

# Fw: Council Agenda November 16 2021

City Clerk <city.clerk@sanjoseca.gov>

Thu 11/4/2021 10:47 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

## Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

*How is our service? [Please take our short survey.](#)*

**From:** Henry Cord [REDACTED]

**Sent:** Wednesday, November 3, 2021 3:31 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Kohl, Cassidy <Cassidy.Kohl@sanjoseca.gov>; dradamaskari@ [REDACTED] Tu, John <john.tu@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>

**Subject:** Council Agenda November 16 2021

[REDACTED]

[External Email]

Please provide attached to Council Members, Thanks, Henry

-----  
Henry Cord  
Cord Associates  
Real Estate Services

[REDACTED]

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# **CORD ASSOCIATES**

*Real Estate Services*

*California Broker*

401 Fieldcrest Drive, San Jose, CA 95123  
Tel. 408.283.7292 Fax 408.971.7699 Email:  
cord100@aol.com

November 03, 2021

San Jose Mayor and City Council  
San Jose City Hall  
200 E. Santa Clara St.  
San Jose, CA 95113

via email to: [city.clerk@Sanjoseca.gov](mailto:city.clerk@Sanjoseca.gov)

Re: 1212-1224 S. Winchester Blvd. November 16, 2021 Council Agenda Item 10.2  
Proposed Rezoning and Special Use Permit

I represent the owners of the referenced property. Ownership has spent over 20 months processing these applications consisting of a Rezoning consistent with City's General Plan and a Special Use Permit for development of a 119 room hotel consistent with the S. Winchester Blvd. Urban Village Plan.

Our work with City Staff and the various studies provided and plans agreed upon has resulted in the Planning Staff recommending Council approval of all actions associated with the project. This included responding to all neighborhood comments. However, neighbors remain persistent with their concerns.

At this time, ownership is prepared to defer the hotel development permit and work with the concerned neighbors and Planning to assess possible adjustments acceptable to the parties. Meanwhile we would request the Council proceed with the Rezoning that is consistent with the General Plan and the Urban Village Plan.

Thank you for your time. If any question, I can be reached at 408.307.0166 or email at [cord100@aol.com](mailto:cord100@aol.com)

Sincerely, Henry Cord

Cc:

Robert Manford  
Alec Atienza  
John Tu  
Adam Askari

**Fw: File Nos C19-031 & SP20-016, 1212-1224 S. Winchester Blvd**

Gregory, Barbara <Barbara.Gregory@sanjoseca.gov>

Wed 11/10/2021 11:34 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Thank You,

*Barb Gregory*



**Analyst II**

**Office of the City Clerk**

**200 E Santa Clara St FL T-14**

**San Jose, C-A 95112**

**408-535-1272 Fax: 408-292-6207**

**e-mail: barbara.gregory@sanjoseca.gov**

**How is our service? Please take our short survey.**

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**From:** Brian Matsumoto <[REDACTED]>

**Sent:** Tuesday, November 9, 2021 11:44 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** File Nos C19-031 & SP20-016, 1212-1224 S. Winchester Blvd

[External Email]

The City Council has a hearing on Nov. 16, 2021 to discuss a proposed project at 1212-1224 S. Winchester Blvd

1. The developer was requested by the Vice Mayor office to work with the neighbors to come to a more agreeable project before the Vice Mayor would lend his full support in Council.
2. A letter from the developer was sent to the City Council, specifying that the ownership is prepared to defer the hotel development permit and work with the concerned neighbors and Planning Staff to assess possible adjustments acceptable to the parties.  
The developer then requested that the rezoning proceed at this next City Council meeting.

We do not believe that any rezoning should proceed without a formalized plan to accompany it. The request to work with the community has not been initiated. There have been no alternative written

plans submitted that the community can review. Rezoning without a written plan would bypass the original request from the Vice Mayor office to work with the community for a more agreeable project.

Brian and Helen Matsumoto



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**Fw: CP19-031 & SP20-016 - Conforming Rezoning and Special Use Permit for Property Located at 1212 South Winchester Boulevard.**

Gregory, Barbara <Barbara.Gregory@sanjoseca.gov>

Wed 11/10/2021 11:36 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Thank You,

*Barb Gregory*



**Analyst II**

**Office of the City Clerk**

**200 E Santa Clara St FL T-14**

**San Jose, C-A 95112**

**408-535-1272 Fax: 408-292-6207**

**e-mail: barbara.gregory@sanjoseca.gov**

**How is our service? Please take our short survey.**

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**From:** Shehana [REDACTED]

**Sent:** Tuesday, November 9, 2021 10:08 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Jones, Chappie <Chappie.Jones@sanjoseca.gov>

**Subject:** CP19-031 & SP20-016 - Conforming Rezoning and Special Use Permit for Property Located at 1212 South Winchester Boulevard.

[External Email]

Dear Vice Mayor Jones,

I would like to thank you for supporting the neighborhood in opposing this project. At this time, it has been mentioned by the developer Adam Askari that they want to withdraw the application for the hotel but continue with the rezoning request. We understand that you strongly encouraged Adam Askari to meet with the community and come up with a project proposal that would be acceptable to the neighborhood. In light of your suggestion to the developer to come up with a more suitable project for this space, I would request that the rezoning request be removed from the agenda and not voted on until the neighborhood knows what is being proposed and what rezoning would be required for a future project. If this cannot be removed from the agenda for November 16th, please move the items to be voted on by the city council after the holidays.

