

Profile

Nick
First Name

Pham
Last Name

[Redacted]
Email Address

Which Boards would you like to apply for?

Planning Commission: Appointed

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 8

[Redacted]
Street Address

[Redacted]
Suite or Apt

San Jose
City

CA
State

95148
Postal Code

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

PN Real Estate Group, Inc.
Employer

Broker/Owner
Job Title

[Redacted]
Address of Current Employer

None

Current Employer of Spouse



Address of Current Employer of Spouse

N/A

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

N/A

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

Mountain View High School De Anza College San Jose State University, BS of Engineering, 1990

List any position or office held in any governmental agency, civic, or charitable organization including the dates

Asian Real Estate Association of America (AREAA) - National Treasurer/Secretary (2016-2017), Chair of the Community Outreach Committee (2016), a Vice-Chair of the Policy Committee (2015), Co-Founder & Chapter-President 2010-2012. Santa Clara Association of REALTORS (SCCAOR) - Director (2015-2017) California Association of REALTORS, (C.A.R.) - Director (2015-2017)

English, Vietnamese

Languages Spoken

Special Awards or Recognitions Received

N/A

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

To apply my experience to continue my second term of service.

Please state any other information which you feel would be useful in reviewing your application

Current member of the Planning Commission, seeking second term.

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.

[REDACTED]

Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which identifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

N/A

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

N/A

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Ed Abelite

Reference 1 Name

[Redacted]

Reference 1 Address

[Redacted]

Reference 1 Phone

Edesa Bit-Badal

Reference 2 Name

[Redacted]

Reference 2 Address

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

See Above

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

Current Member of the Planning Commission, I would like to apply my experience to continue serving the City of San Jose.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

I am a long-term volunteer of several Real Estate Trade Organizations that focus on housing issues, policies

What is your understanding of the purpose of the Commission?

Make recommendation to the City Council members regarding land use issues, development plans, zoning, and the adoption or amendment to the General Plan.

Please list three issues facing the City that you feel the Commission should address.

Affordable Housing, J/ER according the General Plan 2040

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

Yes No

I would like to say . . .

As a current member of the Planning Commission, I would like to continue to contribute my service to the city and communities.

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *

Profile

John
First Name

Leyba
Last Name

[Redacted]
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 6

[Redacted]
Street Address

[Redacted]
Suite or Apt

San Jose
City

CA
State

95126
Postal Code

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

Pacific Gas & Electric Company
Employer

Business Process Analyst,
Expert
Job Title

[Redacted]
Address of Current Employer

Current Employer of Spouse



Address of Current Employer of Spouse

Classroom Teacher

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

N/A

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

Bachelor's degree, Economics, emphasis on Public Economics, Dartmouth College, Hanover, NH, USA. Graduated 2003. Archbishop Mitty High School, Class of 1997 have also taken college courses (no degree) from De Anza College, San Jose City College, CSU East Bay, and UC Berkeley Summer Session.

List any position or office held in any governmental agency, civic, or charitable organization including the dates

Chair, San Jose District 6 Neighborhood Leadership Group 2018 Buena Vista Neighborhood Assn: board member 2010-current, Vice President 2011-2012, President 2014-2016 Burbank / Del Monte Neighborhood Advisory Committee: Treasurer 2011, Vice President 2011 – ongoing San Jose Unified Measure H Board Oversight Committee: member 2015-2018 San Jose Parks Foundation, Board Member and Vice President, 2012-2015 Dartmouth College Admissions Office Alumni Interviewer & College Fair Representative, 2005-2015 Alum Rock Educational Foundation: Secretary & Board Member, 2004-2008 Dartmouth Alumni Assn of Silicon Valley: Board Member '04-07, Secretary '06-07, Service Chair '04-06 Dartmouth Club of Greater San Francisco: Board Member 2008-2010

English, Spanish, German

Languages Spoken

Special Awards or Recognitions Received

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

I am an ardent believer in the City of San Jose's Envision San Jose 2040 General Plan, "Building a City of Great Places." Short of serving on the city council, I believe the City of San Jose Planning Commission has the most influence on ensuring the city is living up to the demands of the General Plan. Given my education in land use economics, experience supporting Project Management at PG&E, and community engagement in my neighborhoods (Buena Vista Neighborhood and more broadly Midtown SJ), I believe I am uniquely positioned to serve in this capacity. I would seek to have the city hold true to ALL of the GP, not simply cherry pick policies that serve the issue at hand or proposals that "fit the box."

