
FW: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

From City Clerk <city.clerk@sanjoseca.gov>

Date Thu 12/5/2024 10:56 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Andrea N. Coen <[REDACTED]>

Sent: Thursday, December 5, 2024 10:23 AM

To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer <[REDACTED]>; slynch <[REDACTED]>; projects@catalyzesiliconvalley.org

Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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Dear Mayor and City Council,

I am writing to support Sand Hill Property Company's proposal for El Paseo de Saratoga.

The current proposal might not be what was originally approved by the City two years ago, but it is still leaps and bounds better than the outdated strip mall parking lot sitting there underutilized for far too long. El Paseo will transform the area and turn it into a mixed-use urban village that 772 households will be able to call home. It will also create new jobs, places to work, places to shop, and a new park.

It's important to note I would prefer the project still include 15% affordable housing on-site, as well as at lower levels of affordability. The former is what was promised to the community and negotiated with the City after years of collaboration. I know the economy changes and thus development must adjust too, yet we desperately need more affordable homes.

I urge you to approve the amendment so that this transformative project can move forward without further delays. Sand Hill has demonstrated its commitment to making El Paseo de Saratoga a vibrant addition to our community, and I hope the City Council will continue to support their efforts.

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From City Clerk <city.clerk@sanjoseca.gov>
Date Thu 12/5/2024 10:57 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Karina Ridge <[REDACTED]>
Sent: Thursday, December 5, 2024 10:39 AM
To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer <[REDACTED]>; Steve Lynch, Aicp <[REDACTED]>
projects@catalyzesiliconvalley.org
Cc: Karina Ridge <commercial@karinaridge.com>
Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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Thanks in advance,

Karina Ridge
Realtor

KW Commercial

A solid black rectangular box used to redact information, likely a logo or contact details, positioned directly below the 'KW Commercial' text.

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From City Clerk <city.clerk@sanjoseca.gov>

Date Thu 12/5/2024 11:21 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Catherine Ul-Haque [REDACTED]

Sent: Thursday, December 5, 2024 11:10 AM

To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer [REDACTED] slynch [REDACTED] projects@catalyzesiliconvalley.org

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From City Clerk <city.clerk@sanjoseca.gov>
Date Thu 12/5/2024 1:13 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: J'Carlin [REDACTED]
Sent: Thursday, December 5, 2024 11:45 AM
To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; slynch [REDACTED]; projects@catalyzesiliconvalley.org
Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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-Carlin

Carlin Black

Aka J'Carlin

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From City Clerk <city.clerk@sanjoseca.gov>

Date Fri 12/6/2024 10:18 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Gia Pham [REDACTED]

Sent: Friday, December 6, 2024 10:16 AM

To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer [REDACTED]; slynch [REDACTED]; projects@catalyzesiliconvalley.org

Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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Dear Mayor and City Council,

People with Disabilities need housing urgently. Now. Today. Let's make it happen.

I am writing in strong support of Sand Hill Property Company's proposal for El Paseo de Saratoga. This mixed-use urban village will bring new life into a traditional strip mall, transforming it into a vibrant neighborhood hub where 772 households can find a place to call home. By blending residential spaces with workplaces, shops, restaurants, and a new park, El Paseo will create a more connected, walkable, and sustainable community.

It's especially important that this development includes 15% of the units as affordable housing on-site, as was previously negotiated with the City after years of community collaboration. In addition to meeting this commitment, I encourage the City Council to ensure that some of these affordable homes are accessible to individuals with intellectual and developmental disabilities (IDD). Such an approach honors our values of inclusivity, enables those with IDD to live independently in safe, stable communities, and meets both fair housing obligations and the community's vision for a welcoming city.

By upholding the affordability requirement and embracing a policy of inclusion, the City of San José can create a more diverse housing landscape that truly reflects and supports all residents.

I urge you to approve the amendment so this transformative project can move forward without further delays. Sand Hill has demonstrated a genuine commitment to making El Paseo de Saratoga a place where everyone can thrive, and I hope the City Council will continue to support these efforts.

Thank you for your time and consideration.