I would like to think that you would want the community to be involved and support a project that would benefit the neighborhood and the city.

Sincerely,

Shehana Marikar

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

**Fw: Rezoning and Special Use Permit for Property Located at 1212 South Winchester Boulevard**

Gregory, Barbara <Barbara.Gregory@sanjoseca.gov>

Wed 11/10/2021 11:39 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Thank You,

*Barb Gregory*



**Analyst II  
Office of the City Clerk  
200 E Santa Clara St FL T-14  
San Jose, C-A 95112  
408-535-1272 Fax: 408-292-6207  
e-mail: barbara.gregory@sanjoseca.gov**

**How is our service? Please take our short survey.**

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**From:** Mike Drabkin [REDACTED]  
**Sent:** Tuesday, November 9, 2021 6:48 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Rezoning and Special Use Permit for Property Located at 1212 South Winchester Boulevard

[REDACTED]

[External Email]

Dear members of the Rules Committee,

As concerned neighbors of the proposed hotel project at 1212 S. Winchester Blvd., it has come to our attention that the property owners submitted a request to defer the discussion of the development permit and proceed with rezoning of the mentioned property.

While a discussion of an alternate project at this site is taking place, we are asking for the Committee to postpone rezoning until there is better understanding of what that alternative might be. In the past, the owner had said that any decrease in project density would not be acceptable. Our concern is that by pulling the permit request, he is trying to circumvent community approval. We have not seen a good faith effort from the owner to provide a workable solution.

We really appreciate Vice Mayor Jones' support of this community's struggle to retain the current quality of life in the neighborhood.

Respectfully,

Mike and Galina Drabkin



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**Fw: 10 Nov Rules Committee meeting agenda item**

Gregory, Barbara <Barbara.Gregory@sanjoseca.gov>

Wed 11/10/2021 11:39 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Thank You,

*Barb Gregory*    
**Analyst II**  
**Office of the City Clerk**  
**200 E Santa Clara St FL T-14**  
**San Jose, C-A 95112**  
**408-535-1272 Fax: 408-292-6207**  
**e-mail: barbara.gregory@sanjoseca.gov**

**How is our service? Please take our short survey.**

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**From:** John Griswold [REDACTED]  
**Sent:** Tuesday, November 9, 2021 6:36 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** 10 Nov Rules Committee meeting agenda item

[REDACTED]

[External Email]

Greetings-

Regarding the 1212-1224 South Winchester Boulevard site, the applicant is in the process of withdrawing plans for a proposed 6-story hotel, and consideration of those plans has been removed from the agenda for the 16 November City Council meeting. In the case that the associated proposed re-zoning is still on the City Council agenda, neighbors in the surrounding area respectfully request this item should be deferred until such time as the developer has provided a revised land use proposal. Premature re-zoning would be a waste of the Council's valuable time, as the developer may eventually propose a land use that is not consistent with the current re-zoning proposal.

With appreciation,  
John Griswold  
[REDACTED]

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**Fw: 1212-1224 S Winchester Blvd, November 16 Council Agenda Item 10.2, Proposed Rezoning and Special Use Permit**

Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

Wed 11/10/2021 12:31 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Gregory, Barbara <Barbara.Gregory@sanjoseca.gov>

Sent: Wednesday, November 10, 2021 11:32 AM

To: Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

Subject: Fw: 1212-1224 S Winchester Blvd, November 16 Council Agenda Item 10.2, Proposed Rezoning and Special Use Permit

Thank You,

*Barb Gregory*



**Analyst II**  
**Office of the City Clerk**  
**200 E Santa Clara St FL T-14**  
**San Jose, C-A 95112**  
**408-535-1272 Fax: 408-292-6207**  
**e-mail: barbara.gregory@sanjoseca.gov**

**How is our service? Please take our short survey.**

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**From:** Tom Morman [REDACTED]

**Sent:** Wednesday, November 10, 2021 8:36 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Gail Morman [REDACTED] Gomez, David <David.Gomez@sanjoseca.gov>

**Subject:** RE: 1212-1224 S Winchester Blvd, November 16 Council Agenda Item 10.2, Proposed Rezoning and Special Use Permit

[External Email]

To Rules and Open Government Chair Vice Mayor Chappie Jones and Committee Members,

Re: 1212-1224 S. Winchester Blvd. November 16, 2021 Council Agenda item 10.2 (Proposed Rezoning and Special Use Permit)

We are writing regarding the letter submitted on November 3, 2021 by Mr. Henry Cord, representative of the owners of the referenced property. While we are encouraged by ownership's offer to defer the hotel development permit and work with concerned neighbors and Planning to assess possible adjustments acceptable to the parties, we oppose his request for Council to proceed with the rezoning.

We request that both the rezoning and the special use permit be deferred while ownership works with community members to assess acceptable adjustments so that the use aligns with what was designated in the Winchester Blvd Urban Village Plan for these "smaller, shallow parcels fronting Winchester Boulevard". (p.19)

Sincerely,  
Tom & Gail Morman

--

**Tom Morman**



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## Fwd: Item 10.2 on the 11/16/21 City Council Agenda, 1212-1224 S. Winchester Project

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 5:04 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

For you;-)

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**From:** Ken Pyle [REDACTED]

**Sent:** Friday, November 12, 2021 4:04:03 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Item 10.2 on the 11/16/21 City Council Agenda, 1212-1224 S. Winchester Project

[REDACTED]

[External Email]

Please include the attached as part of the public record for Item 10.2 on the 11/16/21 City Council Agenda, 1212-1224 S. Winchester Project.