Please state any other information which you feel would be useful in reviewing your application

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.



Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which identifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

Member, California Apartment Association

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

James Rincon

Reference 1 Name

[REDACTED]

Reference 1 Address

[REDACTED]

Reference 1 Phone

Ryan Blake

Reference 2 Name

[REDACTED]

Reference 2 Address

[REDACTED]

Reference 2 Phone

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

see above

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

I have served on several non-profit boards as well as the SJ Unified School District Measure H Citizen's Bond Oversight Committee, per my experience listed. I am familiar with committee and board service, agenda and meeting procedures, and would faithfully execute such duties on this commission as well.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

In addition to academic (economics) and vocational training (project management and project governance), I have taken many hours of housing-related training as a member of the California Apartment Association. While the Planning Commission does not deal with housing policy, per se, much of what I have learned is relevant to understanding the duties and requirements of rental housing providers, and the regulatory requirements and burdens under which they operate.

What is your understanding of the purpose of the Commission?

The purpose of the commission is to apply the policies of the SJ General Plan and other applicable policies and guidelines toward approving or denying applications and proposals submitted to Planning, Building, and Code Enforcement which require review or approval by the Planning Commission.

Please list three issues facing the City that you feel the Commission should address.

Urban Village amenities financing commercial/industrial to residential conversions (an ongoing issue)
outreach and noticing policies for neighborhoods (implementation of Council Policy 6-30)

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

Yes No

I would like to say . . .

Thank you for the opportunity, and for considering my application.

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *

Profile

Melanie

First Name

Griswold

Last Name

[Redacted]

Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 6

[Redacted]

Street Address

[Redacted]

Suite or Apt

San Jose

City

CA

State

95126

Postal Code

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

Santa Clara County Office of the District Attorney

Employer

Deputy District Attorney

Job Title

[Redacted]

Address of Current Employer

SCC Office of the District Attorney

Current Employer of Spouse



Address of Current Employer of Spouse

Supervising Deputy District Attorney

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

Formal Education • Harvard Law School – J.D., 2001-2004 (focus in environmental law and labor relations) • University of British Columbia – Bachelor of Commerce in Labor Relations & Human Resource Management (graduated #1 in class) 1995 – 2001 • Kelowna Secondary School – High School Diploma, 1991-1995 Vocational Training • San Jose City College – Construction Framing, 2016

List any position or office held in any governmental agency, civic, or charitable organization including the dates

Santa Clara County District Attorney's Office - Deputy District Attorney, 2011-present Santa Clara County Bar Association: • Law-Related Education Committee (Chair), 2014-present • Judicial Evaluation Committee, 2018-present • Conference of Delegates Committee, 2013-2015 Barrister's Association of San Francisco – Pro Bono Committee (Co-chair), 2010-2011 Law Clerk to Federal Judge, Hon. Alicemarie Stotler, in the Northern District of California, 2004-2005

English, some French

Languages Spoken

Special Awards or Recognitions Received

• Johnny Gogo Award – Santa Clara County Bar Association Award (Recognizing appreciation of selflessness and dedication to the Mock Trial Competition of Santa Clara County) (2018) • Best Oral Argument – University of California, Berkeley Boalt School of Law (2004) • Academic All-Canadian – Canadian Collegiate Athletics Association (1995-1999, 2000-2001) • TSN Award (national award to college athlete for athletic and academic excellence and community service) (1999)

