substantially since this notice first went out, I would like to make sure that everyone receives this information regarding the community meeting. Especially note that we do expect that each speaker will be limited to **one minute** during public comment. If you have additional comments that do not fit within one minute (or if you are unable to attend the community meeting), please feel free to send comments to me before or after the community meeting.
>
> I also would like to let everyone know that third submittal plans are now available online at https://permits.sanjoseca.gov/api/public-portal/permit/attachment?attachmentRSN=345224
>
> Thanks,
> Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Lee, Jason
Sent: Wednesday, March 5, 2025 4:03 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: H24-046 (1301 W San Carlos) Community Meeting 3/27

Hello everyone,

This is a notice for a Community Meeting for the 1301 W San Carlos Chick-fil-A project (File No. H24-046) on Zoom on Thursday, March 27 at 6:30 pm. The Zoom link will be https://sanjoseca.zoom.us/j/98038029038, and the City's meeting landing page (including postcard and agenda) is at https://www.sanjoseca.gov/Home/Components/Calendar/Event/7395/4953. If needed, you can call into the meeting at 408-638-0968 or 888-475-4499 and enter the Meeting ID, 980 3802 9038.

Due to the amount of interest in the project, we expect that each speaker will be limited to **one minute** during public comment, so please anticipate this. If you have additional comments that do not fit within one minute, please feel free to send them to me before or after the community meeting.

You are receiving this e-mail because you are on the Interested Parties list for this project. If you live within 1,000 feet of the project site, you will also be receiving a postcard notice in the mail. Please feel free to inform your neighbors about this meeting, and you or they can contact me if you have any questions about this.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: City of San Jose staff, District 6 Councilmember Michael Mulcahy, and Project Applicants

From: Greg Ripa, *nearby resident on Lincoln Ave between Park and San Carlos*

Re: File No. H24-046 (1301 W San Carlos)

I am not opposed to redevelopment in the area. In general, I encourage it in a way that maximizes the potential use of the Urban Village process. During the community meetings for the West San Carlos Urban Village Plan, I continually advocated for greater densities and higher building heights in the plan.

<u>I oppose this development project.</u> Why? It is not dense; it is auto oriented; and it does not meet various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines. More details and facts to support these positions can be found below in the various sections about why the plan does not meet those various intents, goals, policies, and standards.

San Jose General Plan

The San Jose General Plan does not support this development project because this project does not meet the intents and policies set forth in this document.

This project is located within the West San Carlos Urban Village Plan, which is a Local Transit Urban Village. As the general plan states, "Local Transit Urban Villages… are planned for a balanced mix of job and housing growth at relatively high densities with greater emphasis placed upon building complete communities at each Urban Village location while also supporting use of the local transit system." Unfortunately, this project does not support the intent of the urban villages because it is not a relatively high-density use.

IE-1.11 Allow interim development of employment lands with alternative employment uses such as small expansions of existing uses or reuse of existing buildings when the interim development would not limit the site's ability to be redeveloped in the future in accordance with the long-term plan for the site.

This site is over 1 acre in size. There are relatively few parcels and aggregations of parcels that meet this size. The Urban Village Plan specifically calls out that residential development shouldn't happen at sizes less than 0.5 acres in size, showing how important large parcels are to the success of the plan. Therefore, we should preserve these large parcel sizes for the best potential uses, not creating new low-density buildings that may stymie future high-density development. Since a new building and new parking lot may limit this relatively large site's ability to redevelop, and since this project is not a small expansion of an existing building or re-use of an existing building, this project does not meet this General Plan policy.

FS-3.4 Promote land use policy and implementation actions that improve our City's fiscal sustainability. Maintain or enhance the City's projected total net revenue through amendments made to this General Plan in each Review process. Discourage proposed rezonings or other discretionary land use actions that could significantly diminish revenue to the City or significantly increase its service costs to the City without offsetting increases in revenue.

The existing buildings (including the now demolished Burger King) total about 7,000sf. This project proposes demolishing everything on site and starting over with a new building of less than 5,200sf. That is a reduction in commercial square footage of over 1,800sf! Reducing the size of commercial square footage may reduce the tax benefits of the area due to the reduction in square footage of commercial space. Therefore, this project does not meet this General Plan policy.

FS-4.1 Preserve and enhance employment land acreage and building floor area capacity for various employment activities because they provide revenue, near-term jobs, contribute to our City's long-term achievement of economic development and job growth goals, and provide opportunities for the development of retail to serve individual neighborhoods, larger community areas, and the Bay Area.

As mentioned previously, this project reduces the commercial square footage by over 1,800sf. Thus, this project neither preserves nor enhances employment (commercial) land. Less commercial square footage may lead to less commercial jobs. Therefore, this project does not meet this General Plan policy.

FS-4.8 Emphasize mixed-use development for most new development, to achieve service efficiencies from compact development patterns and to maximize job development and commercial opportunities near residential development

This project is located in an Urban Village and is zones for the Urban Village zoning designation, which is a high-density mixed-use designation. This project proposes a low-density single use development. This land is perfect for high-density mixed-use development due to its zoning, lot size, transit adjacency, etc. Therefore, this project does not meet this General Plan policy.

CD-1.11 To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.

There is more detail provided later in the Design Standards section, but this project proposes large blank walls along the primary pedestrian oriented street of San Carlos and is generally auto oriented due to the amount and type of doors and glazing along the parking lot side of the building vs. the active street frontage side of the building. There is not enough transparency to see into active ground floor uses from San Carlos. Therefore, this project does not meet this General Plan policy.

CD-1.17 Minimize the footprint and visibility of parking areas.

The existing buildings (including the now demolished Burger King) have a total of about 56 to 58 parking spaces (some are unmarked so it is hard to determine an exact number). This project proposes demolishing everything on site and starting over with a new parking lot of 60 spaces. Thus, this project proposes to increase the parking in a pedestrian oriented area. Rather than minimizes the amount of parking, this project maximizes it. Therefore, this project does not meet this General Plan policy.

CD-2.10 Recognize that finite land area exists for development and that density supports retail vitality and transit ridership. Use land use regulations to require compact, low-impact development that efficiently uses land planned for growth, especially for residential development which tends to have a long life-span.

As discussed previously for policies IE-1.11 and FS-3.4, this project is creating a low-density development where we have a finite amount of high-density development potential such as this relatively large parcel. This project does not use the finite amount of land we have in this Urban Village to its fullest potential (or even to the half-full potential). Thus, this project does not support the density intended for an Urban Village so does not efficiently use this land. Thus, this project does not meet this General Plan policy.

CD-2.11 Within the Downtown and Urban Village Area Boundaries, consistent with the minimum density requirements of the applicable Land Use / Transportation Diagram designation, avoid the construction of surface parking lots except as an interim use, so that long-term development of the site will result in a cohesive urban form

As discussed in Policy CD-1.17, this project proposes to expand the amount of parking on site as compared to the existing amount of parking. Therefore, this project does not meet the spirit of this policy.

CD-7.1 Support intensive development and uses within Urban Villages

As discussed previously, this project has a smaller building size than the existing uses. It is a low density use at about .11 FAR and does not even come close to the maximum building FARs allowed in an urban village (3.5 at the low end and 10+ at the higher ends). Therefore, this project is not an intensive use, but is a mild use of the land. Therefore, this project does not meet this General Plan policy.

The appropriate density for mixed-use projects is that which can be accommodated under a maximum FAR of 10.0, or as determined by a more specific density range established within the Urban Village Plan. For projects that are wholly employment uses, a lower FAR than indicated in the Urban Village Plan is also appropriate to facilitate development of interim employment uses.

A lower FAR should be at least the neighborhood/ community commercial amount at about 3.0 FAR. As discussed previously, this project does not meet this threshold at all. Thus, this project does not meet this General Plan policy.

LU-5.3 Encourage new and intensification of existing commercial development, including stand-alone, vertical mixed-use, or integrated horizontal mixed-use projects, consistent with the Land Use / Transportation Diagram.

As mentioned previously, this project reduces the commercial square footage by over 1,800sf. Thus, this project is not an intensification of existing commercial development. Therefore, this project does not meet this General Plan policy.

LU-10.1 Develop land use plans and implementation tools that result in the construction of mixed-use development in appropriate places throughout the City as a means to establish walkable, complete communities.

The West San Carlos Urban Village Plan is the land use plan and implementation tool to support mixed use development on this site. However, the project is proposing a low-density single use development which will not result in the construction of a mixed-use development in this appropriate part of the city. Therefore, this project does not meet this General Plan policy.

LU-10.4 Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street type development.

> As mentioned previously, the project is proposing a low-density single use development which will not result in the construction of any residential housing units. Thus, a residential project will not be developed at this relatively large Urban Village site. Therefore, this project does not meet this General Plan policy.

LU-10.7 Encourage consolidation of parcels to promote mixed-use and high-density development at locations identified in the Land use / Transportation Diagram.

> This project is proposing to consolidate some parcels together, which is actually good! However, it is not being used to promote mixed-use and high-density development, but rather single use and low-density development. Therefore, this project does not meet this General Plan policy.

West San Carlos Urban Village Plan

The West San Carlos Urban Village Plan does not support this development project because this project does not meet the intents, objectives, and policies set forth in this document.

The Village is envisioned as an accessible, well-connected neighborhood and vibrant business district. The Mixed-Use Residential Character Area, where this project is located, is an eastern gateway into the Urban Village.

The area is envisioned with higher-density mixed-use and residential development… Development is proposed to range between three and seven stories with residential uses above a mix of active ground floor retail.

> This project is proposing a low-density, single story, single use commercial development which will not result in the construction of any residential housing units. As discussed in more detail in the Design Standards section below, the project does not make for an active ground floor experience due to the auto-oriented nature of this project and the large blank walls on the primary pedestrian street of San Carlos. Therefore, this project does not meet the intent

of the Mixed-Use Residential Character Area of the West San Carlos Urban Village Plan.

The Urban Village designation in the Mixed-use Residential Character Area is a commercial designation which supports residential development only on parcels meeting a minimum size of 0.5 acres. Residential development along West San Carlos Street or Meridian Avenue should include pedestrian oriented, ground- floor commercial uses that front the street... Before a site meets the aforementioned development criteria*, the uses allowed on parcels with a Urban Village land use designation are those uses allowed within the Neighborhood/Community Commercial designation... Neighborhood/Community Commercial Density: FAR up to 3.5 Neighborhood/Community Commercial uses typically have a strong connection to, and provide services and amenities for, the nearby community. These uses should be designed to promote this connection with an appropriate urban form that supports walking, transit use, and public interaction.*

As mentioned previously, this is a relatively large site of about 1 acre but the proposed redevelopment is not pedestrian oriented and is not mixed use. Also, since this could be considered a site before it meets the development criteria, would it meet the use criteria of Neighborhood/ Community Commercial which promotes a form that supports walking, transit use, and public interaction? No, this project does not. It is still auto-oriented, not pedestrian oriented (see more information about the auto orientation in the Design Standards section). It is a very low FAR or 0.11, nowhere near the maximum for Urban Village or even Neighborhood/ Community Commercial of 3.0+. Therefore, this project does not meet the intent of the Urban Village designation in the Mixed-Use Residential Character Area of the West San Carlos Urban Village Plan.

A primary objective of this Plan is to retain the existing amount of commercial space within the West San Carlos Urban Village area and increase commercial activity and employment opportunities as the area redevelops.

As mentioned in the discussion of General Plan Policy FS-3.4, the existing buildings (including the now demolished Burger King) total about 7,000sf and this project proposes demolishing everything on site and starting over with a new building of less than 5,200sf. That is a reduction in commercial square footage of

over 1,800sf! Thus, this project does not retain the existing amount of commercial space and may reduce the commercial activity and employment opportunities. Therefore, this project does not meet this primary objective of the West San Carlos Urban Village Plan.

Additionally, since the West San Carlos Urban Village will focus on the pedestrian, new drive through uses are not supported. New auto oriented uses are prohibited.

This project does not focus on the pedestrian due to the proposed large blank walls along San Carlos Street and the auto-oriented building (more information in the Design Standards section). While the building does not have a drive through and is not considered an auto oriented "use", the project still does not meet this intent of the West San Carlos Urban Village Plan.

Policy LU-1.1: Encourage new commercial development to be built at Floor Area Ratios of 0.3 or greater.

The project proposes to build at an FAR of 0.11, which is only about 36% of the minimum FAR of this policy. This project does not meet the minimum FAR size required. Therefore, this project does not meet this policy of the West San Carlos Urban Village Plan.

Encourage active ground floor edges with retail storefronts, cafés, restaurants, outdoor dining, and common areas for development within residential and mixed-use designated areas… Maximize use of non-colored, non-reflective glass windows to increase transparency between indoor and outdoor activity along the ground floor.

As discussed in further detail in the Design Standards section below, the project proposes to place a "patterned vinyl film" on the windows and doors facing San Carlos, thereby reducing the transparency between indoor and outdoor activity along the primary pedestrian corridor. Further, there are large blank walls along San Carlos, further reducing this transparency. Therefore, this project does not meet this policy of the West San Carlos Urban Village Plan.

Design Standards

The San Jose Citywide Design Standards and Guidelines do not support this development project because this project does not meet the standards set forth in this document.

Ground floors with active frontages create engaging streets that are comfortable to use and visually appealing for pedestrians.

> This plan does not create an active street frontage and is primarily auto oriented. For example, there are 3 sets of doors (1 public double, 1 public single, and 1 employee single) plus 3 sets of windows (2 in public areas and 1 in employee area) facing the parking lot, whereas there are 2 sets of doors (1 public and 1 employee) and plus 3 sets of windows (1 in public area and 2 in employee area). Further, the windows along the primary street (San Carlos) are proposed to have "patterned vinyl film" on them, which I would consider an opaque or semi-opaque building element and may obscure viewing in or out of those windows, whereas the parking lot side is proposed to have transparent (clear) glass without any film. This imbalance, particularly with the number and transparency of the doors and windows, makes the building feel more auto oriented than pedestrian oriented.

S2. Create transparent façades with windows or clear glazing for at least 70 percent of the active frontage length along primary streets or public open spaces and 50 percent of the active frontage length along secondary streets (see Fig 4.3 and 4.5).