Thanks,

Ken

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

City of San Jose  
200 East Santa Clara Street, 3rd Floor Tower  
San Jose, CA 95113-1905

Attention: City of San Jose Council

Subject: Item 10.2 on the 11/16/21 City Council Agenda, 1212-1224 S. Winchester Project

via email  
November 12th, 2021

Greetings Honorable Mayor and Councilmembers,

People like Tom and Gail Morman have spent a lot of time researching this project, the intent of the urban village, and working with the neighborhood to come up with ideas on how to create something that is a win-win. Their thoughts and the others they have been working with should be seriously considered as the council deliberates action.

As Chair of the D1 Leadership Group, I have seen the frustration of neighborhood leaders when concerns for their neighborhood are met with seemingly deaf ears. This isn't intended to be critical of city staff or council. I think everyone wants what's best for the City of San Jose, but there are several challenges, including:

- Decisions are made at the city or state level for neighborhoods, leaving the people who live there feeling powerless. With this kind of environment, it is easy for people to become apathetic. That is why people like Hamann Park's Vince Navarra stand out to me as an example of someone who keeps on going despite the many roadblocks to improving his neighborhood.
- The city itself needs to do better. The Mayor and other officials publicly complained about the City of San Jose's email system in a recent newspaper account. Having used the city's email system, I concur with those criticisms. It is symptomatic of a city website that does not meet the needs for a truly transparent government. It takes countless hours just to find the documents needed to educate oneself on a particular issue.
- There is something else and it's not clear how to solve it, but it has something to do with execution.
  - I was in Las Vegas last month and saw the Boring Company/Tesla subway that connects their convention center to the new Resorts World hotel. In less than 2-years, Las Vegas has created a new mode of transportation, despite the pandemic.
  - In Boise, I see countless bikers of all ages and sizes riding bikes and walking on a safe, clean, and vibrant 26-mile greenbelt. It saddens me, as San Jose has the potential to do this sort of thing given it has a better climate and multiple rivers feeding downtown.
- But, finally, it comes down to the people. If citizens continue to see their city being disrespected with trash on the side of the road or the lack of consequences for criminal activities, they will become apathetic or simply leave. Perhaps that is one of the reasons Joint Venture's recent survey found that "56 percent of us are mulling plans to leave the region."

So, please seriously listen to the concerns being expressed by these citizens who have done their homework and care deeply about the future of our City.

In Community,

Ken Pyle,  
San Jose, District 1 Resident

## Fwd: 11/16/2021 Agenda Item Number 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:27 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Sent from my Verizon, Samsung Galaxy smartphone  
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**From:** Jeffrey Williams <[REDACTED]>  
**Sent:** Sunday, November 14, 2021 10:05:26 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** District1 <district1@sanjoseca.gov>  
**Subject:** 11/16/2021 Agenda Item Number 10.2

[REDACTED]

[External Email]

To All:

Please see the attached letter regarding the 1212-1224 South Winchester Hotel Project which is agenda item 10.2 at the City Council Meeting on Tuesday, November 16.

Best regards,  
Jeff Williams

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Jeffrey and Jacqueline Williams

November 13, 2021

Regarding: 1212-1224 South Winchester Boulevard Hotel Project  
File Nos. C19-031 & SP20-016  
Subject: TDM Reduction Request

To the Mayor and Honorable Members of the  
City Council of the City of San José, California:

We, along with other homeowners in the Hamann Park neighborhood, oppose 1) a resolution adopting a Special Use Permit and Site Development Permit to allow the construction of the proposed 1212-1224 South Winchester Boulevard Hotel Project, 2) the approval of an ordinance rezoning, and 3) the adoption of the Mitigated Negative Declaration for the following reason:

We believe that the **actual TDM Reduction required for this project is at least 52%**, which **exceeds the percentage of reduction allowable** under Section 20.90.220.A.1 of the City of San Jose Parking Code. (The San Jose Parking Code specifies a reduction up to 50% may be authorized. 49% is the magic number)

When the Employee Staff/Shift numbers listed in the Project's Operating Plan (see Attachment A) are fully vetted, the **TDM Reduction Request of 49%**, as listed on Sheet A.02 Project Information & Tables Per the Project Plans **is not realistic**.

The Employee Staff/Shift numbers in the Project Operating Plan are questionable. In the submitted plan, the Developer clearly states that the **"Employee staffing plan above is intended to minimize employee parking to no more than 10 parking spaces"** (With only 66 parking spaces in the Project Plan, 10 employee spaces is the key number that makes the Developer's TDM Reduction calculation of 49% work)

We believe the Developer's **Staffing Plan has incorrectly allocated employees across shifts and the number of employees per shift is too low** to support a quality hotel of this size. The most obvious discrepancies occur in the following three key areas:

- Housekeeping
- Valet
- Shuttle Drivers

### Housekeeping

First, to service 119 rooms and maintain the interior hotel areas for this proposed level of hotel, third party specialists we consulted indicated it would take **at least 8 housekeeping staff\***. The Developer's Staffing Plan has only 6 housekeeping staff and is **understated by at least 2**.



\*Per discussion with housekeeping staffing specialists Hospitality Staffing Solutions, LLC and Capstone, Inc., as well as reviewing published Rooms/Housekeeper guidelines, the high-end expectation is **15 rooms per housekeeper per shift**. 119 divided by 15 rooms per person equals 8 housekeepers needed. (Housekeeping also maintains guestrooms, laundry, lobby area, fitness center and locker rooms, lobby bathroom, jacuzzi area, employee break room and lockers, restaurant after breakfast hours and other common areas.)