Warm Regards,
Gia Pham

Gia Pham
Communication Coordinator

[REDACTED]
fax: 408.498.5242
Sobrato Center for Nonprofit
3460 W Bayshore Road, Suite 205
Palo Alto, CA 94303
www.housingchoices.org



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FW: DECEMBER 10th AGENDA: Item 10.2 - El Paseo Signature Project Revisions

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 12/6/2024 1:52 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

3 attachments (4 MB)
image001.jpg; image003.jpg; image004.jpg;

From: Erik Schoennauer <[REDACTED]>
Sent: Friday, December 6, 2024 1:42 PM
To: Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>
Cc: Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Steve Lynch <[REDACTED]>; Candice Gonzalez <[REDACTED]>
Subject: DECEMBER 10th AGENDA: Item 10.2 - El Paseo Signature Project Revisions

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Dear Mayor and City Councilmembers:

The El Paseo redevelopment project was originally approved in 2022, however, due to changing market conditions and rising construction costs, we need to make certain changes and overall reductions to the project so that it is financially feasible. Sand Hill remains committed to building this project. **The Planning Staff and unanimous Planning Commission recommend approval of this revised entitlement.**

Below are the key features of proposed project modifications:

- 1) **Housing:** The project now includes 772 new housing units, which is a 226 unit reduction from the 998 approved in 2022.
- 2) **On-Site Affordable Housing:** The project will continue to include an affordable component with 39 BMR units. Under the 2022 approval, 15% of the units were approved as BMRs, however they would have been located in a separate building on the Saratoga parcel, across Saratoga Avenue. Now we are proposing 5% inclusionary units - built within and dispersed throughout the two buildings on the El Paseo side. The remaining units will be in-lieu fees that will be directed towards another approved 100% affordable project.
- 3) **New Senior Housing:** The modified project includes a 263-bed, residential care and memory care facility (senior assisted living), which is a much-needed housing option in all of San Jose. (see image below) The senior housing will be operated by Sunrise Senior Living, located in a new building on the Saratoga parcels.
- 4) **New Commercial Space:** The modified project continues to create a total of 87,536 square feet of pedestrian friendly and walkable commercial space, including a new Whole Foods grocery store. This will anchor the central Main Street area and will be accompanied by new restaurants and retail shops. (see image below)
- 5) **Public Open Space:** There will be a total of 3.5 acres of publicly accessible outdoor space, including a 1.1-acre park area and 2.4 acres of pedestrian paseos, urban plazas, and outdoor dining areas along Main Street.
- 6) **Traffic and Pedestrian/Bike Enhancements:** The modified project includes a larger scope of transportation improvements, including new wider sidewalks, traffic calming roadway features, crosswalks, and bike lanes to promote walking and biking, instead of car travel. This investment in roadway improvements totals over \$10,000,000.

The new project still meets or exceeds all Signature Project requirements in the *Envision 2040 General Plan*, including commercial/job space, high residential density, adequate publicly accessible open space, extensive community engagement, and high quality architectural, landscape and site design.

The project also includes the changes that we had previously incorporated into the design based on neighbors and community members shared feedback. This includes:

- **Inclusion of a fully accessible park.** The community expressed concerns about a lack of open space in West San Jose. The project's private open space was redesigned to become open entirely for public use. This will provide a much-needed open space for community

gatherings, entertainment, and passive recreation.

- **Widening of the paseo and open space.** The design includes flexibility for limited vehicle use and broader open paseo areas to allow for more walkability and outdoor dining areas.
- **Bring a grocery tenant back to the project.** The community expressed a desire for a new high quality grocery tenant to replace the Lucky's that vacated the enter. We worked to bring Whole Foods grocery as the anchor to the project as a great service and amenity to the entire community.
- **Build affordable housing on-site:** Many neighbors and advocacy groups recognize the need for affordable housing in West San Jose and so we are providing 5% of the units as affordable on site, meeting a significant need in the city.
- **Preserve and enhance the berm:** The berm on the southern edge of the project will be enhanced with the addition of new trees and other vegetation. Access to the berm will be prohibited to further protect adjoining neighbors.
- **Keep pedestrians and bicyclists safe and welcome:** The site will still include full underground parking so that the at grade space will be dedicated to outdoor paseos that are pedestrian and cyclist friendly.
- **Protect the environment:** Community members expressed their expectation that sustainability would be factored into the project design. Not only does our design and building orientation minimize passive solar effect and maximize the use of daylight in our buildings, but also our entire design incorporates energy efficiency in the lighting, buildings systems, and water usage. Our project will comply with San Jose's Clean Energy program.

As you might imagine, our team is very proud of the work we've done and excited about this project moving forward for San Jose.

For all of the reasons above, we hope that you find the project worthy of your support.