> In the plans, the total building frontage length along the primary street (San Carlos) is 81'-8.25" and the total glazing is less than 27', which is about 33% of the active frontage length. Further, there is more glazing and active uses proposed for the secondary street (Race Street). Therefore, this building plan does not meet this design standard. To fix this issue, the Dining Room and glazing should be placed along the length of San Carlos, not Race.

S4. Windows and clear glazing on the ground floor façade must have no opaque or semi-opaque building elements wider than two inches or spaced more closely than five feet between 3 to 10 vertical feet from the sidewalk.

> In the plans, the glazing along San Carlos is intended to have "patterned vinyl film", which I would consider an opaque or semi-opaque building element wider than 2". Thus, this plan does not meet this design standard.

Blank walls make places feel uninviting and sometimes unsafe. Minimizing long stretches of unbroken façades and non-active frontages, such as parking garages and service and utility areas, creates an active and safe public realm. Standards S1. Limit continuous blank walls on the ground floor to less than 30 feet along primary street façades and 50 feet along secondary street façades (see Fig. 4.13).

> In the plans, there is a 37'-11.75" blank wall along the primary street, San Carlos, so this plan does not meet this design standard.

How I Would Support a Development

As mentioned previously, I continually advocated for greater densities and higher building heights in the Urban Village planning process. Thus, I support projects that adhere to the Urban Village Plan, are pedestrian oriented, are mixed use, and are high density. This particular project is none of those things.

If a project were proposed that is mixed use, high density (FAR 6.0+), and pedestrian oriented and also happened to have a ChickFilA in it, then I would support that project since it fulfills the intent and vision of the Urban Village plan. Until such a time comes that this project transforms from low density to high density, from single use to mixed use, and from auto oriented to pedestrian oriented, I will oppose this project. Said another way, the greater the density, pedestrian orientation, and mix of uses, the greater I will advocate for a project. But, since this project is at the low end of those spectrums, I will strongly oppose it.

<u>Therefore, please reject this project as currently proposed and ask the applicant to come back with a higher density (FAR 6.0+), mixed use, pedestrian oriented project.</u>

Thank you for your consideration!

To: City of San Jose staff, District 6 Councilmember Michael Mulcahy, and Project Applicants

From: Greg Ripa, *nearby resident on Lincoln Ave between Park and San Carlos*

Re: File No. H24-046 (1301 W San Carlos)

Date: March 27, 2025

As mentioned in my public comment at the public meeting on the evening of March 27, 2025, I oppose this development project. Why? It is not dense; it is auto oriented; and it does not meet various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines. Staff has indicated/ hinted that they are ok with a single use low density development. If so, it is still not pedestrian oriented, as described in the various plans and policies.

San Jose General Plan

CD-1.1 Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

> City staff should reject the project for not meeting the pedestrian-oriented intent of the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines and for not meeting various policies, objectives, and standards that reinforce that intent. Staff should apply strong design controls to the site plan and reject any plan that is not pedestrian oriented, which would include this project as currently proposed.

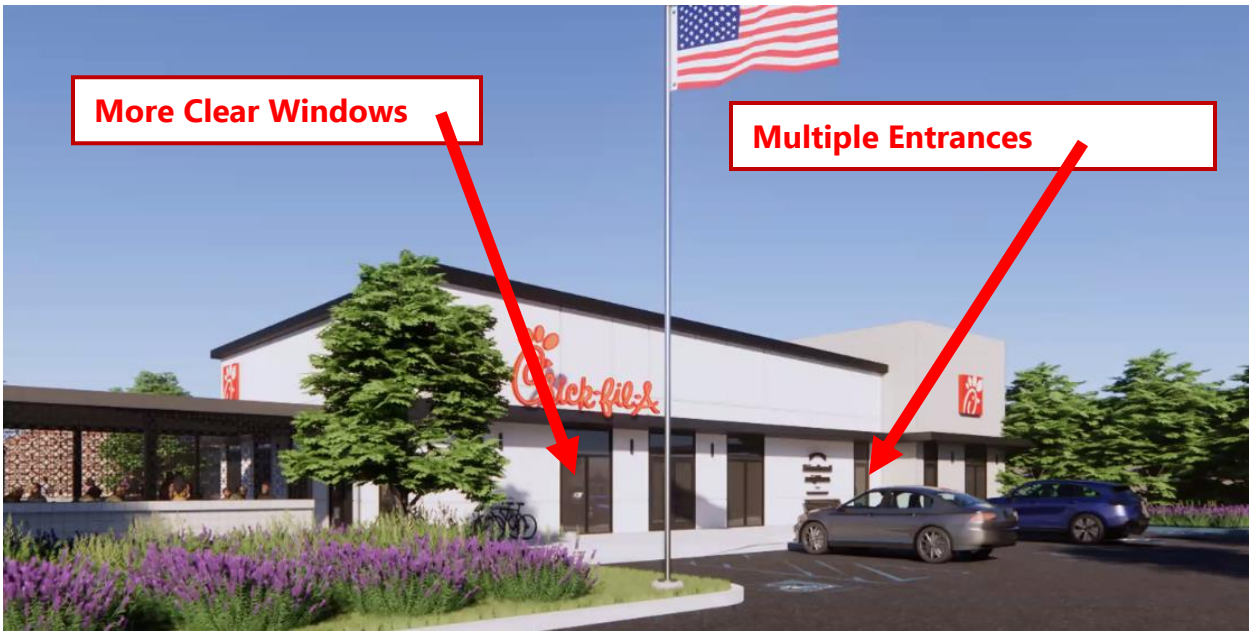
CD-1.5 Encourage incorporation of publicly accessible spaces, such as plazas or squares, into new and existing commercial and mixed-use developments.

> Staff should ask the applicant to make the outdoor patio a privately owned public space (POPS) so that the public can legally use it at times when the restaurant is closed.

CD-1.9 Give the greatest priority to developing high-quality pedestrian facilities in areas that will most promote transit use and bicycle and pedestrian activity. In pedestrian-oriented areas such as Downtown, Urban Villages, or along Main Streets, <u>place commercial and mixed-use building frontages at or near the street-facing property line with entrances directly to the public sidewalk</u>, provide high-quality pedestrian facilities that promote pedestrian activity, including adequate sidewalk dimensions for both circulation and outdoor activities related to adjacent land uses, a continuous tree canopy, and other pedestrian amenities.

As mentioned in my previous letter, the site is not pedestrian oriented. Only one corner public entrance is located on the corner whereas two public entrances are located facing the parking lot. There are more transparent windows facing the parking lot and less numerous opaque windows facing San Carlos Street. Landscaping is placed between the building and the sidewalk, where in a pedestrian oriented building, the building would front directly onto the sidewalk. There is a large wall along the pedestrian-oriented San Carlos Street and a mural is supposed to be required, but a mural does not make the sidewalk more vibrant than more transparent windows and doors. Therefore, this project does not meet this General Plan policy so staff should reject the project on this ground.

Proposed San Carlos Façade showing lack of pedestrian orientation



Proposed northern façade at parking lot showing auto orientation

CD-1.11 To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.

Only one public corner entry opens to the sidewalk. Two additional public entries open to the parking lot. There are more windows along the parking lot side and they are all transparent. There are fewer windows on the San Carlos Street side and they have an opaque film on them. There is a large blank wall (which should be reserved for the parking lot, not the streetscape). This façade along San Carlos is not inviting nor is it transparent to reveal what is taking place inside of the building. Therefore, this project does not meet this General Plan policy so staff should reject the project on this ground.

West San Carlos Urban Village Plan

Ground Floor Interface:
2. <u>Maximize use of non-colored, non-reflective glass windows to increase transparency between indoor and outdoor activity along the ground floor</u>
3. Provide shade for glass windows and doors along West San Carlos Street to afford climate protection for pedestrians. Incorporate generously-sized awnings, vertical screens, covered arcades, or walkways into buildings.
7. Discourage uninterrupted blank walls or façades. Where such blank walls are necessary, apply landscape screens, display boxes/ merchandise displays, light patterns, material variations, or other mitigation measures to enhance visual interest.

As discussed above under General Plan Policys CD-1.9 and CD-1.11, the project proposes to maximize the use of opaque glass treatments, rather than transparent treatments as required by this section of the West San Carlos Urban Village Plan. If shading the interior is an issue, incorporation of awnings, screens that hang over the sidewalk, covered arcades, etc. could be used instead. In the plans, the total building frontage length along the primary street (San Carlos) is 81'-8.25" and the total glazing is less than 27', which is about 33% of the active frontage length. Further, there is more glazing and active uses proposed for the secondary street (Race Street). Further, in the plans, there is a 37'-11.75" blank wall along the primary street, San Carlos Street. Therefore, this project does not meet the elements described in this section of the West San Carlos Urban Village Plan.

Sustainable Elements:
1. Encourage building development that integrates passive and active sustainable design elements and responds to San José's climate.

As mentioned previously, if shading the interior is an issue, incorporation of passive design elements like awnings, screens that hang over the sidewalk, covered arcades, etc. could be used instead of vinyl film on the glazing.

Design Standards

Ground floors with active frontages create engaging streets that are comfortable to use and visually appealing for pedestrians.

As discussed previously, this project does not create an active street frontage and is primarily auto oriented with more (transparent) windows and doors facing the parking lot than facing the street.

S2. <u>Create transparent façades with windows or clear glazing for at least 70 percent of the active frontage length along primary streets</u> or public open spaces and 50 percent of the active frontage length along secondary streets (see Fig 4.3 and 4.5).

In the plans, the total building frontage length along the primary street (San Carlos Street) is 81′-8.25″ and the total glazing is less than 27′, which is about 33% of the active frontage length. Further, there is more glazing and active uses proposed for the secondary street (Race Street). Therefore, this building plan does not meet this design standard.

S4. <u>Windows and clear glazing on the ground floor façade must have no opaque or semi-opaque building elements</u> wider than two inches or spaced more closely than five feet between 3 to 10 vertical feet from the sidewalk.

In the plans, the glazing along San Carlos Street is intended to have "patterned vinyl film", which is considered an opaque or semi-opaque building element wider than 2". Therefore, this plan does not meet this design standard.

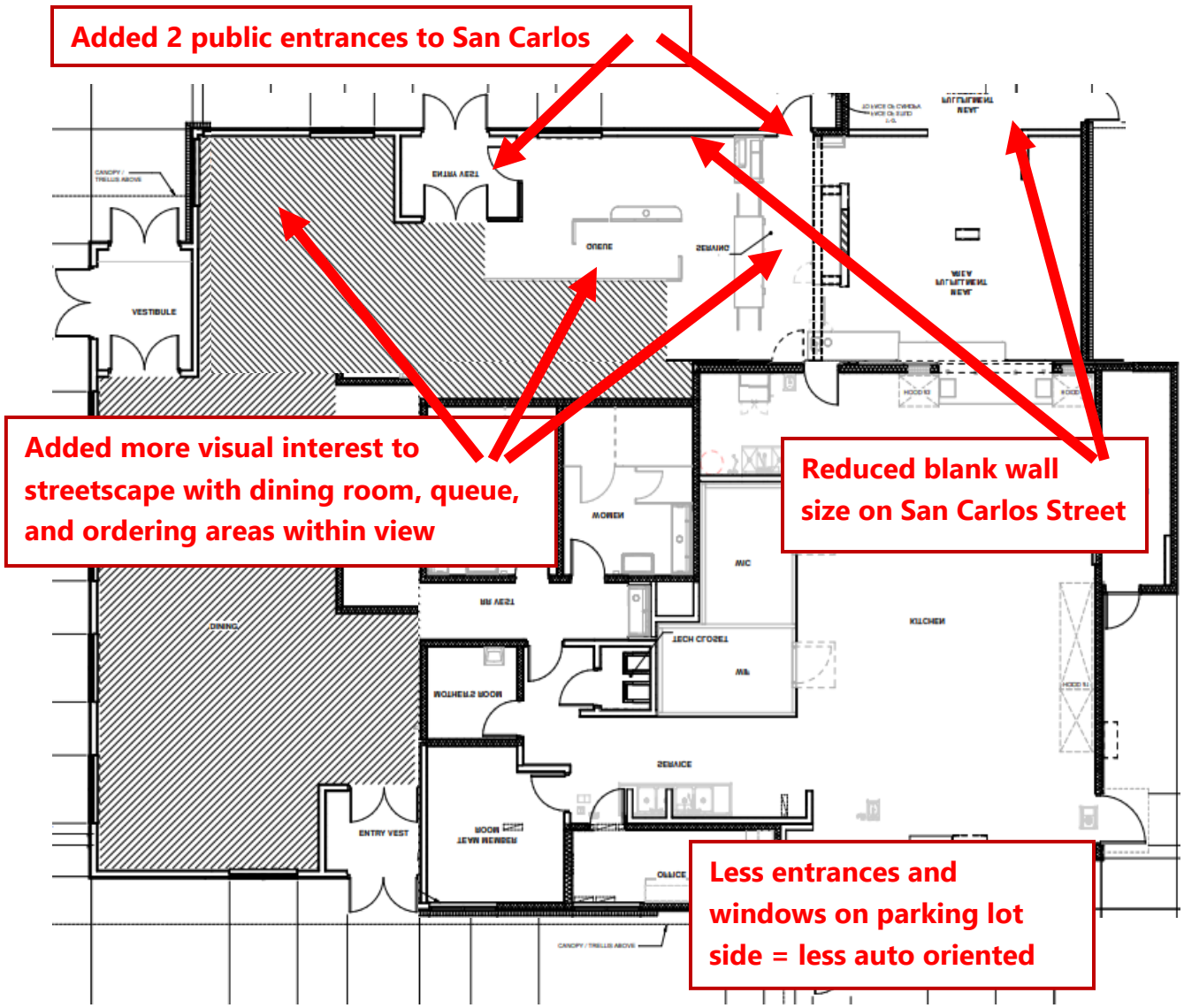
Blank walls make places feel uninviting and sometimes unsafe. Minimizing long stretches of unbroken façades and non-active frontages, such as parking garages and service and utility areas, creates an active and safe public realm. Standards S1. <u>Limit continuous blank walls on the ground floor to less than 30 feet along primary street façades</u> and 50 feet along secondary street façades (see Fig. 4.13).