Second, the Staffing Plan has split the 6 planned housekeepers across two shifts with 3 housekeepers working during the 6:00 am to 3:30 pm time frame and 3 working 3:00 pm to 12:30 am. The common industry standard is **all rooms are serviced by 4:00 pm, not by after midnight! The Developer's shift allocations do not make business sense. It appears they only make the math work to achieve a 49% TDM Reduction.**

## Valets

With only 66 available parking spaces, and with the hotel using 28 Upper/Lower stacked parking systems for parking 56 cars, 100% of the onsite parking needs to be done by Valets.

Per consultation with ABM Parking Services stacked parking systems take much longer to load or unload. ABM recommends that **at least 2 Valets**, possibly 3, will be required during the morning and evening rush periods. Additionally, Hexagon Transportation Consultants, on page 49 of their submitted Transportation Analysis, **also recommend 2-3 Valets** during those periods. (see Attachment B) The Staffing Plan only has 1 Valet on site at a time.

## Shuttle Drivers

The Draft Transportation Demand Management Plan ("TDM Plan") prepared by Hexagon Transportation Consultants indicates on page 13 that as part of their mitigation measures the proposed project would offer free shuttles to guests. The **Staffing Plan** provided by the Developer **does not include any Shuttle Drivers**.

In order to deliver on the free shuttles as stated in the TDM Plan (see Attachment C), the hotel will **need at least 1 shuttle driver, most likely 2**, during the morning and evening rush periods, especially for airport runs.

## Actual TDM Reduction

After accounting for the proper reallocation of 3 Housekeepers to the 6:00 am to 4:00 pm day shift and the required addition of 2 more Housekeepers so all rooms are serviced by 4:00 pm; the addition of at least 1 Valet to fulfill the minimum parking staff required and the addition of at least 1 Shuttle Driver to each of the 6:00 am to 2:30 and 3:00 pm to 11:30 shifts to meet the TDM mitigation measure discussed above, there **will be at least 17 employees on site at one time** not 10 as per the submitted Staffing Plan. **Therefore, the actual TDM Reduction that would be required for this project is at least 52%** which **exceeds the percentage of reduction allowable** under Section 20.90.220.A.1 of the City of San Jose Parking Code.

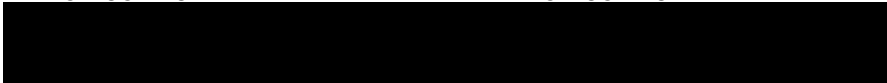
Therefore, we ask that **no action be taken** on both the proposed ordinance rezoning for certain real property and the special use permit for the 1212-1224 South Winchester Boulevard Hotel Project, as listed under item 10.2 of the City Council Amended Agenda for Tuesday, November

16, 2021, until the developer submits a plan which when fully vetted is not only in compliance with all City of San Jose Code requirements, but also conforms to the Winchester Urban Village Plan as originally presented to our neighborhood.

Respectfully,

Jeffrey N. Williams  
Homeowner

Jacqueline Pon Williams  
Homeowner



**ATTACHMENT A**

1212-1224 South Winchester Boulevard Hotel Project

Operations Plan

Operations Plan 1212-1224 S. Winchester Blvd Hotel

**Days & Hours of Operations:** Seven days a week / 24 hours.

**Employee Staff/ Shifts:** see attached.

**Security:** Cameras plus security guard (s) as needed.

**Alcohol services:** On-site only. License ABC-221 General.

**Food service:** Coffee Shop and Bar. Approximately 750 square feet

**Loading & Delivery Operations:** Provided adjacent to garage entry  
City to set permitted hours of operation.

**Valet Parking Operations:** Located in the basement level. Staff will  
will greet guest and park the hotel guests vehicle, and retrieve  
guests vehicle for départure.

**Rideshare Drivers and Taxis:** Pickup and drop off riders is provided  
on-site. Drivers will enter the garage to the point of turnaround  
and drop off and pickup.

**Noise:** The building is 35 feet from the rear residential use with a  
59-50 dba measurement.

**Trash Operations:** Covered trash enclosure and recycle bins are  
located within the building on the north side and will be wheeled to  
the street frontage for pick up and return.

*Filed 9/27/21*

**Winchester Hotel Employee Staff**

10 Positions - Up to 3 Shifts

Notes

<p><b>Hotel Manager &amp; Assistant - 2 Shifts</b>                      5:00 am-1:30pm - Manager                      2:00pm - 10:30 pm - Asst. Manager</p>	
<p><b>Front Desk Reception - 3 Shifts</b>                      5:30 am - 2:00pm                      2:30pm - 11:00pm                      11:30pm - 5:00am</p>	<p>Asst. Manager covers 2:00 - 2:30 pm                      Manager covers 11:00 - 11:30 pm</p>
<p><b>Front Desk Reception - 1 Shift</b>                      6:00 am - 2:30pm</p>	
<p><b>Coffee Shop &amp; Bar - 2 shifts</b>                      5:00am - 1:30pm                      2:00pm - 10:30pm</p>	<p>Closed 1:30 - 2:30 pm</p>
<p><b>Valet &amp; Bellman - 3 shifts</b>                      6:00am - 2:30pm                      3:00pm - 11:30pm                      12:00pm - 5:30am</p>	<p>Maintenance staff will cover hours of 2:30 - 3:00 pm, 11:30 - 12:00 am &amp; 5:30 - 6:00am</p>
<p><b>Housekeeping - 2 shifts</b>                      6:00am - 2:30pm                      3:00pm - 11:30pm</p>	
<p><b>Housekeeping - 2 shifts</b>                      7:00am - 3:30pm                      4:00pm - 12:30 am</p>	
<p><b>Housekeeping - 2 shifts</b>                      6:00am - 2:30pm                      3:00pm - 11:30pm</p>	
<p><b>Maintenance Staff - 2 shifts</b>                      5:00 am - 1:30pm                      2:00pm -10:30pm</p>	
<p><b>Breakfast Room - 1 shift</b>                      5:30am - 12:00pm                      No room service</p>	<p>Breakfast hours 6:30 - 10:30 am</p>

