
FW: City Council Meeting June 10, 826 N. Winchester Blvd.

From: City Clerk <city.clerk@sanjoseca.gov>
Date: Fri 6/6/2025 8:00 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

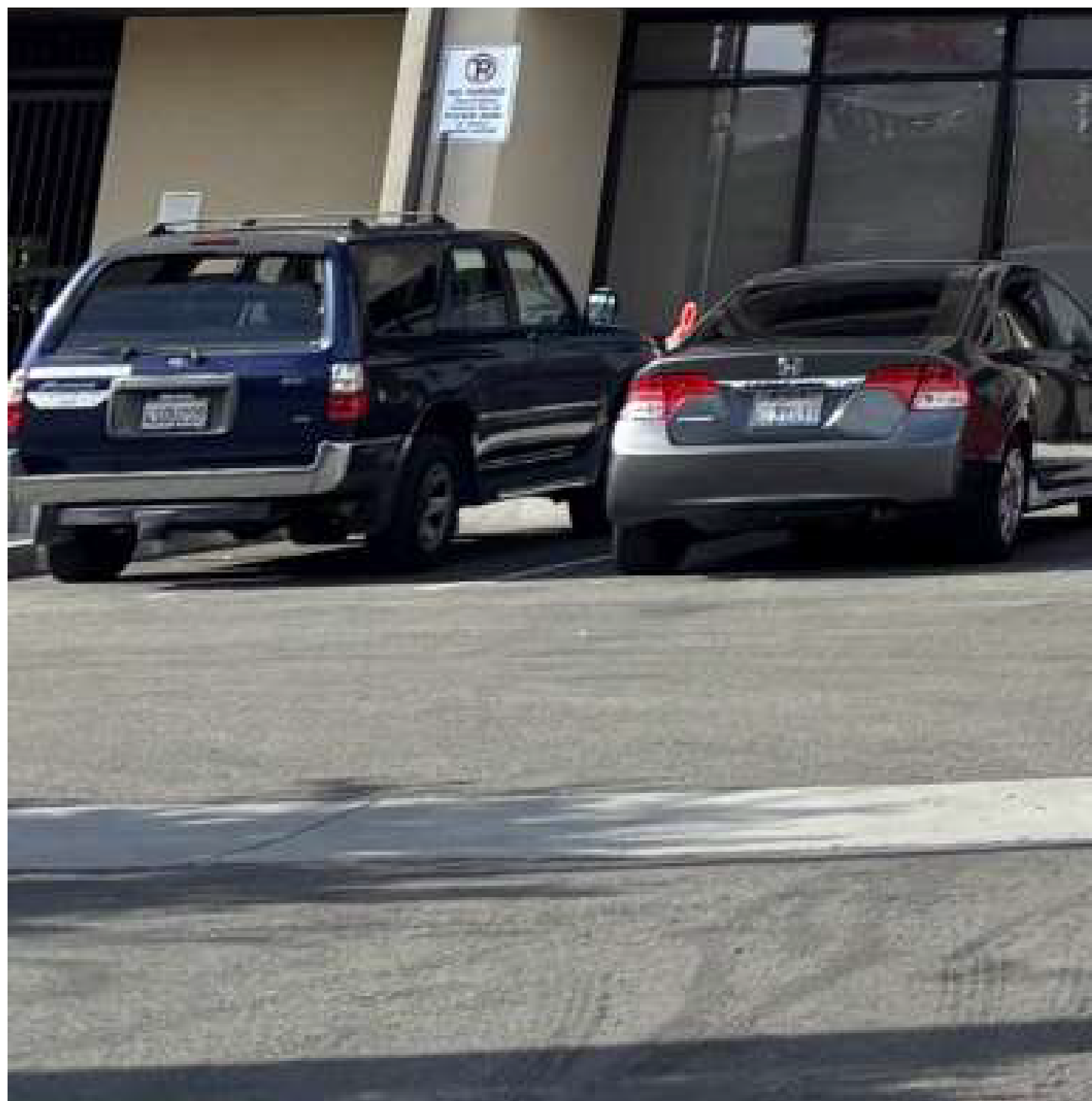
From: Debbie Cuzner <[REDACTED]>
Sent: Thursday, June 5, 2025 11:25 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: City Council Meeting June 10, 826 N. Winchester Blvd.