In the plans, there is a 37′-11.75″ blank wall along the primary street, San Carlos, so this plan does not meet this design standard.

Suggested Changes to the Project

To comply with the various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines, the project should be redesigned. Below are some suggested changes that may make the project compliant with the issues discussed in the previous sections of this letter, but a scale rendering would need to be made first to confirm this.

First, flip the building so that there are more doors and windows along the San Carlos Street side. This would also have a complementary effect of reducing the length of the blank walls.



Second, ensure that the doors and glazing along San Carlos Street are transparent and do not have any "patterned vinyl film". Ideally, the size and number of windows along San Carlos Street would also be increased from even what is shown in these suggested changes so that 70% of that frontage is transparent door and window glazing. This second suggested change would also include removal of the landscaping between the building and the sidewalk so that all 3 to 4 (or more) building entrances facing the sidewalk are easily accessible and pedestrian oriented.

Fourth, if needed to provide passive shading to the interior of the building, the southern San Carlos Street façade should be redesigned to include passive shading elements like screens or awnings. An example of that is below.

Third, ensure that any large blank walls face the parking lot, and not the streets.

With these changes, this low-density project, which I wish were mixed-use and higher-density, would at least be more pedestrian oriented and fit better (but not great) into the West San Carlos Urban Village.

Recommendation to Staff

Until the project is changed based on the suggested changes above (or similar changes), the staff must evaluate the project as proposed. As discussed previously, <u>this proposed project as-is does not meet the various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines as described above; therefore, staff should "apply strong design controls to the site plan" and reject this plan as currently proposed</u>.

Outlook

RE: Chick-fil-A on West San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2025-04-02 08:56
To 'Anirudh Karki' [redacted]

Hi Anirudh,

Thanks for your e-mail, and your opposition is noted. I'll put you on the Interested Parties list and notify you when the hearing for this project is scheduled.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Anirudh Karki [redacted]
Sent: Tuesday, April 1, 2025 8:19 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Chick-fil-A on West San Carlos

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You don't often get email from [redacted] Learn why this is important

Hi Jason,

I am a resident of D6 and want to voice my opposition against the upcoming Chick-fil-A project on West San Carlos St. There is a reason San Jose will never become a vibrant walkable city and it's because we keep approving car centric projects in our urban villages.

I know this project will fit some flimsy definition of an urban village establishment but who are we kidding. Hoping we do better in the future!

Thanks,
Anirudh Karki

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Outlook

RE: Written comments regarding the Chick-Fil-A proposed for West San Carlos at Race

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-04-01 10:09
To 'Loui Tucker' [redacted]

Hi Loui,

I have asked for changes to their plan (most notably FAR and the size of the parking lot, which I bring up pretty much every time we meet; I also have asked for reconsideration of tree removal) throughout this process, and there have been *some* changes made to the plans in response to our comments. While applicants usually make changes requested by planning, they do not have to do so. If the applicant asks for the project to go to hearing with comments outstanding, staff ultimately will have to look at the final submitted plans and evaluate those for compliance and if that plan can meet the required findings and bring the project to hearing.

Regarding consideration of the land use – this refers more to the identity of the applicant and how that cannot be considered (i.e. we can't consider the identity or political stances of an applicant while evaluating the project – we can evaluate land use only). Overall, however, staff can only consider the required findings based on the final proposed project. If staff believes the project can meet the required findings despite refusing staff's suggestions, then we will still recommend approval; if we believe the project cannot meet the required findings, then we would recommend denial.

Just to note – a *community meeting* was held last week; the purpose of this was to give more information about the project, about how staff is approaching project, and for neighbors to provide input on the project. Chick-fil-A can choose to incorporate the feedback or not in their plans, and we will evaluate based on the final submitted plans to form a final recommendation. A *public hearing* will be held when everything is ready, and the Director/his representative, and Planning Commission/City Council on appeal, will decide if they agree or disagree with staff and to approve or deny the project. I believe I've mentioned before to you that the City is not bound by the Housing Accountability Act on this commercial project, so the final decisionmaker is not required by State law to approve the project.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker [redacted]
Sent: Saturday, March 29, 2025 9:12 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Written comments regarding the Chick-Fil-A proposed for West San Carlos at Race

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Jason -

YOU WROTE:
...staff is obligated by State law to review private development projects when, where, and how they are applied for.

We also would like to note that ultimately what is under review is a proposal to construct a building and associated site changes (i.e. demo of the existing building and the parking lot/stormwater system/landscaping, etc.). We are limited by our findings to consider the land use only – so basically if the building and site plan are appropriate for the site. We can't consider the applicant's identity or labor practices in the application, as they aren't a part of our findings – this is because in theory (and we understand this is extremely unlikely), should this project be approved and CFA backs out, a developer could build the building, remove the branding, and have a different tenant move in without a Planning permit so long as it is an approved use in the UV zone.

You can't limit anything or change anything or any say "Pretty please, the neighbors don't like what you're doing so could you please make a few small changes? Please?"

So...why was there a public hearing held? Was there anything, anything at all, that could have been said, that would change the plan one iota?

Loui

On 3/28/2025 2:16 PM, Lee, Jason wrote:

Hi Loui,

Thanks very much for your comments, and it is appreciated. No need to send this as text; we're able to extract this into the record.

For your direct questions –

1. I do not know (and applicants/business owners are not obliged to divulge) the breakdown of full-time and part-time jobs for CFA, nor at the existing businesses on the site. (In fact, the existing businesses at the site are not obligated to engage with us at all – I spoke with the owner's son at Eduardo's, left my information, and requested a call to speak with the owner regarding some questions I continue to have, but have not to date received one.) I would recommend contacting CFA and the existing businesses directly to see if they are willing to give you this information.
2. Regarding parking – City Council eliminated minimum parking requirements Citywide in December 2023, and did not impose maximum parking requirements. This means that staff has no controls (minimum or maximum) on the amount of parking provided by the vast majority of projects in the City, although we have consistently asked for less parking to be provided with this project. Per the ordinance passed by Council, this project is also below the minimum threshold requiring a Transportation Demand Management plan, so staff is unable to ask CFA to provide transit passes, etc. for employees through such a plan. As there is no minimum parking requirement, the size of the restaurant could conceivably be as big or as small as desired without regard to parking. That is to say – the number of seats and the size of the dining area are no longer constrained by the amount of parking provided. Current law would allow this development to occur with no vehicle parking. Staff notes that under the

repealed minimum parking requirement, the project's requirement would have been 37 spaces, so they are providing more spaces than the previous minimum requirement.

Just to address the idea of requiring the applicant to do certain things (not demolish the building, keep the existing businesses, provide a smaller parking lot, etc.), staff is obligated by State law to review private development projects when, where, and how they are applied for. Should an applicant request a file to be taken to hearing, the City is required to do so, regardless of recommendation. In this case, the applicant has chosen not to retain the existing building and businesses and to provide a large parking lot, so staff must look at the required findings and form a recommendation based on the facts of the application on file. If they proposed something else, then we would review that, but ultimately they have the right to propose what they want on their parcel, and the right for a decision-maker to make a decision on their proposed project.

We also would like to note that ultimately what is under review is a proposal to construct a building and associated site changes (i.e. demo of the existing building and the parking lot/stormwater system/landscaping, etc.). We are limited by our findings to consider the land use only – so basically if the building and site plan are appropriate for the site. We can't consider the applicant's identity or labor practices in the application, as they aren't a part of our findings – this is because in theory (and we understand this is extremely unlikely), should this project be approved and CFA backs out, a developer could build the building, remove the branding, and have a different tenant move in without a Planning permit so long as it is an approved use in the UV zone.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui [redacted] March 26, 2025 17:15
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Written comments regarding the Chick-Fil-A proposed for West San Carlos at Race

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Jason -

I've attached a PDF of my comments/opposition to **H24-046 [1301 West San Carlos Street]**.

If you prefer me to send the text as the body of an email, I can do that.

Loui Tucker

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

FROM: Loui Tucker
[redacted]

TO: City of San Jose – Planning Department

RE: H24-046 [1301 West San Carlos Street]

DATE: March 19, 2025

I fear that the City will approve the development of this property into a Chick-Fil-A (CFA) restaurant -- despite opposition from the neighbors, and despite its own commitment to walkable neighborhoods and high-density housing -- because they believe that something on the lot is better than an empty lot. It has been made very clear that, because the owner will not sell the land and will only lease it, building housing of any type is out of the question. With that in mind, I'd like to mitigate the damage the development as it is currently proposed will cause.

In case you don't have time to read further, here are my major points:

1. IT DESTROYS THREE LOCAL BUSINESSES TO CREATE ONE.
2. IT ALLOWS CFA TO ELIMINATE DIRECT COMPETITION.
3. IT REMOVES TREES UNNECESSARILY.
4. A LARGE PARKING LOT IS NOT WARRANTED.
5. WHAT HAPPENED TO THE URBAN VILLAGE PLAN AND WALKABILITY?

DESTROY THREE BUSINESS TO CREATE ONE AND ELIMINATE THE COMPETITION?

In preparation for my statement that it would be a foolish decision from an economic standpoint, I would like to know the following:

1. Are the "100 new jobs" that this restaurant is suggesting it will bring (undated letter from Christine Cho, Development Manager for CFA, received March 14, 2025) all full-time jobs and, if not, how many will be part-time jobs? It has been the recent business strategy of many fast-food companies to offer jobs with weekly hours below the minimum that would require them to provide health care benefits, their theory being that a part-time job is better than no job at all.

2. How many jobs (full-time and part-time) are currently provided by the three existing businesses on the property (hair salon, nail salon, restaurant), that will be eliminated if this project is approved, and the CFA building is built?

To say that 100 new jobs will be created is dishonest. The proposal calls for the building housing the three businesses currently on the property to be demolished. While the jobs generated by those businesses could possibly go elsewhere, there is no guarantee of that. I doubt any new jobs will be created, must less 100 of them. This is job replacement, not job generation.

In addition to the employment provided, the three business are currently paying taxes to the City for their licenses and on the income they generate. Three businesses will be replaced by one. Does that make economic sense?

I believe that CFA's plan to demolish the existing building on the property to create a larger parking lot and driveway is misleading at best. I believe it is to create a larger parking lot (which is another issue), but to eliminate a popular neighborhood restaurant that would be direct competition. The closest other restaurants are the McDonalds across West San Carlos one block west, that focuses on beef, not chicken, and Pier 402 on the other side of Race Street one block north, which focuses on seafood. Eduardo's Taqueria, which serves lots of chicken, has been a staple in this neighborhood for decades and has a loyal following in the local Latino population that lives nearby. I am certain a large portion of the desire to demolish the building is to remove a direct threat that the popular taqueria creates.

If the City were to require the developer to maintain the building that houses the hair salon, nail salon and the taqueria, telling them that the existing parking lot is sufficient in size, and it makes no business sense to eliminate three businesses to create one -- will the developer drop the idea because the competition is allowed to remain?

DESTROYING TREES IS SOMEHOW BENEFICIAL?

The CFA proposal calls for the removal of 20 existing trees to create the largest parking lot possible and the largest restaurant possible. I have been told it is also to allow for the large construction vehicles to maneuver on the lot and clearance needs to be maximized. I do not believe all the trees need to be removed.

> I doubt the assessment that they all need to be removed, with a particular eye toward the statement that they are diseased, damaged, or failing in some fashion. I would suggest having a neutral arborist evaluate the trees.

Noticing that the patio that is proposed is on the EAST side of the proposed restaurant, moving it to the WEST side will put it under the existing trees and eliminate the need to remove the trees on the east side to allow for construction of the restaurant.

If the aim of CFA is to "be an integral part of the community by fostering connections with our neighborhood" (undated letter from Christine Cho, Development Manager for CFA, received March 14, 2025), then eliminating the benefit of having mature trees should be seen as contraindicated.

SIZE MATTERS

Creating a 78-seat restaurant with 60 parking spaces seems to imply that someone anticipates having a large number of people drive to the restaurant. Doesn't the prevailing wisdom call for encouraging walking and getting people out of their cars in order to reduce pollution? If the aim of CFA is to "be an integral part of the community by fostering connections with our neighborhood" (undated letter from Christine Cho, Development Manager for CFA, received March 14, 2025), then creating a restaurant to specifically attract/encourage drivers to come and park should be seen as duplicitous.

Why are there so many parking spots? Are employees going to be taking up parking spaces? Or will they be told to take public transit or park in the neighborhood in order to keep the parking lot clear for paying customers?

Does someone anticipate 60 diners each arriving in his/her own car? If 60 people were to come in pairs, it would only require 30 parking spaces. If the entire restaurant is full – using all 78 spaces – and 60 of them come in pairs, there would still be room for another 18 of them to come in single cars.

In addition, a quick poll of local restaurants should tell you what percentage of their business is done with Doordash, Uber-Eats, Grubhub, and the like. Those folks picking up take-out for people wanting to eat at home or in their office will use a parking space for under 10 minutes, also reducing the need for a 60-space parking lot.

Is it the City's requirement that there be .75 parking spaces per seat in the restaurant? If that is so, why not suggest that the restaurant's capacity be reduced to 60 seats, thereby reducing the size of the parking lot to 45 spaces? That would eliminate the need to demolish the existing building housing the three businesses (and specifically eliminating CFA's competition). Would the development go forward with if those modifications were to be required for the permit to build to be granted?

San Jose needs housing, not another fast-food restaurant. The City claims to support walkability and high-density development, yet this proposal ignores those priorities. If the owner refuses to sell the land for housing, the City should require the developer to keep the existing businesses.

This project doesn't benefit our community. It serves an absentee land owner and corporate profits. The City should stand with local businesses and residents and demand a better solution for our neighborhood.

Outlook

RE: Chik Fil A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-04-07 17:48
To 'Gilberto Campos' [redacted]

Hi Gilberto,

Thanks for your e-mail. Your opposition to the project is noted.

Staff notes that this is a private development application, and we are obligated under State law to review private projects when, where, and how an application is made and bring the project to a hearing if the applicant desires.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
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From: Gilberto Campos [redacted]
Sent: Monday, April 7, 2025 14:49
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Chik Fil A

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You don't often get email from [redacted] Learn why this is important
Do not build that Chik Fil A at the corner of Race and San Carlos. It would cause so much traffic and tear down a beloved local Mexican food spot. We don't need it and we don't want it.