Employee staffing plan above is intended to minimize employee parking to no more than 10 parking spaces. However, employee parking will be further reduced by requiring at least 50% of employees using alternative methods of transportation as defined in the project TDM Plan, and enforced by not providing a required employee parking pass.

**ATTACHMENT B**

Hexagon Transportation Consultants, Inc  
1212 South Winchester Hotel Project Development  
Transportation Analysis, Page 49

Boulevard project frontage where garbage trucks would perform their operations outside of the development at the curb.

### Guest and Valet Drop-off/Pick-up Zone Operations

The project proposes to provide an on-street drop-off and pick-up zone along its frontage on Winchester Boulevard, north of the site driveway. There is currently no on-street parking provided along the project frontage. In addition, the planned complete street improvement of Winchester Boulevard would provide two travel lanes with a Class IV bike lane and no on-street parking along the project frontage. Also, since the guest/valet drop-off/pick-up area will be located on a public street, the area will not be restricted to the use of only the hotel and may not be available for guest/valet use at all times. Therefore, the City may not be supportive of the loading zone along Winchester Boulevard and may require that the loading area be moved on-site. The project should work with the City to determine the feasibility of the proposed passenger loading zone on Winchester Boulevard.

Based on the estimated trip generation, a maximum of 37 inbound trips would need to be served at the proposed guest and valet drop-off/pick-up zone along Winchester Boulevard during the PM peak-hour, or approximately one vehicle every 1.5 minutes. The number of vehicles that can be served at the valet drop-off/pick-up zone will depend on the proposed valet parking operations. However, it is recommended that a minimum of two to three valet staff be present during the peak arrival/departure periods for the hotel. In addition, vehicles should not be retrieved in advance of guests being present at the valet area. Given the limited storage space for valet operations along Winchester Boulevard, the valet area should not be used for transportation network companies (TMCs) such as Uber, Lyft, etc. while waiting for customers.

The site plan does not indicate on-site designated parking spaces for guest check-in or valet drop-off/pick-up areas. The site should provide time restricted parking spaces on-site for guest check-in and a valet drop-off/pick-up area that can accommodate the storing of at least two vehicles.

Twenty-four two car mechanical parking lifts will be provided within the basement parking level. The parking lifts would extend outward onto the drive aisle while parking or retrieving a vehicle from the upper level of the lift. Parking and retrieving vehicles from the mechanical parking lifts would momentarily interfere with vehicular circulation as most of the drive aisle would be blocked by the extended lift. However, all parking operations will be operated by valets who will be familiar with the operations of stacker parking lifts. The project should work with City staff to ensure that specific requirements for the valet operations and mechanical lifts are met.

### Recommended Site Access and On-Site Circulation Improvements

Winchester Complete Street Improvements. The Winchester Boulevard Urban Village Plan identifies the following complete street improvements along Winchester Boulevard:

- Protected bike lanes along both sides of Winchester Boulevard. The bike lanes will be physically separated from vehicle travel lanes.
- At least four vehicular travel lanes and two flex lanes for vehicle travel or parking.
- Construction of a raised median with limited breaks.
- In order to close the sidewalk gap on the east side of Winchester Boulevard, it is recommended that the City staff work with the owner of the adjacent property to the north to install a sidewalk per City design standards

**ATTACHMENT C**

Hexagon Transportation Consultants, Inc

1212 South Winchester Hotel Project Development

Draft Transportation Demand Management (TDM) Plan, Page 13



## Recommended TDM Measures

The recommended TDM measures are intended to encourage hotel guests and employees to utilize alternative transportation modes available in the area to reduce single occupancy vehicle trips and parking demand generated by the project. The specific TDM measures that are recommended for the project are described below and are based on the measures specified in Subsections 20.90.220.A.1.c and d. Additionally, the project needs to ensure that the TDM plan will be maintained for the life of the project, which is in compliance with Subsection 20.90.220.A.1.e.

### Bicycle Programs (Guests)

#### Bicycle Storage/Facility

The project will provide adequate bicycle parking per the City of San Jose Parking Code.

#### On-Site Bicycle Share Program

The proposed project would provide on-site bicycles for visitors to share. The bicycles would be stored in a secured common space that can be checked out by guests. Local destinations such as Westridge Valley Fair, Santana Row, and Winchester Mystery House are a short bicycle ride away from the proposed project. Inclusion of a bike share program would likely reduce the need for guests to use a car.