Thank you for your consideration. **Please email or call if you have questions or would like to meet to discuss this project further.**

Best Regards,

ERIK


Looking West down Main Street:

 A white car parked in a street Description automatically generated

Looking South down Main Street:



Senior Assisted Living - corner of Saratoga Ave. and Lawrence Exp.:

 A building with trees and cars Description automatically generated

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Erik E. Schoennauer





FW: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 12/6/2024 3:33 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Tracy Ou [REDACTED]
Sent: Friday, December 6, 2024 2:41 PM
To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer [REDACTED] slynch [REDACTED] projects@catalyzesiliconvalley.org
Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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Sincerely,
Tracy Ou

FW: Item 10.2 on 12/10/24 City Council agenda re: El Paseo

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/9/2024 10:03 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Amy Cody <[REDACTED]>
Sent: Monday, December 9, 2024 9:21 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@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>
Subject: Item 10.2 on 12/10/24 City Council agenda re: El Paseo

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Mayor Mahan, Vice Mayor Kamei & City Councilmembers,

Residents of Moreland West and other neighborhoods in the West San Jose area carefully considered and provided input on the massive El Paseo Mixed Use Village Signature Project that was approved by Council in 2022, as well as the PD Permit Amendment approved in 2023. After reviewing the proposed 2024 Amendment and communicating with Planning staff, Sand Hill and others, I share the following comments and questions on behalf of the Moreland West Neighborhood Association (MWNA):

Affordable Units

The project was approved largely due to the promise of 15% onsite BMR units: 5% (50% AMI), 5% (60% AMI), and 5% (100% AMI). Given the project's density and San Jose's RHNA requirements, MWNA advocated for more affordable units (18-20%) and deeper levels of affordability. My neighbors and I are disappointed that the proposed Amendment includes only 5% onsite BMR units, offered at only 100% AMI.

That said, we are pleased that onsite BMR units will be mixed in with market rate units, and that El Paseo's BMR residents will have the same access to amenities as others. We supported truly inclusionary, mixed-income buildings and equal access to amenities during the initial planning process.

- **How many offsite BMR units will be built and at what affordability level?**
- **Will these offsite BMR units also be built in a "high resource area"?**

Unit Mix & Density

The approved project included a robust mix of studios and 1, 2 & 3-bedroom units. The 2024 Amendment includes no large, family-sized 3-bedrooms (which are in demand, especially if affordable) and fewer 2-bedrooms. Although the overall project (Buildings 1, 2, 3 & 4) has fewer residential units, Buildings 1 & 2 are now much denser and with smaller units.

- **Buildings 1 & 2 would have 398 and 374 units, respectively. These buildings are truly massive. Where else in San Jose are there buildings this height (12 & 10 stories, respectively) with so many units?**
- **What is the revised estimated number of El Paseo residents?**

Parks & Open Space

The project's 1.1-acre multi-purpose park space is clearly insufficient for 1,500-2,000 new residents. Additionally, the Saratoga Ave/Westgate Urban Village area is targeted for more high density residential development. Significant investment in park & recreation space will be needed to accommodate the thousands of new residents (and their pets) who will be living densely in our Urban Village area.

- **Where will El Paseo's 1,500-2,000 new residents recreate? (School facilities with limited public access do not count!)**
- **What percentage of El Paseo residents are expected to NOT own a vehicle?**
- **Where will El Paseo's \$9m in park impact fees be spent to provide adequate park space within walking distance?**

Parking

It is assumed that many El Paseo residents will walk, cycle or take a bus to reach school, work and other destinations. This congested, car-centric area -- with a Costco Warehouse on the way! -- is in need of pedestrian & bicycle safety improvements and transit-oriented investment. Sufficient project parking is also crucial so El Paseo residents and their guests won't need to park in commercial spaces and adjacent neighborhoods.

Buildings 1 & 2

- **The revised PD Permit application states that "Per San Jose Ordinance no. 30857 No minimum parking is required." Was there a minimum parking requirement when the project was approved in 2022, with parking reductions?**
- **There would be 323 fewer parking spaces in Buildings 1, 2 & 3 despite there being more residential units in these buildings. What changed? (Whole Foods garage parking remains the same at 160 spaces.) Are 995 spaces in Buildings 1 & 2 -- plus potentially 135 more spaces in Building 3 -- sufficient for 1,500-2,000 residents?**

Ground-Level Residential Units

It seems like mixed-used, 10 and 12-story glass buildings would have ground level retail and services instead of residential units.

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Thank you for keeping our concerns in mind as you consider El Paseo and the future of our community.

Amy Cody
President, Moreland West NA
www.morelandwest.org



FW: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/10/2024 7:39 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Divya Dhar <[REDACTED]>
Sent: Monday, December 9, 2024 8:55 PM
To: 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>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Erik Schoennauer <[REDACTED]>; [REDACTED]; [REDACTED]
Subject: Item 10.2 on 12/10 City Council agenda support for El Paseo de Saratoga

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Dear Mayor and City Council,

I am writing to support Sand Hill Property Company's proposal for El Paseo de Saratoga.

The current proposal might not be what was originally approved by the City two years ago, but it is still leaps and bounds better than the outdated strip mall parking lot sitting there underutilized for far too long. El Paseo will transform the area and turn it into a mixed-use urban village that 772 households will be able to call home. It will also create new jobs, places to work, places to shop, and a new park.