Yahoo Mail: Search, Organize, Conquer

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Outlook

RE: New Chik-Fil-A at 1301 W San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-04-07 17:51
To 'Arquimedes Ponce'[redacted]

Hi Arquimedes,

Thanks for your e-mail. Your opposition is noted. Staff notes that this is a private development application, and we are obligated under State law to review projects when, where, and how they are submitted and bring the project to a hearing if the applicant desires.

We also note that before this project was submitted, there was a different application for a mixed-use project on the site, which was withdrawn prior to hearing. However, that is not the application on file at this time, so we cannot review that or take that into account in this review.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Arquimedes Ponce[redacted]
Sent: Monday, April 7, 2025 13:50
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: New Chik-Fil-A at 1301 W San Carlos

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You don't often get email from[redacted]. Learn why this is important

Just writing to express that putting a single story Chik fil a there is such an enormous waste.

Unless they are also offering to build five stories of housing above the restaurant this should absolutely not be approved.

That's it thanks.

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Outlook

RE: H24-046 [1301 West San Carlos Street - Chick-Fil-A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-04-07 18:22
To 'Loui Tucker' [redacted]

Hi Loui,

Thanks for this. Regarding a site visit, I did go out there about a month ago. I think the short answer is that while I'm not an arborist, all but two were sprouting at the time, but I was able to generally corroborate the arborist's reports on the physical condition of the trees. I don't think this ended up coming up at the community meeting, but I was reminded by my team while preparing for it that if a decisionmaker chooses to reject the health of the trees as a reason to remove them, they could still approve the tree removals by finding the trees unreasonably restrict the economic development of the parcel in question – I don't know ultimately if this will be something that comes up or not in their deliberations, but just letting you know to be transparent.

I sent the text of the e-mail in full to the applicant for their consideration (and did not include your name).

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Loui Tucker [redacted]
Sent: Sunday, April 6, 2025 16:03
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: H24-046 [1301 West San Carlos Street - Chick-Fil-A

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Jason -

I want to make one more plea to save the trees at 1301 West San Carlos.

First, would you please make another site visit? Do all of those trees look unhealthy to you? I drive my them almost daily and they certainly look green, leafy, and healthy to me. Why cut down these massive shade-and-

oxygen providers if it's not necessary?

You have made it clear that the developer holds all the cards, that you can do little more than make suggestions, and can pretty much do what they want, but I'd like to make one last attempt at a change that will benefit them and the neighborhood:

> If the patio they have described in their plan is on the EAST side, it will be un-shaded all day. They might be able to put a few small trees in large pots there after it's built, but they won't provide enough deep shade to keep the area cool. It will be hot and useless for most outdoor seating all afternoon. Umbrellas, maybe. But they will need to be adjusted to provide shade in the right places.
>
> However, if they flip their design so that patio is on the WEST side, AND they leave the trees on the lot line, they will have have shady, inviting patio for their customers who want to eat outside with no need for trees in pots or umbrellas.

Loui Tucker

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Outlook

RE: Opposition to Chick-fil-A on Race and San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-04-08 19:02
To 'Abbey Ayala' [redacted]

Hi Abbey,

Thank you for your e-mail, and your opposition to the project is noted.

With regard to Eduardo's, staff notes that we must review private development projects when, where, and how they are submitted, and bring the project to a hearing if the applicant desires.

For walkability, the project will be conditioned to expand the sidewalks along both Race and San Carlos to enhance walkability in the area; additionally, there will be improvements to the Race and San Carlos intersection to shorten to crossing distance to enhance pedestrian safety.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Abbey Ayala [redacted]
Sent: Monday, April 7, 2025 10:05 PM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Opposition to Chick-fil-A on Race and San Carlos

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You don't often get email from [redacted] why this is important
Hi Jason,

I am a member of the community in the San Carlos/Race St area. I am opposed to the building of a Chick-fil-A in the proposed lot. It would negatively impact traffic, regardless of the lack of drive-thru. It would also result in local businesses such as Eduardo's, being pushed out and having their location torn down.

Additionally, this does not help with enhancing the walk-ability of the area. It will encourage more cars to come use the lot, which would also make the area more dangerous to pedestrians.

Thank you for your time,

Abbey Ayala

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Outlook

RE: chick fil a at west valley location

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-04-08 19:07
To 'todd' [redacted]

Hi Todd,

Thanks for your e-mail. Staff notes that with regard to Eduardo's, the City is required by State law to review private development applications when, where, and how they are proposed, and must take the project to a hearing should the applicant request it.

Additionally, staff is beholden to review all projects agnostic of the applicant, taking into account only the required permit findings (land use and environmental matters) only to form a recommendation on the project. This project is a Site Development Permit, which would permit demolition of the existing building, construction of the new building, and the site plan. Obviously, Chick-fil-A is the applicant and it's clearly designed to operate as a Chick-fil-A, but in theory, once the structure is built, any permitted use in the UV district would be able to move into the building without a further Planning permit.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: todd [redacted]
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: chick fil a at west valley location

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You don't often get email from [redacted] Learn why this is important
https://sanjosespotlight.com/proposed-san-jose-chick-fil-a-would-be-first-in-west-valley/

hi,

i want to voice my strong opposition to granting a christian centric company that is against lgbt and churches do not pay taxes but yet interfere with our politics. fuck them.

as a frequent patreon of eduardo in the same building that you have to demolish, it would be a waste of tax dollars to grant them this license.

their chicken tastes like shit anyways.

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Outlook

RE: Chick-Fil-A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2025-04-09 09:03
To 'Bruce Lamensdorf' [redacted]

Hi Bruce,

Thanks for your comment and your opposition is noted.

Staff notes that we are beholden to review all projects agnostic of applicant, taking into account only the required permit findings (land use and environmental matters) to form a recommendation on the project. A decision-maker (the Director or his representative at Director's Hearing or Planning Commission/City Council on appeal) will make the decision on approval of this Site Development Permit.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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San José, California 95113-1905
www.sanjoseca.gov/planning

From: Bruce Lamensdorf [redacted]
Sent: Wednesday, April 9, 2025 7:27 AM
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Chick-Fil-A

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You don't often get email from [redacted] Learn why this is important
No one needs this new chicken chain at 1301 West San Carlos St. Their food is sub standard and they are a hate organization. VOTE NO!

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Outlook

FW: Save Eduardo's Taqueria on Race Street

From [redacted]
on behalf of
District 6 <district6@sanjoseca.gov>
Date Wed 2025-04-30 13:36
To Lee, Jason <Jason.Lee@sanjoseca.gov>

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Hi Jason,

I was not sure if you wanted to respond to this comment regarding the 1301 W. San Carlos Street project, but this email came into our inbox. I just wanted to make sure you were also aware of this email. Hope all is well, thanks!

Thank you,

Joseph Mauro
Council Policy and Legislative Aide
Office of Councilmember Michael Mulcahy
200 E. Santa Clara Street, 18th Floor
San José, CA 95113

---------- Forwarded Message ----------
From: Eric Lynch [redacted]
Sent: 4/29/2025, 3:29 PM
To: district6@sanjoseca.gov
Cc: [redacted]
Subject: Save Eduardo's Taqueria on Race Street

Dear Michael Mulcahy,

I'm reaching out to you regarding the 'Respect Urban Village Plans and Ensure Responsible Redevelopment in San Jose' petition, which has

garnered significant community support with 2,106 signatures.

I started going to Eduardo's Taqueria in 2004 after short Fridays at Bellarmine. I continue to take my young family there today. It is full of wonderful memories for me, my friends, and my family. Please keep it from becoming just another soulless Chick fil a. If Eduardo's is pushed out of our neighborhood for a trashy fast food restaurant, it will be just another reason for young professionals like myself to leave this city for somewhere more affordable. Please keep this classic San Jose taqueria from becoming just another strip mall fried chicken chain.

Click here to learn more about this petition: https://www.change.org/p/respect-urban-village-plans-and-ensure-responsible-redevelopment-in-san-jose?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

San Jose Voter,
Eric Lynch
[redacted]

thread::Xj75Pd1JM3Szz09qLRXmEEY::

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Outlook

Re: File Nos. H24-046 & ER24-195

From ja-watson@sbcglobal.net [redacted]
Date Tue 2025-05-20 18:44
To Lee, Jason <Jason.Lee@sanjoseca.gov>

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Yes,

It can be included in the public record.
The disclaimer is generally for business purposes and confidential matters.
I apologize for the typos in my original message.

Best Regards,

Joshua Watson-Mitchell
[redacted]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed.

On May 20, 2025, at 5:07 PM, Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

Hi Joshua,

Thank you for your comments.

Per the disclaimer in your e-mail, please clarify if this should be included within the public record for this file. Please note that all communications with public employees are generally considered public record.

Thanks,
Jason

Jason Lee, Planner II

jason.lee@sanjoseca.gov | 408.535.3887

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www.sanjoseca.gov/planning

From: ja-watson[redacted]
[redacted] May 20, 2025 16:53
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: File Nos. H24-046 & ER24-195

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You don't often get email from [redacted]. Learn why this is important

As a community we do not approve of this project. Please listen to the surrounding community and stop this project from displacing established businesses how contribute to our area instead of giving the funds to corporations that take the money and spend it elsewhere where.

<image001.jpg>

Best Regards,

Joshua Watson-Mitchell
[redacted]

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Outlook

RE: Strongly opposing Project H24-046

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-05-30 18:07
To 'Brendan King' [redacted]

Hi Brendan,

Thank you for your comments. I will save this for the record.

I will just note that legally, the requested permit is for the development of the site (i.e. demolition of buildings/existing site/trees and construction of building/parking lot/planting of trees), and staff must review the project as submitted against the General Plan, Urban Village Plan, Zoning, etc., and must be agnostic of the applicant (i.e. Chick-fil-A), taking into account only the required permit findings (land use and environmental matters).

The agenda, including information on how to participate in the hearing, will be posted no later than Wednesday at www.sanjoseca.gov/directorshearing. Please let me know if you have any questions on participating in the hearing.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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www.sanjoseca.gov/planning

From: Brendan King [redacted]
Sent: Monday, May 26, 2025 18:17
To: PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Strongly opposing Project H24-046

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Some people who received this message don't often get email from [redacted] Learn why this is important
Hi Jason,

I hope this finds you and your team well. I wanted to write in very strong opposition to project H24-046, which I learned about when paying a visit to one my favorite local restaurants, Taquiera Eduardo.

To my understanding, Project H24-046 will develop a Chik-fil-a location on Race St & San Carlos, requiring the demolishment of the 20 trees and the building currently leasing to Taquiera Eduardo, Sharper Cuts, and a third local business. Here are my core feelings on this issue:

1. Taquiera Eduardo is a cherished, thriving local business serving food to the community at about the same price point as a Chik fil a. Even a 1-1 replacement is a huge loss for no community gain.
2. The development plan decreases the density and walkability of the area, bringing in many new cars and a large parking lot. San Jose isn't the most walkable generally but Race St is walkable and this is a big step in the wrong direction. Further, cutting trees reduces our shade canopy and is obviously a significant environmental loss, for no real gain.
3. Even without a drive-thru, there are likely traffic concerns. Race St is fairly narrow and San Carlos is an important arterial, especially during rush hour. Chik-fil-a lots and drive thrus are often full, causing traffic to spill out on to other roadways.
4. This development plan does not address any housing needs. We should be focused on development projects that increase total housing in the city!
5. The character of Chik-fil-a and their politics opposes the character of this city.
6. There are plenty of local Chik-fil-a's already (9+ in the south bay!)

In short, this project would be extremely disappointing and a step backwards for the character and livability of the area, with no real gain. Please do not support this development! I will be a the June 11th hearing to voice my concerns.

Thank you,
Brendan King

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Outlook

RE: I Oppose Chick-fil-A Proposal on San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-05-30 18:10
To 'Nick Laskowski' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Nick,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than Wednesday.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Nick Laskowski [redacted]
Sent: Tuesday, May 27, 2025 12:19
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: I Oppose Chick-fil-A Proposal on San Carlos

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You don't often get email from [redacted] Learn why this is important

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, and Councilmember Mulcahy,

I am writing in opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood. I visit this corner often and spent 11 years working less than a mile from this site. My partner commutes via the 23 bus daily.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thank you,

Nick
[redacted]

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Outlook

RE: Race Street Chik Fil A (File No. H24-046)

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-05-30 18:24
To 'Brad Rowland' [redacted]

Hi Brad,

Thank you for your e-mail. This will be saved for consideration by the Hearing Officer at the June 11 Director's Hearing. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than Wednesday.

Writing just generally in response to your e-mail, the City is required by State law to process applications and review projects when, where, and how they are submitted. The owners of this site have decided to allow Chick-fil-A to submit a permit here, so we must review it against our General Plan, the zoning, and other applicable documents in order to formulate a recommendation. Throughout the process, I am aware that CFA has been encouraged to locate elsewhere, but again, this is private development project and they have the right under State law to a public hearing and a decision on the project at this location.

I'll also note that while the City has eliminated parking requirements, a restaurant of this size required 37 parking spaces at this location under the old parking code. This project is providing 60 parking spaces, which has also been a bone of contention throughout the project.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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www.sanjoseca.gov/planning

From: Brad Rowland [redacted]
Sent: Wednesday, May 28, 2025 22:45
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>
Subject: Race Street Chik Fil A (File No. H24-046)

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Some people who received this message don't often get email from [redacted] Learn why this is important

Hello Mr. Lee

I am writing in regards to the proposed Chik Fil A on Race Street.

(*File No. H24-046, the Site Development Permit for the Chick-fil-A project at 1301 W San Carlos and 249-263 Race Street*)

I am a new resident of the Shasta Hanchett neighborhood, but a long-time resident of Campbell and equally long-time office worker in Downtown San Jose. From my point of view the site makes perfect sense for Chik Fil A corporate and zero sense for the City of San Jose. I am opposed to a Chik Fil A at this location, and believe there are many better locations in San Jose

Why does this make sense for Chik Fil A?