### Guest Shuttle Services (Guests)

The proposed project would offer free shuttles to guests. The shuttle destinations would be determined based on guest preferences. It is initially thought that shuttles would serve the Mineta International Airport and downtown in San Jose. Since the proposed project is a hotel, a portion of the guests would likely be traveling through the airport. With the option of using the free shuttle, the need for a car and a parking space would be reduced. Mineta International Airport is approximately 4.4 miles driving distance from the proposed project. The shuttles may also serve other transit hubs including Diridon Station if deemed necessary by guest demand.

### On-Site Car-Share Program (Guests)

The proposed project would provide on-site access to a car-sharing service such as Zipcars for hotel employees and guests. Vehicles will be located on-site allowing hotel employees and guests to come and go at their convenience. Vehicles can be reserved prior to visiting the hotel.

### On-Site Paid Parking (Guests)

The project proposes to provide valet-only parking only on-site due to the presence of stacked parking lifts within the parking garage. Use of the valet service will incur an additional fee for guests, which will be added to room billings. Providing only paid parking on-site would encourage guests to utilize alternative modes of travel to the hotel, such as transit or guest shuttle service.

### Free VTA Smart Passes (Employees)

The proposed project would offer free annual VTA Smart Passes for employees for the life of the project. Smart Passes would give employees unlimited rides on VTA Bus, light rail transit (LRT), and Express Bus service seven days a week. Smart Pass is deeply discounted below the standard fares, making it an attractive low-cost benefit to employees.

## Fwd: November 16 Agenda Item 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:28 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Henry Cord <[REDACTED]>

**Sent:** Sunday, November 14, 2021 12:39:45 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Kline, Kelly <Kelly.Kline@sanjoseca.gov>; dradamaskari <[REDACTED]>; Manford, Robert <Robert.Manford@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Nguyen, Ngan <Ngan.Nguyen@sanjoseca.gov>

**Subject:** November 16 Agenda Item 10.2

[External Email]

Please provide attached to Council Members, Thanks, Henry

-----  
Henry Cord

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# **CORD ASSOCIATES**

*Real Estate Services*

*California Broker*

401 Fieldcrest Drive, San Jose, CA 95123  
Tel. 408.283.7292 Fax 408.971.7699 Email:  
cord100@aol.com

November 14, 2021

San Jose Mayor and City Council  
San Jose City Hall  
200 E. Santa Clara Street  
San Jose, CA 95113

RE: Proposed Deferral of Item 10.2 for Rezoning on November 16, 2021, Agenda

Dear Mayor and City Council:

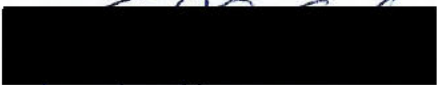
My client, A&Z Development, LLC, opposes the request for another deferral of this Agenda Item for the following reasons:

- This Item was already deferred earlier.
- My November 3<sup>rd</sup> letter requested only the rezoning from R-I-8 to (CP) Commercial Pedestrian be heard inasmuch as it is consistent with the City's Winchester Blvd Urban Village Plan and current City General Plan. (we are not requesting special use project approval).
- Environmental Initial Study has been completed.
- Owner is dedicating over 25 feet of frontage for sidewalk and street widenings as part of the rezoning.
- City Staff has recommended approval of the rezoning.

Implementation of the Urban Village Plans has been a priority of the City. The public, inclusive of nearby residents, had their prior opportunity to participate in Urban Village planning and General Plan amendment process.

We encourage the Council to not defer, but to proceed with this Agenda Item limited to the requested rezoning.

Sincerely,

  
Henry Cord

Copy:

City Clerk  
A&Z Development, Adam Askari  
Robert Manford  
John Tu  
Kelly Kline

**FW: Agenda Item Number 10.2 - City Council meeting 11/16 - CP19-031 & SP20-016**

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 11:47 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Brian Matsumoto <[REDACTED]>

**Sent:** Monday, November 15, 2021 11:33 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Agenda Item Number 10.2 - City Council meeting 11/16 - CP19-031 & SP20-016

[External Email]

Submittal for Public Comment section concerning the Agenda 10.2 of the City Council meeting on 11/16/2021.

Brian - Helen Matsumoto  
[REDACTED]

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

We oppose the following:

- 1) Oppose adoption of the Mitigated Negative Declaration
- 2) Oppose the approval of an ordinance rezoning
- 3) Oppose a resolution adopting a Special Use Permit and Site Development Permit to allow the construction of the hotel

We support the following:

- 1) Support the rezoning and permits only when both conform to the approved language in the Winchester Urban Village Plan for the land use designation assigned to these parcels: "Neighborhood/Community Commercial", Winchester Blvd Urban Village Plan, p.19,

Fire safety and mitigation is of utmost importance to the community with regards to any proposed project at the 1212-1224 S Winchester Blvd address.

The community has numerous times raised concerns with fire safety with the proposed six story Hotel project. In 2002, the Santana Row fire resulted in over \$100 million in damages. According to OSHA, "The options available for attacking a fire increase when a building's perimeter becomes more accessible to fire apparatus...ideally the full perimeter would be accessible; however, this is not always feasible." Developments on appropriately sized lots along Winchester have clearly marked fire lanes for fire truck access: A Grace Subacute, 1250 S. Winchester; Lynhaven Apartments, 919 S. Winchester; Villa Cortina, 801 S. Winchester.

The North and South access of this project is 5'6" and 6' 0" respectively. Fire fighting with the aid of a truck is limited to frontal aerial coverage. A fire at the mid to lower levels in the rear of the building will not be accessible with only frontal aerial coverage.

Fire safety should and needs to be incorporated into the initial design of the project and not towards the end of the project.