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

As someone who lives in San Jose and works with people from all areas of our city, it is clear that San Jose is on the cusp on becoming one of the nation's great cities. Whether it is the revitalization of the Downtown Core with San Pedro Square, the redevelopment on the San Carlos Corridor from blight and brothels into mixed-use apartment complexes that offer more affordable and environmental housing options, to the recent partnership between the public and private sector to establish the Creative Center of the Arts in Japantown, the changes to San Jose over the past few years has been nothing short of remarkable. I believe that these changes can be traced directly to the careful planning that went into Envision San Jose 2040. The success of this plan, however, depends on its continued implementation in city-wide urban planning decisions. I want to be on the Planning Commission because I believe in Envision San Jose 2040 and I believe that I have the skills to be a good steward for San Jose's future. As someone who works in the legal system, I am acutely aware that rules and plans are only effective when fairly administered. To that end, my primary objective as a Planning Commissioner would be to faithfully implement the General Plan and any directives from City Council and to incorporate the policies set forth in Metropolitan Transportation Commission's Plan Bay Area 2040 Final Plan to ensure focused, sustainable growth in San Jose. Within that framework, I would work towards the following specific objectives: (1) Fair, predictable and fact-based decisions that advance the goals of the General Plan as they apply to each district within San Jose – specifically, this would be improving the jobs to housing ratio; intensifying the density of housing near transportation hubs; and improving public transportation and infrastructure; (2) Legislation and policies to ameliorate housing shortages in San Jose and improve the availability of affordable housing; (3) The approval of projects that enhance the quality of life of neighborhood residents (e.g., improve walkability scores, reduce blight, increase availability of amenities, reduce burden on taxpayer resources); and, (4) Clear drafting and vetting of any recommended changes to rules, policies, and ordinances. I believe that urban planning decisions will either transform our city for the better or will task future generations to solve problems that could have been addressed now. I want to be on the Planning Commission so that I can help shape the future of my community for the better.

Please state any other information which you feel would be useful in reviewing your application

If appointed to the Planning Commission, I would strive to represent all residents within our city and to bring fairness, common sense and creative problem-solving to urban planning decisions. I have worked with victims and community members throughout our county and I believe that every person should have a voice in the future of their neighborhood and that Planning Commissioners must be sensitive and attune to the needs of each District. To that end, not only would I spend the time to thoroughly review Staff reports and any materials presented, I would also go the extra mile to view the sites of proposed projects in person and I would listen carefully to any public comments so that I could make informed, neighborhood-specific decisions. As someone who has applied for planning permits, I understand the importance of practical, predictable, and prompt feedback in the planning stages of a project. As an attorney, I also understand that rules are only as good as those who apply them and the implementation of the General Plan depends on Planning Commissioners who will adhere to the principles set forth therein. More broadly, I believe that when planning decisions are made in a consistent manner based on fact rather than whim, it creates public trust, enhances government integrity, and increases the likelihood that each project will bring us closer to the goals set forth in Envision San Jose 2040. As a Planning Commissioner, I would strive to make these goals a reality.

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.



Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which identifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Judge James Towery

Reference 1 Name

[REDACTED]

Reference 1 Address

[REDACTED]

Reference 1 Phone

Bonnie Mace

Reference 2 Name

[REDACTED]

Reference 2 Address

[REDACTED]

Reference 2 Phone

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

See above

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

Since my high school days as Vice President of Student Council, I have worked to make my community better by taking on leadership roles in various groups and organizations. Currently, I am the Chair of the Law-Related Education (LRE) Committee for the Santa Clara County Bar Association (SCCBA), a position that I have held for the last three years. I came into this role during a time when there was a significant amount of conflict among our key partners that was jeopardizing the programs we sponsor. As Chair, I stepped up the communication, strengthened our relationships with our community partners (the Judiciary, the County Office of Education, Santa Clara County Sheriff's Office, lawyers, teachers and students) and I developed written procedures to clearly define our respective roles and responsibilities. The SCCBA recently recognized my commitment to the Santa Clara County Mock Trial program with Annual Johnny Gogo Award. In addition to serving as the Chair of the LRE Committee, I serve on the Judicial Evaluation Committee for the SCCBA. As a Committee member, I am responsible for interviewing references and evaluating candidates for judicial appointments. I applied for this position because I believe that it is critical to have fair, well-qualified decision-makers on our bench and I wanted to have a voice in their selection. I also participate in the Santa Clara County Superior Court Community Outreach Committee, which develops and promotes partnerships within the justice system. Prior to becoming involved in the Santa Clara County Bar Association, I was the co-Chair of the Pro Bono Committee for the Barrister's Association of San Francisco. In that role, I developed programs to increase the level of volunteerism among attorneys. While working at Latham & Watkins in San Francisco, I was selected as the associate representative on the Diversity Committee, a position that I held for several years before I left the firm. It would be an honor to continue my commitment to community service on the Planning Commission.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