It is close to both Downtown and Valley Fair/ Santana Row. This allows Chik Fil A to serve businesses in both locations while only having the operating costs of one location and one payroll (fewer people hired from the community). I would guess that the rent for the Race St location is also cheaper than either Downtown or Valley Fair. The relatively small size and expected high demand for delivery at the Race St location means that Chik Fil A will struggle to attract and serve walk-in or neighborhood traffic. Almost all meals would be take-away. At this location, I expect that the Chik Fil A operating costs are comparatively low, but order traffic and revenue remain high due to the delivery orders.

Why does this not make sense for San Jose?

My coworkers order quite a bit of Chik Fil A through food delivery services already. Sometimes it is a large order for a whole team, sometimes it is a small order for an individual. Mostly it is uncoordinated and there may be many deliveries per day at our building. Multiply this by the number of office buildings in downtown and the growing presence at Santana Row (and probably offices in Santa Clara, Campbell, Los Gatos, and Cupertino) and there are potentially scores of daily deliveries. Also, keep in mind that many workers are returning to the office now, so demand may go up. A restaurant in this location will effectively transfer the cost of customer service from Chik Fil A to the city of San Jose in the form of increased wear and tear on roads and infrastructure and unnecessary congestion in key locations.

I recently had lunch at the Mendocino Farms at the Pruneyard in Campbell. While I was sitting outside enjoying my freshly toasted sandwich, I watched as a carousel of delivery drivers circled the parking lot. They weren't even looking for parking – just trying to stay close to the restaurant and circling until their order(s) were called. This will absolutely happen at Chik Fil A, but the difference will be that drivers circle Shasta Hanchett and St Leo's and not the Pruneyard parking lot. Race Street, with its diagonal intersections, is not a good place to be circling. And I have no idea where employees will park.

Chik Fil A is popular with my co-workers. Much more so than McDonalds or Five-Guys (other fast food restaurants in that area). We simply don't order from those restaurants. In my case, it's because I think a delivered burger loses a lot by the time it arrives, while a delivered chicken sandwich is still ok. Even though it is popular, I don't think that the existence of a Chik Fil A is going to get my co-workers to get in their car and drive over. Even if that would be an additional car trip, it would at least introduce them to

other neighborhoods in the city. Chik Fil A is simply not a destination that will create more vibrancy along San Carlos/ Stevens Creek. As for me, if I was driving that way, I would pass Chik Fil A and go to Falafel's, Zanotto's, or one of the many and very good taco restaurants (of which Eduardos is consistently recommended).

There are also many, better, locations for a Chik Fil A –

Some options in downtown (where delivery traffic might shift from car to bike or foot)

- The ground floor of the PWC (now VTA) building on Almaden (parking and freeway access, close to office workers, convention goers, and SJSU)
- The old Safeway (plenty of parking, very convenient to SJSU and office workers… I would personally like to see a grocery store, but the space is empty)
- The Earl of Sandwich location on Santa Clara St.
- Johnny Rockets or any of the spaces on El Paseo de San Antonio
- One of the many untouched vacant lots owned by Google or Z&L Properties

Some options in Valley Fair/ Santa Row

- Kahns (empty, on Winchester, reasonable parking, good access)
- Rosie McCann's (empty, in Santana Row)
- The Counter and several other restaurants look like they might be fading.

A final alternative – if they really just want to run a ghost kitchen, why not something by Costco? It's close to the other location at SJC and has great accessibility.

And just in case you are wondering what delivery drivers think of Chik Fil A, I encourage you to check out these Reddit threads. There is no consensus, but either the experience is a miserable trial and orders are often declined by the driver, or it's ok because the particular restaurant caters to delivery drivers (and is in a location suitable for that).

https://www.reddit.com/r/doordash_drivers/comments/uxmzjw/when_90_of_your_orders_are_chick_fil_a/

https://www.reddit.com/r/doordash_drivers/comments/146tqy0/does_anyone_else_love_dashing_on_sundays_because/

In the end, I think there are many better locations for a Chik Fil A in San Jose. They could probably open a restaurant in both Downtown and Santana Row and they would do just as well (maybe even better) than the location at Race Street. Those other locations would also not take away from space for housing, retail, arts, or other features that San Jose desperately needs.

I recognize that the City does not own these locations, but the responsible thing is to facilitate getting a thriving business like Chik Fil A into a location suitable for everyone. Race street is not that location.

Thank you for your time.

Brad Rowland

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Outlook

RE: W San Carlos Chick-Fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-03 18:17
To 'Kyle Holm' [redacted] PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>

Hello Kyle,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than Wednesday.

I do want to note that regarding your third point, while we recognize quotation from the definition of the Mixed-Use Residential Character Area, the allowable land use is controlled by the Land Use Designation portion of the Urban Village document.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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From: Kyle Holm [redacted]
[redacted] 30, 2025 22:15
To: PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: W San Carlos Chick-Fil-A Proposal

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Some people who received this message don't often get email from [redacted] Learn why this is important

Hello,

As a resident near this proposed development (McKinley Ct) who frequents locations near the location, I strongly oppose the proposal for the following reasons:

1. We should not be displacing existing businesses in order to build larger parker lots.

2. New development should not be single story projects. San Jose and midtown especially need to focus on multi-story buildings.
3. The project violates the West San Carlos Urban Village Plan adopted by the city in 2018. The proposed location is in the Mixed-Use Residential Character Area which is described as "between three and seven stories with residential uses above a mix of active ground floor retail". The Chick-Fil-A proposal is in clear violation of this.

Regards,
Kyle

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Outlook

RE: Trees at Chick-Fil-A lot

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-03 18:16
To 'Loui Tucker' [redacted]

Hi Loui,

Thank you for your e-mail.

I will tell you that a certified arborist has made a determination on the trees that staff is relying on, and staff will present those findings to the hearing officer for approval. (These findings will also be posted with a draft permit when the agenda is posted.) For full transparency on this, I will note that if the hearing officer (or PC or CC on appeal) would like to approve the project but has qualms about the trees, staff will give them an alternative finding under Section 13.32.100.A.2 of the municipal code regarding economic development. It will be, of course, the hearing officer's decision on whether or not to approve the project in general, but also the removal of the trees from the site specifically.

If you would like to participate in the Director's Hearing, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than Wednesday.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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www.sanjoseca.gov/planning

From: Loui Tucker [redacted]
Sent: Sunday, June 1, 2025 12:56
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Trees at Chick-Fil-A lot

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Jason -

Are you going to remind me again that these trees all are unhealthy, have structural problems, and need to removed?
They sure look healthy to me.

Such a shame the City is going to authorize their removal.

Loui

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Outlook

RE: 1301 W San Carlos & 249-263 Race Street Chick-fil-A Project

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-03 18:16
To 'Everett Wu' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Everett,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than Wednesday.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Everett Wu [redacted]
Sent: Friday, May 30, 2025 22:40
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Roth, Chris <Chris.Roth@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: 1301 W San Carlos & 249-263 Race Street Chick-fil-A Project

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Some people who received this message don't often get email from [redacted] Learn why this is important

Hello,

I am a resident of San Jose, living in the 95126 area code. I'd like to urge all of you to oppose the Site Development permit for 1301 W San Carlos and 249-263 Race Street - the planned teardown of the existing building for a larger parking lot. San Jose is already struggling with parking occupying much of its usable urban space, and this project would be another step in the wrong direction.

An economically, financially, and ecologically sustainable future for San Jose includes better development that doesn't prioritize car infrastructure at the expense of everything else. San Jose in its current state is far from perfect, but the future city plans show that the city is eying improvements that could vastly improve liability within the city and create upward mobility opportunities for its residents. Please do your part in the stewardship of this city's future by opposing this awful development plan.

Thank you,
Everett

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Outlook

RE: Comment about Proposed Chick-Fil-A on W. San Carlos Street

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2025-06-04 12:12
To 'Tara Friesen' [redacted]; planningsupportsraff@sanjoseca.gov <planningsupportsraff@sanjoseca.gov>

Hello Tara,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than the end of day today.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Tara Friesen [redacted]
Sent: Wednesday, June 4, 2025 11:14
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; planningsupportsraff@sanjoseca.gov
Subject: Comment about Proposed Chick-Fil-A on W. San Carlos Street

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You don't often get email from [redacted] Learn why this is important
Hello Mr. Lee,

My name is Tara Friesen, and I reside at 809 Auzerais Ave. Unit 148. As a member of this neighborhood, I'd like to express to you my opinion that the proposed Chick-Fil-A project at 1301 W. San Carlos St. is not appropriate for our neighborhood and the planned development of this area.

The community surrounding this proposed site contains several small, locally owned businesses which would be harmed by a location that's not in line with the neighborhood's plan as a walkable urban community. This is a parking lot development targeted at bringing customers in and sending them out of our neighborhood - not a benefit to our area.

Furthermore, in my opinion, Chick-Fil-A does not represent the values and diverse beliefs of a community like San Jose. This is a multinational company that does not care about San Jose - they care about profits. Please support local businesses - like Taqueria Eduardo, for example, located next door to this proposed site - over major corporations.

I urge you to please instead support a neighborhood focused on local development and businesses.

Thank you,

Tara Friesen

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Outlook

RE: Chick-Fil-A at Race Street

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Wed 2025-06-04 12:17
To 'Robert Gonzalez' [redacted]; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; supervisor.ellenberg@bos.sccgov.org <supervisor.ellenberg@bos.sccgov.org>; assemblymember.ahrens@assembly.ca.gov <assemblymember.ahrens@assembly.ca.gov>; Senator.Cortese@senate.ca.gov <Senator.Cortese@senate.ca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>

Hello Robert,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, will be posted at www.sanjoseca.gov/directorshearing no later than the end of day today.

I would just like to note that with regard to the identity of the applicant, ultimately, staff is required to review all projects agnostic of the applicant, and can only take into account the required permit findings (land use, design, and environmental matters) to form a recommendation of the project. While the building is clearly designed to operate as a Chick-fil-A, in theory, if the project is approved and the structure is built, any permitted uses in the UV zoning district (restaurant, retail, etc.) would be able to move into the building without a further Planning permit.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Robert Gonzalez [redacted]
Sent: Tuesday, June 3, 2025 18:37
To: Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; supervisor.ellenberg@bos.sccgov.org; assemblymember.ahrens@assembly.ca.gov; Senator.Cortese@senate.ca.gov; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Chick-Fil-A at Race Street

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Hello,

I am writing to express my deep concern regarding the proposed development of a Chick-fil-A at San Carlos & Race. As a resident invested in the long-term success and character of our community, I strongly urge the city to reconsider this project, which stands in stark contrast to the goals outlined in the West San Carlos Urban Village Plan.

One of the key principles of the plan is fostering walkability, multimodal transportation, and pedestrian-friendly development. Even without a drive-through, Chick-fil-A's model prioritizes car dependency, contradicting our efforts to create a vibrant, transit-oriented corridor. Given the proximity to the VTA light rail station and other mass transit options, this site presents a unique opportunity for mixed-use development that strengthens our commitment to reducing congestion and encouraging sustainable mobility.

Additionally, this project would lead to the removal of mature trees that provide essential environmental benefits such as air purification, temperature regulation, and wildlife habitat. The loss of these natural assets would degrade the neighborhood's ecological health, exacerbating concerns over noise pollution and stormwater runoff. A thorough environmental assessment is necessary to ensure future projects align with our commitment to urban sustainability.

Beyond the environmental and transportation concerns, there is also the issue of local business displacement. Taqueria Eduardo, a cherished neighborhood gem, embodies the unique character and cultural vibrancy of our community. Replacing an independent, locally owned establishment with a national chain such as Chick-fil-A would undermine the diversity and economic resilience of our district. Moreover, Chick-fil-A's documented history of anti-LGBTQ+ positions raises serious concerns about whether their corporate values align with the inclusive, community-driven ethos we strive to uphold.

Rather than allowing a project that disregards our neighborhood's vision and priorities, I urge the city to advocate for developments that reinforce our commitment to walkability, sustainability, and local businesses. I strongly encourage you to deny the Site Development Permit application and seek alternatives that contribute to a thriving and cohesive urban village.

Thank you for your time and consideration. I look forward to seeing leadership that prioritizes a future in which our community is not shaped by car-centric development but by thoughtful, people-focused urban planning.

Thank you

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:01
To 'Luis Castillo' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Luis,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Luis Castillo [redacted]
Sent: Friday, June 6, 2025 11:13
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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You don't often get email from [redacted] Learn why this is important

To the San José Director of Planning, Building and Code Enforcement,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:03
To 'Mary Helen Doherty' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Mary Helen,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Mary Helen Doherty [redacted]
Sent: Thursday, June 5, 2025 11:54
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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To the San José Director of Planning, Building and Code Enforcement,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Mary Helen Doherty

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:03
To 'Luannie Ebeo'[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Hi Luannie,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

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200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Luannie Ebeo [redacted]
Sent: Thursday, June 5, 2025 11:15
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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To the San José Director of Planning, Building and Code Enforcement,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Opposition to 1301 W San Carlos Chick-fil-A Proposal

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:02
To 'Billye Edwards'[redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Billye,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

I will note that the City is limited to reviewing the project as it has been submitted (including demolition of the existing site and construction of a new building and parking lot), and that we must be agnostic of the applicant and can only take into account the required permit findings (land use and environmental matters).