In the document dated October 2021, Responses to Public Comments and Text Changes, on page 28, Response 17 there is the following statement. "During the Planning Review, the Fire Department noted that a Fire Variance will be required for the project. The Fire Variance application will be deferred to the Building Permit stage. Approval of the Fire Variance is required prior to issuance of the Building Permit."

Why is the fire safety plan only considered at during final permit approval?

As fire safety is a concern not only for the occupants but also for the general public, any Fire Variance should be addressed and made public as part of the initial design. This would allow for corrections to address any building design deficiencies related to the project.

I am not opposed to future development. A project that fits the heights of surrounding buildings, provides residential housing and commercial stores on the ground level is welcomed.

However, the shallow lots at this location is not conducive to a six story hotel. Many of the concerns raised by the community, address the 'day to day operations' of the proposed hotel. These deficiencies (fire, parking, staffing, etc.) demonstrates a low feasibility of the hotel project to succeed. The community wishes to avoid the construction of a six story hotel that becomes a failure and blight in the neighborhood.

**Fwd: Agenda Item Number 10.2**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Tue 11/16/2021 8:12 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** John Griswold <[REDACTED]>  
**Sent:** Monday, November 15, 2021 7:21:03 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Agenda Item Number 10.2

[External Email]

We live at [REDACTED] the proposed 6 story hotel.

First, briefly on the topic of parking, if I arrived in my "nice car" from Sacramento or Los Angeles, I would not be inclined to hand the keys to a valet to play leapfrog with their underground car elevator. This isn't New York. It's California, where people love their cars. The fact that there is only one way for cars to enter and exit the garage is a recipe for congestion, not for happy guests or safe local pedestrians. It is obvious that a hotel with inconvenient parking (which meets less than half of the need) is simply not appropriate for such a small lot size, and the proposed traffic "mitigations" do not pass the smell test.

Second, the Winchester Boulevard Urban Village Plan allows for "neighborhood-serving retail stores and services" in the Neighborhood/Community Commercial land use designation. Local residents are in no way served by this hotel. A hotel catering to visitors from out of town does not "provide services and amenities for the community". Thus, without a conforming land use designation, we respectfully request that the City decline the proposed rezoning at this time.

Most importantly, this 6 story hotel will destroy the joy of owning our home. We currently enjoy privacy within our fenced yard. If the hotel is approved, we will see nothing but hotel from our dining room and bedroom windows. No more sunsets. No more views of the coastal range to the west. Making it worse, hotel guests will be gazing down upon us at any random time of day. Our backyard will be a petri dish.

Please represent the voice of your community. Reject this construction project, and reject the rezoning, as it fails to meet the vision of the Winchester Boulevard Urban Village Plan.

With appreciation for your time,

John Griswold

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**Fwd: City Council Meeting 11/16/21 Agenda Item Number 10.2**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Tue 11/16/2021 8:14 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Aishah Salihue [REDACTED]  
**Sent:** Monday, November 15, 2021 10:55:52 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Jones, Chappie <Chappie.Jones@sanjoseca.gov>  
**Subject:** City Council Meeting 11/16/21 Agenda Item Number 10.2

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones and council members,

I am writing today to voice my opposition to the proposed hotel project on 1212-1224 South Winchester Blvd and the rezoning of the two properties to Commercial Pedestrian zoning.

My family lives at the single family home neighboring the proposed project on [REDACTED]. The project proposal calls for a mere six foot setback to our home, where I have lived my whole life. The negative impact of this project on the neighborhood that I grew up in would be tremendous, adding to the issues of traffic congestion on the already busy Winchester Blvd. This hotel project would compromise the safety, privacy and quality of life for the neighborhood by attempting to fit a 6 story 119 room hotel into two residential lots that are surrounded by homes and sub acute medical facility by covering nearly the entire square footage of the two properties with limited access for first responders in the case of an emergency.

For those who live near this section of Winchester Blvd, it would impact daily life without providing any amenities for the local community. Many of us have lived here for over 20 years as well as those who moved to the neighborhood to establish a family home and build the social fabric through attending local schools and local community events. Within about a mile's radius of the proposed project are five schools, many students can be seen walking along Winchester Blvd each school day. As a teacher at San Jose Unified, I know the countless hours our local schools are investing to provide students with the support they need to succeed, especially with the return to full in person learning this fall. Essential to our success is the investment in the communities of San Jose, prioritizing students by ensuring that developments brought to their communities serve to better the lives of the people who live there.

I thank you for your time today and appreciate the time Vice Mayor Jones has taken to meet with the community regarding our concerns about the proposed hotel project and request for rezoning. Please consider my statement of opposition to the proposed project and rezoning as the voice of a San Jose native to the Winchester neighborhood and a local teacher.

Sincerely,

Aishah Salihue

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**Fwd: City Council meeting November 16th 2021 Agenda # 10.2**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Tue 11/16/2021 8:14 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** gary [REDACTED]**Sent:** Tuesday, November 16, 2021 12:14:11 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** District1 <district1@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>**Subject:** City Council meeting November 16th 2021 Agenda # 10.2

[External Email]

TO: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)City Council meeting November 16<sup>th</sup> 2021 Agenda # 10.2

We would like the City Council to postpone the vote on the 16th of November for the items File Nos. C19-031& SP20-016, 1212-1224 S. Winchester Blvd.

The negative impact and opposition to the proposed Winchester hotel is as follows:

surrounding Resident communities: here is a short list.