As someone who has lived in the Westgate area for 10+ years and have noticed traffic increasing - more walkable areas can help curtail traffic. I also appreciate the senior care facility option. As someone with aging parents - I would like them to be able to stay in the neighborhood they call home.

It's important to note I would prefer the project still include 15% affordable housing on-site, as well as at lower levels of affordability. The former is what was promised to the community and negotiated with the City after years of collaboration. I know the economy changes and thus development must adjust too, yet we desperately need more affordable homes.

I urge you to approve the amendment so that this transformative project can move forward without further delays. Sand Hill has demonstrated its commitment to making El Paseo de Saratoga a vibrant addition to our community, and I hope the City Council will continue to support their efforts.

Best,

Divya

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FW: Item 10.2 on 12/10/24 City Council agenda re: El Paseo

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/10/2024 4:00 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: betty kabanek <[REDACTED]>
Sent: Tuesday, December 10, 2024 3:57 PM
To: Amy Cody <[REDACTED]>; City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@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>
Subject: Re: Item 10.2 on 12/10/24 City Council agenda re: El Paseo

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On Monday, December 9, 2024, 9:21 AM, Amy Cody <[REDACTED]> wrote:

Mayor Mahan, Vice Mayor Kamei & City Councilmembers,

Residents of Moreland West and other neighborhoods in the West San Jose area carefully considered and provided input on the massive El Paseo Mixed Use Village Signature Project that was approved by Council in 2022, as well as the PD Permit Amendment approved in 2023. After reviewing the proposed 2024 Amendment and communicating with Planning staff, Sand Hill and others, I share the following comments and questions on behalf of the Moreland West Neighborhood Association (MWNA):

Affordable Units

The project was approved largely due to the promise of 15% onsite BMR units: 5% (50% AMI), 5% (60% AMI), and 5% (100% AMI). Given the project's density and San Jose's RHNA requirements, MWNA advocated for more affordable units (18-20%) and deeper levels of affordability. My neighbors and I are disappointed that the proposed Amendment includes only 5% onsite BMR units, offered at only 100% AMI.

That said, we are pleased that onsite BMR units will be mixed in with market rate units, and that El Paseo's BMR residents will have the same access to amenities as others. We supported truly inclusionary, mixed-income buildings and equal access to amenities during the initial planning process.

- **How many offsite BMR units will be built and at what affordability level?**
- **Will these offsite BMR units also be built in a "high resource area"?**

Unit Mix & Density

The approved project included a robust mix of studios and 1, 2 & 3-bedroom units. The 2024 Amendment includes no large, family-sized 3-bedrooms (which are in demand, especially if affordable) and fewer 2-bedrooms. Although the overall project (Buildings 1, 2, 3 & 4) has fewer residential units, Buildings 1 & 2 are now much denser and with smaller units.

- **Buildings 1 & 2 would have 398 and 374 units, respectively. These buildings are truly massive. Where else in San Jose are there buildings this height (12 & 10 stories, respectively) with so many units?**
- **What is the revised estimated number of El Paseo residents?**

Parks & Open Space

The project's 1.1-acre multi-purpose park space is clearly insufficient for 1,500-2,000 new residents. Additionally, the Saratoga Ave/Westgate Urban Village area is targeted for more high density residential development. Significant investment in park & recreation space will be needed to accommodate the thousands of new residents (and their pets) who will be living densely in our Urban Village area.

- **Where will El Paseo's 1,500-2,000 new residents recreate? (School facilities with limited public access do not count!)**
- **What percentage of El Paseo residents are expected to NOT own a vehicle?**
- **Where will El Paseo's \$9m in park impact fees be spent to provide adequate park space within walking distance?**

Parking

It is assumed that many El Paseo residents will walk, cycle or take a bus to reach school, work and other destinations. This congested, car-centric area -- with a Costco Warehouse on the way! -- is in need of pedestrian & bicycle safety improvements and transit-oriented investment. Sufficient project parking is also crucial so El Paseo residents and their guests won't need to park in commercial spaces and adjacent neighborhoods.

Buildings 1 & 2

- **The revised PD Permit application states that "Per San Jose Ordinance no. 30857 No minimum parking is required." Was there a minimum parking requirement when the project was approved in 2022, with parking reductions?**
- **There would be 323 fewer parking spaces in Buildings 1, 2 & 3 despite there being more residential units in these buildings. What changed? (Whole Foods garage parking remains the same at 160 spaces.) Are 995 spaces in Buildings 1 & 2 -- plus potentially 135 more spaces in Building 3 -- sufficient for 1,500-2,000 residents?**

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