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

-----Original Message-----
From: Billye Edwards [redacted]
Sent: Thursday, June 5, 2025 12:56
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

[redacted]

Subject: Opposition to 1301 W San Carlos Chick-fil-A Proposal

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[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the San José Planning, Building, and Code Enforcement Department, Mayor Mahan, Councilmember Davis, and Councilmember-elect Mulcahy,

I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

On a personal note, I I think it's ridiculous to replace a family businesses with corporate institutions. On top of that, this is a corporate institution that has a background of funding anti-LGBTBQ sentiment, at a time when hate against these minority populations are surging in the United States. California has attempted to stand out against other states within this country, who are supporting bigotry but by allowing this corporation to replace a family business, it feels as though city Council is subscribing to the hate. San Jose has enough Chick-fil-A, but there is only one Eduardo's. My understanding the city council is supposed to be for the people, voted in by the people, but not to stand by, faceless corporations, who uproot communities.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Best,

Billye Edwards

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:03
To 'G' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hello,

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Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: G [redacted]
Sent: Thursday, June 5, 2025 11:10
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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Some people who received this message don't often get email from [redacted] Learn why this is important

To the San José Director of Planning, Building and Code Enforcement,

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:03
To 'Jeffrey Levin' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.[redacted]

Hi Jeffrey,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Jeffrey Levin [redacted]
Sent: Thursday, June 5, 2025 10:18
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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To the San José Director of Planning, Building and Code Enforcement,

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

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Outlook

RE: Please: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 16:52
To 'Ed Maurer' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Ed,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

I will note that if approved, the project would be conditioned to provide wider sidewalks along both street frontages, reduce the corner radius at the street, and provide in-lieu contributions for intersection improvements and Class IV protected bike lanes along both street frontages.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Ed Maurer [redacted]
Sent: Thursday, June 5, 2025 11:51
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: Please: No New Chick-fil-A for San Carlos

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Some people who received this message don't often get email from [redacted]. Learn why this is important

To the San José Director of Planning, Building and Code Enforcement,

I am joining with many others to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. I volunteer regularly in downtown San Jose and patronize many businesses in midtown and downtown. Since my mode of transportation is bicycle, I am encouraged by the many steps the City has taken to make San Jose safer for pedestrians and cyclists like me. The denser housing beginning to fill in the core of the city is wonderful to see, but the proposed Chick-fil-A project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

The West San Carlos Urban Village Plan describes the site of the proposed development as an area with "higher-density mixed-use and residential development drawing energy from nearby Downtown San José and the Diridon Station. Development is proposed to range between three and seven stories with residential uses above a mix of active groundfloor retail."

A single-story, 5,139-square-foot fast-food restaurant does not align with this description. It actively works against the atmosphere an urban village is supposed to foster by encouraging customers to travel by car. This location is right along VTA's 523/23 bus line and just a few minutes away from light rail by foot.

Additionally, construction of the larger parking lot detailed in the proposal would require demolishing two existing local businesses. This new restaurant should not need a parking lot larger than the one that supported the previous fast-food establishment that occupied the corner of this site.

As is currently proposed, a standalone Chick-fil-A and a large parking lot are not acceptable uses of the extremely limited land where higher-density, mixed-use development is allowed and needed in San José.

Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Thank you,
Ed Maurer

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:01
To 'Christina Medina' [redacted] Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov> [redacted]

Hi Christina,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Christina Medina [redacted]
Sent: Thursday, June 5, 2025 20:37
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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I am writing to express my opposition to the proposed Chick-fil-A at 1301 W San Carlos Street. This project is at odds with San José's vision for West San Carlos and what I want to see in this neighborhood.

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:01
To 'Jhaid Parreno' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Jhaid,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Jhaid Parreno [redacted]
Sent: Thursday, June 5, 2025 13:00
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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Sincerely,
Jhaid Parreno

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Outlook

RE: No New Chick-fil-A for San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Fri 2025-06-06 17:01
To 'Kaitlan Zizzo' [redacted]; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]

Hi Kaitlan,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Kaitlan Zizzo [redacted]
Sent: Thursday, June 5, 2025 17:01
To: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Zelalich, Blage <blage.zelalich@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; [redacted]
Subject: No New Chick-fil-A for San Carlos

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Some people who received this message don't often get email from [redacted] Learn why this is important

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Please stand by the principles and plans we have created to guide our city and region into a better, more sustainable future. Please tell Chick-fil-A to majorly re-work its San Carlos St proposal or locate elsewhere.

Kaitlan Zizzo
Programming and Crew Manager
[redacted]

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Outlook

RE: Support email for Chick-fil-A

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Mon 2025-06-09 13:15
To 'dung tran' [redacted]

Hi June,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: dung tran [redacted]
Sent: Sunday, June 8, 2025 14:00
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Support email for Chick-fil-A

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You don't often get email from [redacted] Learn why this is important

Dear Jason,

My name is Dung (June) Tran, and I am the owner of Crema Coffee Roasting and Pier 402 Restaurant, located in San Jose. I am writing to express my enthusiastic support for the proposed Chick-fil-A development at the Race and San Carlos intersection in San Jose. I believe this project will be a valuable addition to our community, contributing positively to the local economy and providing a convenient and popular dining option for residents and visitors alike. I am confident that Chick-fil-A's presence will complement the existing businesses in the area and further enhance the vibrancy of the neighborhood. Thank you for your time and consideration.

Sincerely,

Dung (June) Tran

Sent from Yahoo Mail for iPhone

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Outlook

RE: Public Comment on H24-046 for Planning Director's Hearing

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-10 08:45
To 'Greg Ripa' <[redacted]>; Do, Sylvia <sylvia.do@sanjoseca.gov>
Cc City Clerk <city.clerk@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>

Hi Greg,

Thank you, received and added to the public record for the file. I believe you've seen the draft permit already, but if you would like to participate at Director's Hearing, the agenda, including information on how to participate, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thanks again,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of an José
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200 E. anta Clara treet, 3F Tower
an José, California 95113 1905
www.sanjoseca.gov/planning

From: Greg Ripa <[redacted]>
Sent: Monday, June 9, 2025 21:18
To: Do, Sylvia <sylvia.do@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Public Comment on H24-046 for Planning Director's Hearing

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Sylvia and Jason,

Please see my attached public comments for project H24-046 (1301 West San Carlos Street and 255- 263 Race Street) to be heard during the Public Hearing portion of the Planning Director's Hearing scheduled for June 11, 2025.

Thank you,
Greg

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: Sylvia Do, hearing officer for the June 11, 2025 Planning Director's Hearing, other City of San Jose Planning staff, & District 6 Councilmember Michael Mulcahy

From: Greg Ripa, *nearby resident on Lincoln Ave between Park and San Carlos*

Re: File No. H24-046 (1301 W San Carlos)

Date: June 11, 2025

As mentioned in my public comment at the public meeting on the evening of March 27, 2025, I oppose this development project. Why? It is not dense; it is auto oriented; and it does not meet various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines. Staff recommends approving the site plan of February 21, 2025 and the associated site development permit, and are thus ok with a single use low density development. However, this is misguided and the permit should not be approved due to conflicts with the various plans and policies.

Rebuttal to Site Development Permit findings
(https://www.sanjoseca.gov/home/showdocument?id=122648)

Staff analysis is denoted in *italics* and my comments are in regular text.

Analysis: This site is located within the Urban Village land use designation in the Mixed-Use Residential Character Area, as shown on the urban village plan, and this designation supports commercial uses, as per the description. This project is a commercial use within a commercial designation and a commercial zoning district. While residential uses would be allowed on this 1.09-gross-acre site after parcel aggregation, the designation does not require residential uses, and also supports standalone commercial development on the site. There is no required commercial density in the designation; while staff recognizes Policy LU-1.1 of the West San Carlos Urban Village Plan, which encourages new commercial development to be built with a floor area ratio (FAR) of 0.3 or greater, this is not a requirement within the designation, and therefore, projects are not required to have an FAR over 0.3. Therefore, as this project proposes the construction of a retail building in a commercial designation and zoning district, on a site which does not

require residential uses or have a required minimum FAR, this project is consistent with the Urban Village designation within the Mixed-Use Residential Character Area of the West San Carlos Urban Village Plan.

As noted below is the San Jose General Plan and West San Carlos Urban Village Plan sections, this project does not meet various goals and policies of those plans. City staff fails to discuss the several policies that this project does not meet. This project is not consistent with the Urban Village designation due to its very low FAR of 0.11, which is nowhere near the maximum for Urban Village or even Neighborhood/ Community Commercial of 3.0+. This project is not pedestrian oriented and is thus out of character for an urban village (see more details later).

3. *Vision Element 1: A Well-Connected Neighborhood. The West San Carlos Urban Village will be a safe, accessible, and well-connected neighborhood for all people. Improvements to both the sidewalks and streets of the West San Carlos Urban Village are vital in order to create safer environments for all modes of transportation, especially pedestrians. Activating the sidewalk through higher intensity development and good urban design principles plays a large role in the pedestrian experience and the feeling of safety. Improvements to the sidewalk and street should also allow both residents and visitors better access to neighborhood goods and services.*

Analysis: The project will provide a 20-foot attached sidewalk on West San Carlos and a 15- foot attached sidewalk on Race Street. The project also includes a property corner radius dedication at the Race and San Carlos corner, an in-lieu contribution for intersection improvements (including the bulb-out shortening the pedestrian distance across both San Carlos and Race, and in-lieu contributions along both San Carlos and Race for Class IV protected bike lanes). The project also must install red curb along project driveways to ensure adequate sight distance and make bus stop improvements as directed by the Valley Transportation Authority (VTA). All of these requirements create safer environments for pedestrians and other modes of transportation, increase the feeling of pedestrian safety, and connect future residents of the Bellarmino Place development to the north of the site to neighborhood goods and services across San Carlos.

I applaud the City for requiring the project to create bulb-outs on the corner of West San Carlos & Race and for widening the sidewalk. However, this alone does not lead to "*Activating the sidewalk through higher intensity development and good urban design principles".* Activating the sidewalk requires a pedestrian focus/ orientation. This site plan is not pedestrian focused or oriented (please see my comments below on San Jose General Plan (SJGP) CD-1.9 and CD-1.11, West San Carlos Urban Village Plan (WSCUVP) ground floor interface, and the pedestrian oriented version of the project). Further, since Chick-Fil-A's are typically closed on Sundays, this closure would also lessen the street activation on every Sunday as compared to a different type of restaurant. Therefore, I feel that this project only partially meets the vision since it does not properly activate the sidewalk.

Ground Floor Interface, Ground Floor Articulation, Guideline 7: Discourage uninterrupted blank walls or façades. Where such blank walls are necessary, apply landscape screens, display boxes/ merchandise displays, light patterns, material variations, or other mitigation measures to enhance visual interest. Analysis: The interior design of the building requires a blank wall on West San Carlos in order to avoid exposing the kitchen to the street. Therefore, the project is conditioned to include a mural as a mitigation to enhance visual interest on West San Carlos.

Here, City staff admits that the site is less pedestrian friendly since they acknowledge the large blank wall along West San Carlos Street. The applicant could have easily flipped their building design to allow for more pedestrian friendliness and more visual interest (see the pedestrian oriented version of the project below) but chose not to so that the site could be auto-oriented. Due to this large wall (with a token mural), this project is not meeting SJGP policies CD1.1, CD1.9, and CD1.11.

Diverse and Innovative Economy Policy IE-6.2: Attract and retain a diverse mix of businesses and industries that can provide jobs for the residents of all skill and education levels to support a thriving community. Analysis: The project provides jobs for residents of all skill and education levels.

This project fails this policy. On the project site were several businesses: a Burger King, a taqueria, and a hair salon. Now, it will be one business if this permit is

approved. The hair salon has moved out and the taqueria expended but even with this, there were two businesses (the Burger King and the taqueria) with one of them being a local small business, and if this permit is approved, there would only be one business, a Chick Fil A. This is not attracting and retaining a "diverse mix of businesses and industries". It is lessening the mix of business from 2 or 3 businesses to 1 business. This project does not meet this criteria since the existing business(es) also "*provides jobs for residents of all skill and education levels.*"

Fiscal Sustainability Policy FS-3.3: Promote land use policy and implementation actions that increase the ratio of Jobs to Employed Residents to improve our City's fiscal condition, consistent with economic development and land use goals and policies.
Analysis: The project includes a revenue-generating use and increases the ratio of jobs to employed residents.

The existing and previous buildings (including the now demolished Burger King) total about 7,000sf. This project proposes demolishing everything on site and starting over with a new building of less than 5,200sf. That is a reduction in commercial square footage of over 1,800sf compared to the existing and previous building sizes! Reducing the size of commercial square footage may reduce the amount of total employees on the site. Thus, this project would not "increase the ratio of Jobs to Employed Residents" based on previous and existing uses of the site. If the applicant were to not demolish the existing buildings/ businesses and instead only rebuild on the Burger King portion of the site, then the staff analysis would be true, but as of now, it is not true. This project does not meet this policy.

5. Citywide Design Standards and Guidelines
The project conforms with the following key applicable design standards. Note that any Standard which is covered or otherwise in conflict with the Urban Design Guidelines of the West San Carlos Urban Village Plan cannot be applied to this project.

The project does not conform with other key applicable design rationales and standards in the document: the rationale of Section 4.1.1 discussing the need for ground floors to have "active frontages create engaging streets that are comfortable to use and visually appealing for pedestrians", Standard S2 in that

same section 4.1.1 discussing the amount of glazing, and Standard S4 in that same section 4.1.1 discussing clear window glazing. This project does not meet any of those rationales and standards; see the Design Standards section below for more details about how the project does not meet those rationales and standards. City staff does not discuss those rationales and standards in the permit findings.

7a. The Site Development Permit, as approved, is consistent with and will further the policies of the General Plan and applicable Specific Plans and area development policies; and Analysis: The permit allows the construction of a commercial building, which is consistent with the Urban Village land use designation, including within the Mixed-Use Character Area of the West San Carlos Urban Village Plan. As the project is a commercial building in a commercial designation with no required minimum commercial density requirement, it is consistent with the General Plan and the West San Carlos Urban Village Plan. It furthers policies of both the General and Urban Village Plans, including policies regarding the retention of commercial lands and pedestrian improvements, as outlined in the General Plan and the West San Carlos Urban Village Plan Conformance section above.

As noted above in my rebuttal and below in the various other sections below, this project and site development permit is NOT consistent with and will not further the policies of the General Plan and applicable Specific Plans and area development policies. For example, it does not place its primary entrances on the street in contradiction to SJGP policy CD 1.9, the entries are not oriented toward the sidewalk in contradiction to SJGP policy CD 1.11, it reduces the amount of previous and existing commercial square footage, it is an auto-oriented/ parking-lot-oriented use in contradiction to the WSCUVP, and it does not maximize transparency between the public sidewalk and the ground floor uses in contradiction to the WSCUVP (since it has a large blank wall). This development permit and project does not further "policies of both the General and Urban Village Plans, including policies regarding the retention of commercial lands and pedestrian improvements" due to the auto-oriented site plan and the reduction in total commercial square footage compared to previous and existing site uses as discussed above and below.