Residence of Fireside

Residence of Red oaks

Residence of Payne Ave

Residence on Winchester Blvd

Grace Sub-Acute care. ( Fire fighter and ambulance that arrive at the Sub-Acute Care next to proposed cite(Winchester hotel)

The Bethel Church ( 1201 S Winchester Blvd)

Castle-mount Elementary School ( Teachers/Parents/PTA)

Rosemary Elementary School ( Teachers/Parents/PTA)

.. List is growing ..

Finally the current reports and documents on File Nos. C19-031& SP20-016, 1212-1224 S. Winchester Blvd. fall short of CEQA compliance. **The Data used in these reports are not valid and can be put to the test if need be. The RESIDENCE have brought this to the attention of the City of San Jose.**

CEQA is a self-executing statute. Public agencies are entrusted with compliance with CEQA and its provisions are enforced, as necessary, by the public through litigation.

In summary, the Lead-Agency does not enforce CEQA, nor does it review for compliance with CEQA. It is up to the PUBLIC/TAXPAYERS/RESIDENCE to ensure compliance is met.

Sincerely

G Salihue

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**Fw: Agenda Item Number 10.2**

City Clerk <city.clerk@sanjoseca.gov>

Tue 11/16/2021 9:44 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

**From:** Marlene J Schwilk <[REDACTED]>

**Sent:** Tuesday, November 16, 2021 9:23 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>; Tom R Morman <[REDACTED]>

**Subject:** Agenda Item Number 10.2

[REDACTED]

[External Email]

Regarding the Winchester Hotel Plan, I oppose the following:

- 1) Adoption of the Mitigated Negative Declaration
- 2) Approval of a rezoning ordinance
- 3) A resolution adopting a Special Use Permit and Site Development Permit to allow the construction of the hotel

In referring to the agenda item 3.31 on Page 19 of the Urban Village Plan, it designates "Neighborhood/Community Commercial Land Use for smaller shallow parcels fronting Winchester Blvd., and abutting single family residences". I support rezoning and permits only when both conform to the approved language for land use designation assigned to these parcels. These land uses should have a strong connection to the existing community, and support the community rather than destroying it.

You will seriously decrease our property values, and negatively impact our quality of life by approving the Winchester Hotel Plan.

Sincerely,

Marlene Schwilk  
[REDACTED]

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**Fw: Agenda Item 10-2**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Tue 11/16/2021 9:58 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Tom Morman [REDACTED]  
**Sent:** Tuesday, November 16, 2021 10:00 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Jones, Chappie <Chappie.Jones@sanjoseca.gov>  
**Subject:** Agenda Item 10-2

[External Email]

Honorable Mayor and City Council,

We are Gail &amp; Tom Morman, residents of Hamann Park neighborhood.

We believe the rezoning and special use permit for 1212-1224 S Winchester Blvd do not conform to the description of Winchester Urban Village's Land Use designation for these parcels as Neighborhood/Community Commercial: Here is the promise: *"This designation is applied to smaller, shallow parcels fronting Winchester Boulevard and abutting single-family residences...Given the size of these parcels...appropriate for the location of smaller commercial businesses...should have a strong connection to, and provide services and amenities for the community..."* (Winchester Urban Village, p.19)

We support the City's efforts to attain some balance in tax base/services delivery. But this site stands out as inappropriate for a hotel. The Urban Village Plan lists hotels as appropriate in the Urban Village Commercial Land Use, designated for properties on Winchester and Moorpark, where new commercial development could build off the success in the adjacent Santa Row/Valley Fair Urban Village. (Winchester Urban Village, p.19) Shoehorning a 107,079 sf six story hotel into these shallow parcels is detrimental to the neighborhood's well-being. Here is an example that should disqualify the proposed project for a Special Use Permit based on San Jose Municipal Code Section 20.100.820 prohibiting uses that would adversely affect the safety of persons residing or working in the surrounding area:

Due to the proposed hotel's limited garage space, a parking reduction is proposed with 24 two-car vehicle stackers to help provide the 66 parking spaces. The Hexagon Transportation Analysis dated 6/18/20 explained that the stackers extend outward onto the drive aisle while parking or retrieving a vehicle from the upper level of the lift. This would "momentarily interfere with vehicular circulation as most of the drive aisle would be blocked by the extended lift". There will be moments, especially during peak am and pm hours when cars will back up and "briefly" block the sidewalk. Hexagon recommended appropriate visible and/or audible warning signs at the garage entrance to alert pedestrians and bicyclists of vehicles exiting the parking garage. It recommended "a minimum of two to three valet staff, familiar with the operations of stacker parking lifts, to be present during the peak arrival/departure periods for the hotel. The Hotel Staff list shows one valet at any given time. ((Hexagon Transportation Analysis, p 46, 49; Project Documents, "Response to Comments", p105-106)

Since the Hexagon report was completed, the guest check-in was added to the garage and another driveway was planned over the sidewalk for small trucks entering and leaving an on-site Delivery and Loading Zone adjacent to the garage. These adjacent driveways span 43 feet wide across the sidewalk. (Project Documents, "Response to Comments", p.27-28; Winchester Hotel Plan, REV-3, 02/01/2021)

What is the risk for pedestrians and bicyclists, for kids walking to Castlemont Elementary or Monroe Middle schools, for the wheelchair bound from the subacute center next door or the visually impaired in our neighborhood? Please insist on the promise of the Winchester Urban Village Plan for these parcels.

--

**Tom Morman**



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