I am qualified to be a Planning Commissioner because my work experience, community involvement and personal interests have given me a well-rounded perspective on land use. As set forth below, I have the analytical abilities to make fair, well-informed decisions; the legal skills to make practical and feasible recommendations on legislative proposals; and the experience to manage emotionally charged situations. My legal training has taught me to make decisions by impartially applying the facts to the law. While many may think of an attorney as an advocate, much of my career has been focused on evaluating the legal merits of a given situation. From when I started out as a clerk writing judicial opinions, to my work in environmental litigation where I needed to understand the science behind contamination, or as a prosecutor evaluating whether the evidence rises to the level that criminal charges are appropriate, I have always approached the law from the perspective that one should understand the facts and the law first before making a decision and that any decisions should be consistent with the law. My work as a prosecutor has put me into contact with hundreds, if not thousands of people from all walks of life, many of whom are often at odds with what I am trying to accomplish. From negotiations with passionate defense counsel, to gathering information from reluctant witnesses, to prosecuting cases where emotions run high, I am skilled at diffusing difficult situations, communicating with members of the public and I understand that the system works best when people feel heard and when people in power have the courage to make decisions, even if those decisions are unpopular. If I were appointed to the Planning Commission, I would evaluate each individual case on its merits, not to advance a personal agenda. In my 14 years of practicing law, I understand how important it is for the language of our laws to clearly effectuate the intent of its drafters. I have spent countless hours analyzing the language of regulations, codes and statutes. I understand that small differences in drafting can create huge unintended consequences and that there are certain types of documents or statutes where flexibility is needed, such as a General Plan, and others, such as a Rent Control Ordinance or specific guideline on zoning, where it is important to be crystal clear. I have developed an understanding of land use and the planning process through my personal interest in real estate and my last two years as a Deputy District Attorney in the Real Estate Fraud Unit. On a personal level, I have managed several major renovation projects as an owner-builder and I am in the process of obtaining approvals for a complete rebuild of a home. For each of my projects (2 in San Francisco, 1 in San Jose and 1 in Los Gatos), I directly interacted with the Planning and Building Departments to obtain permits. I can read plans, I understand how to interpret and apply zoning regulations, how to comply with design guidelines, and, more generally, what is involved in planning and executing a construction project, including how to accommodate or mitigate neighbors' concerns. In the Real Estate Fraud Unit, I was recently tasked with evaluating whether various development projects within a local jurisdiction complied with the Subdivision Map Act, the Municipal Ordinances and more specifically, with the City's General Plan. Through this inquiry, I met with concerned citizens, gathered information from the City and discussed the development projects at issue with the City Attorney and then applied the information that I had gathered to the City's General Plan and specific planning ordinances. While other applicants may have more in-depth experience in land use, I am confident that my combination of personal and professional experience has given me the analytic skills, ability to communicate with the public, and sufficient subject matter expertise to manage public hearings and to make well-reasoned decisions as a Planning Commissioner.

What is your understanding of the purpose of the Commission?

The purpose of the Planning Commission is quasi-judicial in that it implements the General Plan through urban planning decisions and quasi-legislative in that it serves as an advisory body to City Council. In addition to making decisions on certain permits, such as Conditional Use permits, the Planning Commission makes recommendations to City Council on the adoption or amendment of the General Plan, redevelopment plans, and other land use and redevelopment regulations; the adoption of the Capital Improvement Program; and, to undertake any other duties recommended by City Council.

Please list three issues facing the City that you feel the Commission should address.