7e. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood. Analysis: The project is for a commercial use fronting West San Carlos Street, a commercial street. The proposed new buildings and structures are compatible with the nearby residential uses to the side and rear, as they are located at the front of the site, away from the residences. The buildings are compatible with adjacent commercial development because they are of a similar height, design, and use.

As discussed in this section and in other sections, the proposed site plan is auto-oriented and not pedestrian-oriented. Thus, this project is not compatible with the urban village character of the neighborhood. The project is on San Carlos Street but I would not consider it to "front" San Carlos Street; rather, this building "fronts" its own parking lot (due to the amount of glazing and entrances on each respective side of the building). Since the building does not "front" the commercial street in an urban village, this project and site development permit is incompatible and should be rejected. Further, we should be striving for denser development in an urban village, not a development that is compatible with older "adjacent commercial development" that is "of a similar height, design, and use", some of which is not even included in the urban village plan (any development across San Carlos Street on the south side such as Safeway). We do not need more 1 story, single use, parking oriented (not street oriented) buildings in our Urban Villages.

San Jose General Plan

The San Jose General Plan does not support this development project because this project does not meet the intents and policies set forth in this document.

This project is located within the West San Carlos Urban Village Plan, which is a Local Transit Urban Village. As the general plan states, "Local Transit Urban Villages… are planned for a balanced mix of job and housing growth at relatively high densities with greater emphasis placed upon building complete communities at each Urban Village location while also supporting use of the local transit system." Unfortunately, this project does not support the intent of the urban villages because it is not a relatively high-density use.

City staff does not discuss many of these policies in the Site Development Permit findings.

IE-1.11 Allow interim development of employment lands with alternative employment uses such as small expansions of existing uses or reuse of existing buildings when the interim development would not limit the site's ability to be redeveloped in the future in accordance with the long-term plan for the site.

> This site is over 1 acre in size. There are relatively few parcels and aggregations of parcels that meet this size. The Urban Village Plan specifically calls out that residential development shouldn't happen at sizes less than 0.5 acres in size, showing how important large parcels are to the success of the plan. Therefore, we should preserve these large parcel sizes for the best potential uses, not creating new low-density buildings that may stymie future high-density development. SMR Research Corporation shows that the average lifespan of a chain restaurant is nearly 30 years; thus, approving this permit could stymie the redevelopment of this parcel into a high-density urban village use for nearly three decades! "The West San Carlos Urban Village Plan is part of the first Horizon of the Envision San José 2040 General Plan to facilitate nearterm redevelopment" (WSCUVP Chapter 7). Since approving this permit may limit this site's ability to redevelop for decades, and since this project is not a small expansion of an existing building or re-use of an existing building, this project does not meet this General Plan policy.

FS-3.4 Promote land use policy and implementation actions that improve our City's fiscal sustainability. Maintain or enhance the City's projected total net revenue through amendments made to this General Plan in each Review process. Discourage proposed rezonings or other discretionary land use actions that could significantly diminish revenue to the City or significantly increase its service costs to the City without offsetting increases in revenue.

The existing and previous buildings (including the now demolished Burger King) total about 7,000sf. This project proposes demolishing everything on site and starting over with a new building of less than 5,200sf. That is a reduction in commercial square footage of over 1,800sf! Reducing the size of commercial square footage may reduce the tax benefits of the area due to the reduction in square footage of commercial space. Therefore, this project does not meet this General Plan policy.

FS-4.1 Preserve and enhance employment land acreage and building floor area capacity for various employment activities because they provide revenue, near-term jobs, contribute to our City's long-term achievement of economic development and job growth goals, and provide opportunities for the development of retail to serve individual neighborhoods, larger community areas, and the Bay Area.

As mentioned previously, this project reduces the commercial square footage by over 1,800sf as compared to existing and previous uses. Thus, this project neither preserves nor enhances employment (commercial) land. Less commercial square footage may lead to less commercial jobs. Therefore, this project does not meet this General Plan policy.

FS-4.8 Emphasize mixed-use development for most new development, to achieve service efficiencies from compact development patterns and to maximize job development and commercial opportunities near residential development

This project is located in an Urban Village and is zones for the Urban Village zoning designation, which is a high-density mixed-use designation. This project proposes a low-density single use development. This land is perfect for high-density mixed-use development due to its zoning, lot size, transit adjacency, etc. Therefore, this project does not meet this General Plan policy.

CD-1.1 Require the highest standards of architectural and site design, and <u>apply strong design controls for all development projects</u>, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

City staff should reject the project for not meeting the pedestrian-oriented intent of the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines and for not meeting various policies, objectives, and standards that reinforce that intent. Staff should apply strong design controls to the site plan and reject any plan that is not pedestrian oriented, which would include this project as currently proposed.

CD-1.5 Encourage incorporation of publicly accessible spaces, such as plazas or squares, into new and existing commercial and mixed-use developments.

Staff should ask the applicant to make the outdoor patio a privately owned public space (POPS) so that the public can legally use it at times when the restaurant is closed, such as on Sundays.

CD-1.9 Give the greatest priority to developing high-quality pedestrian facilities in areas that will most promote transit use and bicycle and pedestrian activity. In pedestrian-oriented areas such as Downtown, Urban Villages, or along Main Streets, <u>place commercial and mixed-use building frontages at or near the street-facing property line with entrances directly to the public sidewalk</u>, provide high-quality pedestrian facilities that promote pedestrian activity, including adequate sidewalk dimensions for both circulation and outdoor activities related to adjacent land uses, a continuous tree canopy, and other pedestrian amenities.

The site is not pedestrian oriented. Only one corner public entrance is located on the corner of Race Street & San Carlos Street whereas two public entrances are located facing the parking lot. There are more transparent windows facing the parking lot and less numerous, and opaque, windows facing San Carlos Street. Landscaping is placed between the building and the sidewalk in this plan, whereas in a pedestrian oriented building, the building would front directly onto the sidewalk and have multiple entrances. There is a large wall along the pedestrian-oriented San Carlos Street and a mural is supposed to be required, but a mural does not make the sidewalk more vibrant, pedestrian oriented, or

pedestrian promoting than more transparent windows and doors. Therefore, this project does not meet this General Plan policy.

Proposed San Carlos Façade showing lack of pedestrian orientation

Proposed northern façade at parking lot showing auto orientation

CD-1.11 To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.

Only one public corner entry opens to the sidewalk. Two additional public entries open to the parking lot. There are more windows along the parking lot side and they are all transparent. There are fewer windows on the San Carlos Street side and they have an opaque film on them. There is a large blank wall (which should be reserved for the parking lot, not the streetscape facing the public sidewalk of the commercial corridor). This façade along San Carlos is not inviting nor is it transparent to reveal what is taking place inside of the building to attract customers by revealing active uses. Therefore, this project does not meet this General Plan policy.

CD-1.17 Minimize the footprint and visibility of parking areas.

There are a total of about 56 to 58 parking spaces (some are unmarked so it is hard to determine an exact number) on the current project site. This project proposes demolishing everything on site and starting over with a new parking lot of 60 spaces. Thus, this project proposes to increase the amount of parking in a pedestrian oriented area. This project does not minimize the footprint of parking areas; rather, this project maximizes the footprint by increasing the number of spaces. Therefore, this project does not meet this General Plan policy.

CD-2.10 Recognize that finite land area exists for development and that density supports retail vitality and transit ridership. Use land use regulations to require compact, low-impact development that efficiently uses land planned for growth, especially for residential development which tends to have a long life-span.

As discussed previously for policies IE-1.11 and FS-3.4, this project is creating a low-density development where we have a finite amount of high-density development potential such as this relatively large parcel. This project does not use the finite amount of land we have in this Urban Village to its fullest potential

(or even to the half-full potential). Thus, this project does not support the density intended for an Urban Village so does not efficiently use this land. Thus, this project does not meet this General Plan policy.

CD-2.11 Within the Downtown and Urban Village Area Boundaries, consistent with the minimum density requirements of the applicable Land Use / Transportation Diagram designation, avoid the construction of surface parking lots except as an interim use, so that long-term development of the site will result in a cohesive urban form

As discussed in Policy CD-1.17, this project proposes to expand the amount of parking on site as compared to the existing amount of parking. Therefore, this project does not meet the spirit of this policy.

CD-7.1 Support intensive development and uses within Urban Villages

As discussed previously, this project has a smaller building size than the existing uses. It is a low density use at about .11 FAR and does not even come close to the maximum building FARs allowed in an urban village (3.5 at the low end and 10+ at the higher ends). Therefore, this project is not an intensive use, but is a mild use of the land. Therefore, this project does not meet this General Plan policy.

LU-5.3 Encourage new and intensification of existing commercial development, including stand-alone, vertical mixed-use, or integrated horizontal mixed-use projects, consistent with the Land Use / Transportation Diagram.

As mentioned previously, this project reduces the commercial square footage by over 1,800sf. Thus, this project is not an intensification of existing commercial development. Therefore, this project does not meet this General Plan policy.

LU-10.1 Develop land use plans and implementation tools that result in the construction of mixed-use development in appropriate places throughout the City as a means to establish walkable, complete communities.

The West San Carlos Urban Village Plan is the land use plan and implementation tool to support mixed use development on this site. However, the project is proposing a low-density single use development which will not result in the construction of a mixed-use development in this appropriate part of the city. Therefore, this project does not meet this General Plan policy.

LU-10.4 Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street type development.

As mentioned previously, the project is proposing a low-density single use development which will not result in the construction of any residential housing units. Thus, a residential project will not be developed at this relatively large Urban Village site. Therefore, this project does not meet this General Plan policy.

LU-10.7 Encourage consolidation of parcels to promote mixed-use and high-density development at locations identified in the Land use / Transportation Diagram.

This project is proposing to consolidate some parcels together, which is actually good! However, it is not being used to promote mixed-use and high-density development, but rather single use and low-density development. Therefore, this project does not meet this General Plan policy.

West San Carlos Urban Village Plan

The West San Carlos Urban Village Plan does not support this development project because this project does not meet the intents, objectives, and policies set forth in this document.

The Village is envisioned as an accessible, well-connected neighborhood and vibrant business district. The Mixed-Use Residential Character Area, where this project is located, is an eastern gateway into the Urban Village.

(Chapter 3) The area is envisioned with higher-density mixed-use and residential development… Development is proposed to range between three and seven stories with residential uses above a mix of active ground floor retail.

> This project is proposing a low-density, single story, single use commercial development which will not result in the construction of any residential housing units. As discussed in more detail in the Design Standards section below, the project does not make for an active ground floor experience due to the auto-oriented/ parking-lot-oriented nature of this project, the large blank walls on the primary pedestrian street of San Carlos Street, and the lack of connection between the building and San Carlos Street (due to a lack of additional entrances and landscaping in the way). Therefore, this project does not meet the intent of the Mixed-Use Residential Character Area of the West San Carlos Urban Village Plan.

(Chapter 3) The Urban Village designation in the Mixed-use Residential Character Area is a commercial designation which supports residential development only on parcels meeting a minimum size of 0.5 acres. Residential development along West San Carlos Street or Meridian Avenue should include pedestrian oriented, ground- floor commercial uses that front the street… Before a site meets the aforementioned development criteria*, the uses allowed on parcels with a Urban Village land use designation are those uses allowed within the Neighborhood/Community Commercial designation… Neighborhood/Community Commercial Density: FAR up to 3.5 Neighborhood/Community Commercial uses typically have a strong connection to, and provide services and amenities for, the nearby community. These uses should be designed to promote this connection with an appropriate urban form that supports walking, transit use, and public interaction.*

As mentioned previously, this is a relatively large site of about 1 acre but the proposed redevelopment is not pedestrian oriented and is not mixed use. Also, since this could be considered a site before it meets the development criteria, would it meet the use criteria of Neighborhood/ Community Commercial which promotes a form that supports walking, transit use, and public interaction? No, this project does not. It is still auto-oriented, not pedestrian oriented (see more information about the auto orientation in the Design Standards section). It is a very low FAR or 0.11, nowhere near the maximum for Urban Village or even Neighborhood/ Community Commercial of 3.0+. Further, as discussed above, the commercial use does not "front" the street but rather "fronts" the parking lot. Therefore, this project does not meet the intent of the Urban Village designation in the Mixed-Use Residential Character Area of the West San Carlos Urban Village Plan.

(Chapter 3) A primary objective of this Plan is to retain the existing amount of commercial space within the West San Carlos Urban Village area and increase commercial activity and employment opportunities as the area redevelops.

As mentioned in the discussion of General Plan Policy FS-3.4, the existing and previous buildings (including the now demolished Burger King) total about 7,000sf and this project proposes demolishing everything on site and starting over with a new building of less than 5,200sf. That is a reduction in commercial square footage of over 1,800sf! Thus, this project does not retain the amount of commercial space and may reduce the commercial activity and employment opportunities. Therefore, this project does not meet this primary objective of the West San Carlos Urban Village Plan.

(Chapter 3) Additionally, since the West San Carlos Urban Village will focus on the pedestrian, new drive through uses are not supported. New auto oriented uses are prohibited.

This project does not focus on the pedestrian due to the proposed large blank walls along San Carlos Street and the auto-oriented/ parking-lot-oriented building (more information in the Design Standards section). Further, the building "fronts" the parking lot and does not "front" the street so this development does not "focus on the pedestrian". Thus, this project does not meet this text.

Policy LU-1.1: Encourage new commercial development to be built at Floor Area Ratios of 0.3 or greater.

The project proposes to build at an FAR of 0.11, which is only about 36% of the minimum FAR of this policy. This project does not meet the minimum FAR size. Therefore, this project does not meet this policy of the West San Carlos Urban Village Plan. City Staff should reject the project based on this and the other SJGP and WSCUVP policies that it does not meet and encourage the applicant to come back with a project with an FAR of at least 0.3.

(Chapter 5) Ground Floor Interface:
2. <u>Maximize use of non-colored, non-reflective glass windows to increase transparency between indoor and outdoor activity along the ground floor</u>
3. Provide shade for glass windows and doors along West San Carlos Street to afford climate protection for pedestrians. Incorporate generously-sized awnings, vertical screens, covered arcades, or walkways into buildings.
7. Discourage uninterrupted blank walls or façades. Where such blank walls are necessary, apply landscape screens, display boxes/ merchandise displays, light patterns, material variations, or other mitigation measures to enhance visual interest.