- (1) Increasing the jobs to housing ratio to increase the tax base and reduce the burden on public services;
 - (2) Increasing the pipeline of affordable housing; and
 - (3) Increasing the density of housing, public amenities within walking distance and public transportation options in every district in San Jose
-

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

- Yes No

I would like to say . . .

San Jose is a city of tremendous resources and opportunity. Those resources and opportunities, however, have not always been allocated equally among the City's diverse residents. As the national divide between the fortunate and less fortunate increases, it is all the more important that all residents of San Jose have a voice in their local government and that no neighborhood is left behind. We are strongest when we are community - when everyone has a safe place to live and congregate, when families can afford to put a roof over their head, and the city has a strong tax base to support public programs and services. Envision San Jose 2040 has the potential to create an incredible community for all its residents and I want to be part of shaping the future of San Jose.

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *



Profile

Ryan

First Name

Carrigan

Last Name

[Redacted]

Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 3

[Redacted]

Street Address

[Redacted]

Suite or Apt

San Jose

City

CA

State

95110

Postal Code

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

Silicon Valley Association of Realtors

Employer

Government Affairs Director

Job Title

[Redacted]

Address of Current Employer

n/a

Current Employer of Spouse



Address of Current Employer of Spouse

n/a

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

BA, Political Science, Kalamazoo College, 2009 MA, Chinese Studies, Valparaiso University, 2010 MA, Applied Economics, San Jose State University, 2012

List any position or office held in any governmental agency, civic, or charitable organization including the dates

Languages Spoken

Special Awards or Recognitions Received

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

I have a strong interest in the future of San Jose and believe we are at a critical point in which land use decisions will determine the future economic vitality of our region. Having worked in public policy in San Jose for most of my career, I have a strong desire to not only see the best decisions made and goals achieved, but to also be a part of the process. With my background and knowledge I feel a certain duty to find a way to be a part of this process, and will work to uphold the adopted general plan, and associated policies, that road map the future of San Jose.

Please state any other information which you feel would be useful in reviewing your application

My background, academic and professional, includes a good deal of experience in land use. At SJSU I even had classes taught by city staff in land use, and have worked on many complicated land use issues while in D7 (Comm Hill, 2500 Senter, etc.). This will give me unique insight and ability to not just technically evaluate issues, but to also anticipate and respond to community/neighborhood concerns.

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.



Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which indentifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

City employee.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Madison Nguyen

Reference 1 Name

[REDACTED]

Reference 1 Address

[REDACTED]

Reference 1 Phone

Tam Nguyen

Reference 2 Name

[REDACTED]

Reference 2 Address

[REDACTED]

Reference 2 Phone

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

see above

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

I have not served on a city commission or board. I have served on and staffed a number of non-profit and volunteer commissions and boards.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

I have experience working with a number of stakeholders and interests related to land use. My current position requires me to work with city councils, and planning commissions, across our county and would provide me with unique insight into not just how other cities are dealing with land use issues, but to also have a regional point of view on how large land use decisions impact Silicon Valley. This experience goes from present all the way back to when I first moved to San Jose and managed the land use and infrastructure committee at the San Jose Chamber of Commerce. However, much of my experience comes from working directly with neighborhood organizations, and stakeholders when dealing with large land use and permitting issues in District 7.

What is your understanding of the purpose of the Commission?

To evaluate land use decisions and applications for consistency with General Plan and city policies. I generally feel it is the commission's role not to make policy, but to ensure that the General Plan is adhered to and the city's land use goals achieved.

Please list three issues facing the City that you feel the Commission should address.

The challenge San Jose faces is balancing solutions to a severe housing crisis with a need to make land use decisions that promote fiscal responsibility. However, I wouldn't suggest it is the PC role to make policy decisions on these issues. When evaluating issues that do come before the planning commission it is important to evaluate them for 1) consistency with general plan 2) adequate mitigation of environment impacts (including traffic, noise, environment, etc.), and 3) ensure any proposed amendments to the GP are consistent with council policy and the city's strategic vision.

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

Yes No

I would like to say . . .

I really am interested in serving because of my desire to be a part of San Jose in some way, and believe the planning commission would be the best use of my experience and knowledge.

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *

Profile

Mike
First Name

D'Ambrosio
Last Name

[Redacted]
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 9

[Redacted]
Street Address

[Redacted]
Suite or Apt

San Jose
City

CA
State

95118
Postal Code

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

Intero Real Estate Services
Employer

Assistant Manager, Broker Associate
Job Title

[Redacted]
Address of Current Employer

Santa Clara County Probation
Department

Current Employer of Spouse



Address of Current Employer of Spouse

Probation Officer

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

Archbishop Mitty High School (2000-2004) California State University, Sacramento (2004-2008) MAJOR: B.S Business Administration, Real Estate and Land Use (2008)

List any position or office held in any governmental agency, civic, or charitable organization including the dates

Santa Clara County Association of Realtors: Board member 2012-2015, Vice President 2015, Treasurer 2016 California Association of Realtors: Regional Director 2012-2016 Italian American Heritage Foundation: Board Member 2014-2016 Silicon Valley Capital Club, Board of Governors 2015-present Little Italy San Jose Past Board Member Willow Glen Business Association Member

English

Languages Spoken

Special Awards or Recognitions Received

Archbishop Mitty High School Alumnus of the Year 2016-2017 Intero Real Estate Top Producer (Executive's Circle, President's Circle) 2013-Present Silicon Valley Business Journal People on the Move

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

It is no secret that we are a financially challenged city in comparison to other cities in the Bay area. We are in the middle of one of the most prolific financial ecosystems and times in the world, yet we are broke. In the distant past, short sighted leadership decisions created more housing than jobs producing companies. I fully understand why our General Plan is a jobs first approach. While I recognize it will take years to heal this imbalance, it will also take a Planning Commission that continues to embrace the General Plan. If that continues, we will have the money to pay for more police and fire fighters, start maintaining our roads and start to fill the needs of our City in more meaningful and significant ways. Furthermore, as a resident of the city and with strong family roots here, I care to join the effort and make our City a great place to live, work and play.

Please state any other information which you feel would be useful in reviewing your application

Family business in Willow Glen for almost 60 years Real Estate Broker and Manager 10+ Years Vice President Intero Development Division Strong knowledge of commercial and residential construction Strong knowledge of entitlement and development processes

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.

[REDACTED]

Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which identifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

I do not foresee any reasons to be conflicted out.

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Larry Stone

Reference 1 Name

[REDACTED]

Reference 1 Address

[REDACTED]

Reference 1 Phone

Anil Babbar

Reference 2 Name

[REDACTED]

Reference 2 Address

[REDACTED]

Reference 2 Phone

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

see above

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

I am not afraid to speak up, ask the tough questions and look at a problem from all angles. I enjoy being a part of a team working towards a goal together.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

Knowledge of Robert's Rules of Order Decker Communications, Certified Communicate to Influence Program (for Communication and Leadership Excellence)

What is your understanding of the purpose of the Commission?

The Planning Commission does not set policy, it exists to enact policies and decisions the City Council has adopted. The PC should grasp the staff interpretation of the project compared to the General Plan. The PC should listen to the community perspective and concerns. But all decisions should align with the General Plan.

Please list three issues facing the City that you feel the Commission should address.

Jobs to employment balance Affordable Housing Traffic challenges

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

Yes No

I would like to say . . .

Other than all of my answers previously stated, I thank you for the opportunity to apply and look forward to going through the interview process. I would be honored to serve the City of San Jose should I get the opportunity to do so.

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *

Profile

Ada
First Name

Marquez
Last Name

[Redacted]
Email Address

Which Boards would you like to apply for?