As discussed above under General Plan Policys CD-1.9 and CD-1.11, the project proposes to maximize the use of opaque glass treatments, rather than transparent treatments as required by this section of the West San Carlos Urban Village Plan. If shading the interior is an issue, incorporation of awnings, screens that hang over the sidewalk, covered arcades, etc. could be used instead. In the plans, the total building frontage length along the primary street (San Carlos) is 81'-8.25" and the total glazing is less than 27', which is about 33% of the active frontage length. Further, there is more glazing and active uses proposed for the secondary street (Race Street) and the parking lot. Further, in the plans, there is a 37'-11.75" blank wall along the primary street, San Carlos Street. Therefore, this project does not meet the three elements described in this section of the West San Carlos Urban Village Plan.

(Chapter 5) Sustainable Elements:

1. Encourage building development that integrates passive and active sustainable design elements and responds to San José's climate.

If shading the interior is an issue, incorporation of passive design elements like awnings, screens that hang over the sidewalk, covered arcades, etc. could be used instead of vinyl film on the glazing. Due to the use of opaque vinyl glazing rather than integrated passive design elements, this project does not meet the elements described in this section of the West San Carlos Urban Village Plan.

Design Standards

The San Jose Citywide Design Standards and Guidelines do not support this development project because this project does not meet the standards set forth in this document.

Section 4.1.1. Ground floors with active frontages create engaging streets that are comfortable to use and visually appealing for pedestrians.

> As discussed previously, this project does not create an active street frontage and is primarily auto oriented with more (transparent) windows and doors facing the parking lot than facing the street. For example, there are 3 sets of doors (1 public double, 1 public single, and 1 employee single) plus 3 sets of windows (2 in public areas and 1 in employee area) facing the parking lot, whereas there is only 1 set of doors (1 public) plus 3 sets of windows (1 in public area and 2 in employee area). Further, the windows along the primary street (San Carlos) are proposed to have "patterned vinyl film" on them, which I would consider an opaque or semi-opaque building element and may obscure viewing in or out of those windows, whereas the parking lot side is proposed to have transparent (clear) glass without any film. This imbalance, particularly with the number and transparency of the doors and windows, makes the building feel more auto oriented/ parking-lot-oriented than pedestrian oriented. Similarly, it could then be said that the building does not "front" the street but rather "fronts" the parking lot. Therefore, this project does not create an engaging street that is visually appealing so the project does not meet this rationale of creating an active street frontage.

S2. <u>Create transparent façades with windows or clear glazing for at least 70 percent of the active frontage length along primary streets</u> or public open spaces and 50 percent of the active frontage length along secondary streets (see Fig 4.3 and 4.5).

> In the plans, the total building frontage length along the primary street (San Carlos Street) is 81'-8.25" and the total glazing is less than 27', which is about 33% of the active frontage length. Therefore, this building plan does not meet this design standard of 70% clear glazing along the active frontage of the primary street (San Carlos Street).

S4. <u>Windows and clear glazing on the ground floor façade must have no opaque or semi-opaque building elements</u> wider than two inches or spaced more closely than five feet between 3 to 10 vertical feet from the sidewalk.

> In the plans, the glazing along San Carlos Street is intended to have "patterned vinyl film", which is considered an opaque or semi-opaque building element wider than 2". Therefore, this plan does not meet this design standard of no opaque or semi opaque building elements.

Section 4.1.3. Blank walls make places feel uninviting and sometimes unsafe. Minimizing long stretches of unbroken façades and non-active frontages, such as parking garages and service and utility areas, creates an active and safe public realm. Standards S1. <u>Limit continuous blank walls on the ground floor to less than 30 feet along primary street façades</u> and 50 feet along secondary street façades (see Fig. 4.13).

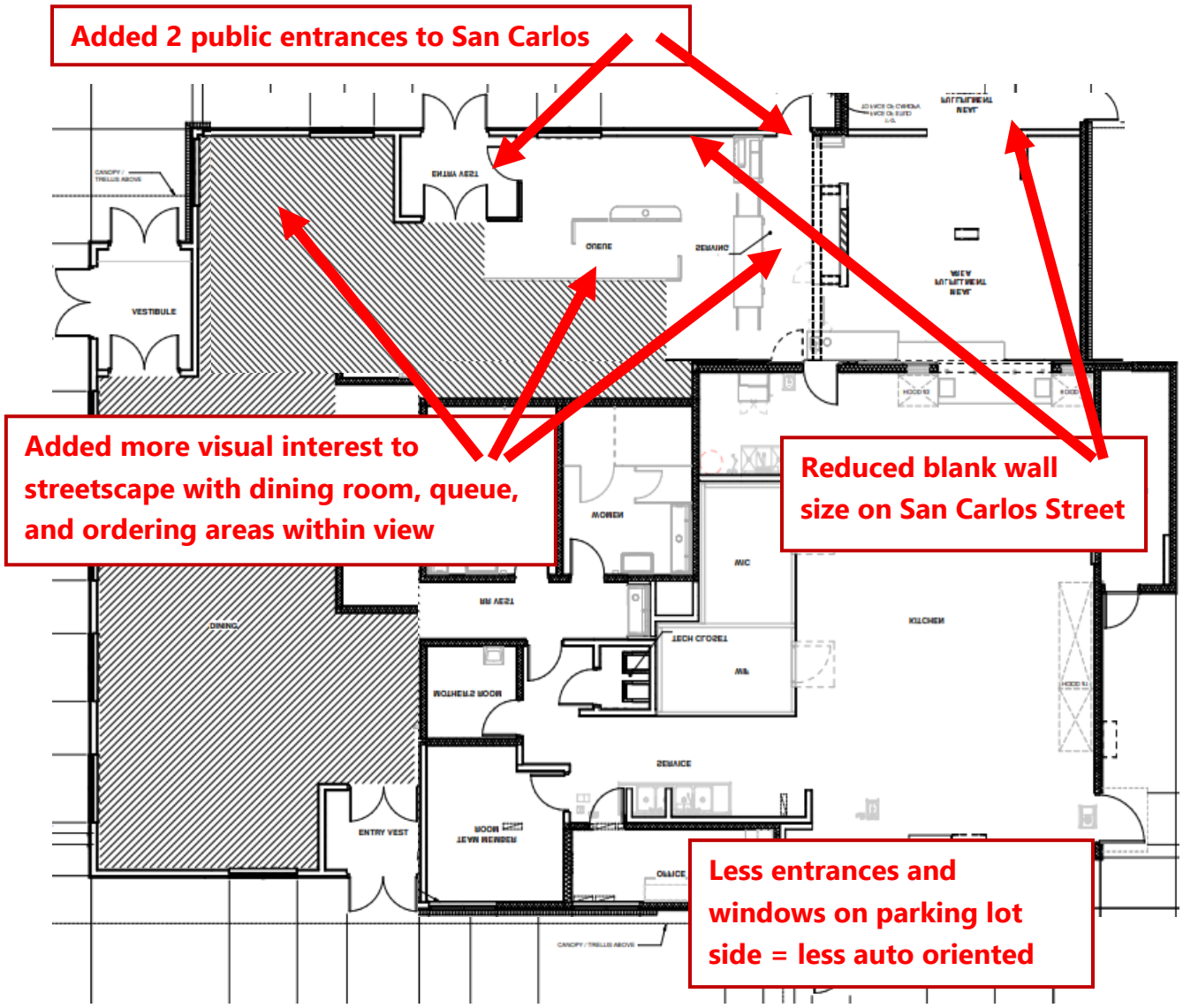
> In the plans, there is a 37'-11.75" blank wall along the primary street, San Carlos, so this plan does not meet this design standard. A mural does not make up for not meeting this design standard of limiting continuous blank walls to less than 30' along the primary street (San Carlos Street).

This permit should be rejected for failing to meet all of these design rationales and standards discussed above. Failure to meet this design standards leads to a reduction in high-quality pedestrian facilities that promote pedestrian activity (SJGP CD-1.9), a reduction of commercial building frontages at or near the street-facing property line with entrances directly to the public sidewalk (SJGP CD-1.9), a reduction in inviting and transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays (SJGP CD-1.11), a reduction in pedestrian oriented ground-floor commercial uses that front the street (WSCUVP Ch.3), and a reduction in transparency between indoor and outdoor activity along the ground floor (WSCUVP Ch.5).

Pedestrian Oriented Version the Project

As discussed previously, the current (February 21, 2025) site plan does not meet the various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines. Thus, the project should be redesigned, ideally with more density, less parking, and retention of the existing business(es). Below is an example diagram showing how the current low-density project could be more pedestrian oriented, rather than its current auto-oriented design.

First, the building would need to be flipped so that there are more doors and windows along the San Carlos Street side. This would also have a complementary effect of reducing the length of the blank walls.



Second, all doors and glazing along San Carlos Street would need to be transparent and not have any “patterned vinyl film”. Ideally, the size and number of windows along San Carlos Street would also be increased from even what is shown in the diagram above so that 70% of that frontage is transparent door and window glazing.

Third, all landscaping between the building and the sidewalk would be removed so that all 3 to 4 (or more) building entrances facing the sidewalk are easily accessible and pedestrian oriented.

Fourth, any large blank walls (with or without murals) should face the parking lot, and not the street.

Fifth, the existing businesses/ buildings should be retained and the amount of parking should be minimized.

This shows how much the current site plan does not meet the various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines due to the current plan’s auto-orientation rather than pedestrian orientation as could be done instead (by showing an example above).

Recommendation to Staff

I continually advocated for greater densities and higher building heights in the Urban Village planning process. Thus, I support projects that adhere to the Urban Village Plan, are pedestrian oriented, are mixed use, and are high density. This particular project is none of those things.

We do not need more 1 story, single use, parking oriented (not street oriented) buildings in our Urban Villages. Let's learn from our low-density mistakes of the past and apply the SJGP, WSCUVP, and the Citywide Design Guidelines discussed above; this will result in denying the permit and project.

If a project were proposed that is mixed use, high density (FAR 6.0+), and pedestrian oriented and also happened to have a ChickFilA in it, then I would support that project since it fulfills the intent and vision of the Urban Village plan. Until such a time comes that this project transforms from low density to high density, from single use to mixed use, and from auto oriented to pedestrian oriented, I will oppose this project. Said another way, the greater the density, pedestrian orientation, and mix of uses, the greater I will advocate for a project. But, since this project is at the low end of those spectrums, I will strongly oppose it.

That said, City staff must evaluate the project as proposed. As discussed previously, <u>this proposed project as-is does not meet the various intents, goals, policies, and standards set forth in the San Jose General Plan, the West San Carlos Urban Village Plan, and the San Jose Citywide Design Standards and Guidelines as described above; therefore, staff should "apply strong design controls to the site plan" (SJGP CD1.1) and reject this plan as currently proposed</u>.

Thank you for your consideration!

Greg Ripa

Greg Ripa

Outlook

RE: Chick-Fil-A 1301 San Carlos

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-10 20:55
To [redacted]

Hi Carlin,

Understood and noted, thank you.

Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of an José
Planning, Building, & Code Enforcement
200 E. anta Clara treet, 3F Tower
an José, California 95113 1905
www.sanjoseca.gov/planning

From: [redacted]
Sent: Tuesday, June 10, 2025 20:42
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Subject: Re: Chick-Fil-A 1301 San Carlos

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Hi Jason—
I was planning on participating, but have a contractor working all day which I must supervise. I believe Catalyze SV will be there with a list of all the reasons this project is wrong for the site, but I wanted to call attention to Chick-Fil-A's defiance of good planning and community needs.

Thanks for your reply.

—Carlin Black

On Tue, Jun 10, 2025 at 6:58 PM Lee, Jason <Jason.Lee@sanjoseca.gov> wrote:

> Hi Carlin,

Thank you for your e-mail, and it is saved for the record for the **Director's Hearing** on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: [redacted]
Sent: Tuesday, June 10, 2025 18:55
To: [redacted] Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; [redacted]
Subject: Re: Chick-Fil-A 1301 San Carlos

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Chick-fil-A is one of the most community/planning be damned companies around. They have new one coming in an Urban Village a mile and a half away on Stevens Creek that they apparently convinced the developer to settle for a one-story store facing away from the street blocked by parking lots on the street front. Stevens Creek as a planned vibrant, walkable corridor notwithstanding. The 1301 San Carlos store is more of the same.

Catalyze SV will preset a cogent set of horrors committed by this proposal which should be flatly denied.

Carlin Black, Urban Planner, (Retired)
District 1, San Jose

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Outlook

RE: Support for Chick-fil-A store

From Lee, Jason <Jason.Lee@sanjoseca.gov>
Date Tue 2025-06-10 18:49
To 'Johnny Khamis' <[redacted]>
Cc [redacted]

Hello Councilmember Khamis,

Thank you for your e-mail, and it is saved for the record for the hearing on June 11. If you would like to participate, the agenda for the June 11 Director's Hearing, including information on how to participate in the hearing, has been posted at https://www.sanjoseca.gov/home/showpublisheddocument/122650.

Thank you,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov | 408.535.3887

City of San José
Planning, Building, & Code Enforcement
200 E. Santa Clara Street, 3F Tower
San José, California 95113-1905
www.sanjoseca.gov/planning

From: Johnny Khamis <[redacted]>
Sent: Tuesday, June 10, 2025 18:21
To: Lee, Jason <Jason.Lee@sanjoseca.gov>
Cc: [redacted]
Subject: Support for Chick-fil-A store

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You don't often get email from [redacted]. Learn why this is important
Dear Jason

The Silicon Valley Business Alliance is strongly encouraging a vote of approval for the new Chick-fil-A restaurant proposed for Race Street in San Jose. We ask that you consider the new jobs, property, business, and sales tax revenue that will be generated by allowing this project to move forward.

To our understanding, it complies with the zoning and legal requirements outlined in the city code. Denying their permit would send a chilling message to businesses investing in our community and would further support the reputation that San Jose is difficult to do business with.

Sincerely,
Silicon Valley Business Alliance
Www.svba.biz
Johnny Khamis
[redacted]

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