Planning Commission: Submitted

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 5

[Redacted]
Street Address

[Redacted]
Suite or Apt

San Jose
City

CA
State

95127
Postal Code

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

San Jose State Univeristy
Employer

Instructor
Job Title

[Redacted]
Address of Current Employer

VTA

Current Employer of Spouse



Address of Current Employer of Spouse

VTA Capital Program Manager

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

NA

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

Abraham Lincoln High School, San Jose, CA- completion 1991 BS, Environmental Studies, SJSU, 1998 MS, Environmental Studies, SJSU, 2007

List any position or office held in any governmental agency, civic, or charitable organization including the dates

• CA Faculty Association Executive Board Member, SJSU 2017-2018 • CA Faculty Association- Alternate Representative to CA Teaching Association State Council for the June 26, 2016-June 25, 2019 term • (CLFSA) Dr. Ernesto Galarza Scholarship Committee Chair 2013-2014 • Campus Climate/UNITY Council (representative for Chicano/Latino Faculty & Staff Association (CLFSA) 2013

English and Spanish

Languages Spoken

Special Awards or Recognitions Received

*Silicon Valley Audubon Society Volunteer Award, 2017 • COSS SJSU Foundation Research Grant (account 5516080067), FALL 2012, Principal Investigator • UCSC Ph.D. Program in Environmental Studies, Cota Robles Fellowship and Regent's Fellowship, 2014 • Santa Clara Valley Water District Mini-Grant Award, 2018

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

I would feel an immense honor to be of service to the City of San Jose. As a native SJ resident, I want to contribute to achieving the following objectives: 1) equitable environmental and physical planning and development; 2) ensure the protection of quality of life in SJ via the General Plan, Zoning, and other tools; and 3) further strengthen the public participation process in all communities during the CEQA/ EIA process of development projects.

Please state any other information which you feel would be useful in reviewing your application

As an environmental scientist, my commitment is to provide an objective analysis with integrity and an interdisciplinary approach. I lived in San Jose during my entire life in different disadvantaged communities within both District 3 and 5. Moreover, I have experience working collaboratively through SJSU with numerous neighborhood associations and environmental organizations.

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.

[REDACTED]

Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which identifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Dr. Rachel O'Malley

Reference 1 Name

[REDACTED]

Reference 1 Address

[REDACTED]

Reference 1 Phone

Manuel Pineda, Assist City
Manager-Santa Clara

Reference 2 Name

[REDACTED]

Reference 2 Address

[REDACTED]

Reference 2 Phone

Supplemental Questions

Question applies to Board of Fair Campaign and Political Practices,Civil Service Commission,Planning Commission

Are you a registered voter in the City of San Jose? (Please note, your voter registration will be independently verified)

Yes No

Question applies to Civil Service Commission,Board of Fair Campaign and Political Practices,Planning Commission

Please provide the name and residential address under which you are registered to vote. If it is the same as listed above, please note see above.

Ada Marquez

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

I only have experience speaking at meetings as a member of the public.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

I have ten years of experience teaching courses for the Department of Environmental Studies at SJSU: both the substantive and procedural requirements per the CA Environmental Quality Act (CEQA) and environmental impact assessment. Furthermore, I provide pro bono workshops for community and environmental advocates, and government agencies through out the SF Bay Area.

What is your understanding of the purpose of the Commission?

The Planning Commission functions both as an advisory and approval board to the City/Council for various land-use requirements in the planning process such as the following: General Plan/Zoning amendments, reviewing/advising on development projects, and other legalities per CEQA (approving EIR's etc). In addition, the seven member body is responsible to function as an appellate body on certain Planning Director's actions/approvals.

Please list three issues facing the City that you feel the Commission should address.

1) Since the implementation of SB1000, providing equitable protection of both the environment and health will be an ubiquitous issue in San Jose. 2) Currently in 2018, the California Natural Resources Agency proposed to add, amend, and to adopt regulations implementing new Guidelines for the California Environmental Quality Act (CEQA). Thus, the City has the responsibility to educate not only the decision-makers, but also the public of these updates. 3) To fully implement current local, state, and federal laws with a balance for economic growth, environmental protection, and an equitable quality of life in all neighborhoods.

Question applies to multiple boards

Do you meet the requirements for appointment to this commission?

Yes No

I would like to say . . .

My skills also include submitting written CEQA comment letters on the scientific analyses, thresholds, and environmental laws/regulations on numerous development projects in San Jose. Thus, my cumulative experience as a resident includes volunteerism, advocacy, and technical expertise. Thank you!

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *