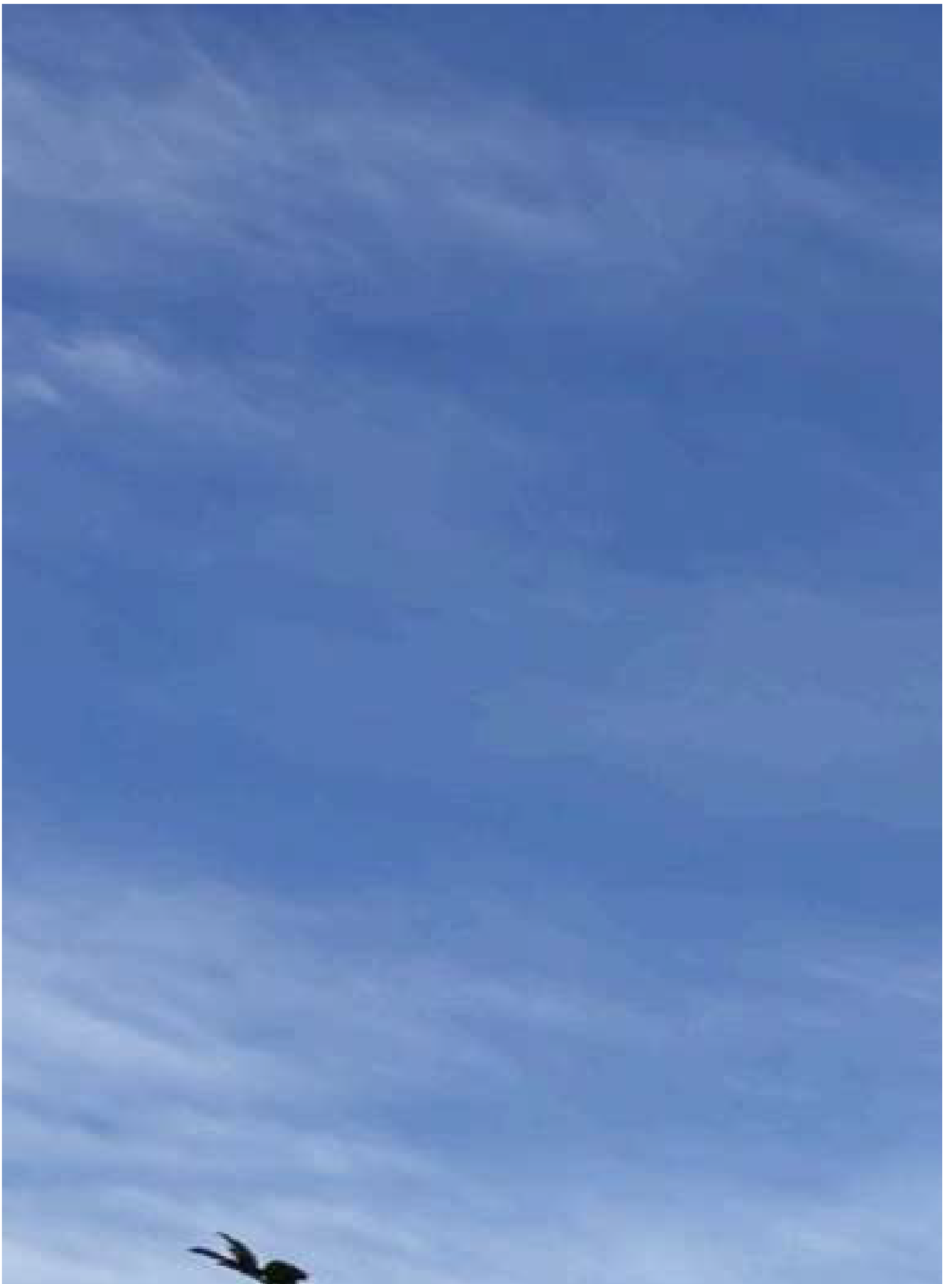
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FW: June 10th, 2025 City Council Meeting , 826 N. Winchester Blvd.

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 8:00 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Debbie Cuzner [REDACTED]
Sent: Thursday, June 5, 2025 10:55 PM
To: City Clerk <city.clerk@sanjoseca.gov>; Debbie Cuzner <[REDACTED]>
Subject: June 10th, 2025 City Council Meeting , 826 N. Winchester Blvd.

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Dear San Jose City Council Members,

I have been a resident of San Jose for over 50 years and a resident of the Cory neighborhood in District 6 for 47 years. I am writing you about the proposed development of 826 N. Winchester Blvd. The proposal is for 2 buildings that would tower over the residential area with an 11 story and a 17 story building. These buildings are not compatible with the neighborhood or even the adjacent area up to several miles away. This building would be 3 times higher than any buildings miles away. This structure would be better suited in the downtown San Jose urban area, where there are more resources and transportation. There is no major transit hub close by, and it would cause major traffic problems on Hedding and Winchester Blvds, and a safety hazard for increase of pedestrian traffic. This would set a precedent that will negatively impact all of San Jose's neighborhoods.

I will attach pictures of the nearby buildings that are 2 - 5 stories high. None are even close to the height that the developer is proposing.

I am asking you to please vote "NO" on amending the General Plan.

Sincerely,
Deborah Cuzner
Concerned Cory Neighbors Association

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Fw: Support 826 N Winchester advancing

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 1:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!


From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 1:45 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support 826 N Winchester advancing

Forwarding this to be included in the public record for CC.

Thanks,
Jason

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

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

From: Tung Nguyen <
Sent: Friday, June 6, 2025 13:44
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support 826 N Winchester advancing

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Dear Mayor and City Council,

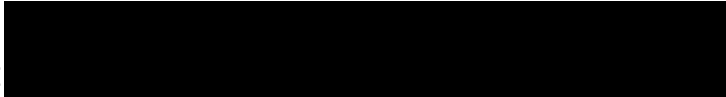
I am writing to express my strong support for 826 N Winchester Blvd. This proposal deserves to have a chance to find its way forward. It uses mass timber construction, solar glass and offers an unprecedented sky bridge and patio as public amenities. It fits very nicely with nearby Agrihood, Valley Fair Mall and Santana Row.

Without a doubt this proposal advances the overarching goals of the general plan. It brings people close to jobs and shopping. It helps the environment by reducing sprawl. And it supports the VTA bus system since the 60, 23 and 523 are all less than a 10 minute walk away. The 60 is actually steps from this site.

Thank you,

Sent from my iPhone

Tung Nguyen
MBA | GRI | PMC



SIX | www.tungrebroker.com

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FW: City Council Meeting June 10, 826 N. Winchester Blvd.

From: City Clerk <city.clerk@sanjoseca.gov>
Date: Fri 6/6/2025 8:01 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (4 MB)
IMG_1426.jpg;

From: Debbie Cuzner <[REDACTED]>
Sent: Thursday, June 5, 2025 11:22 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: City Council Meeting June 10, 826 N. Winchester Blvd.

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FW: 826 N. Winchester, City Council agenda 10 June 2025 6:00 p.m.

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

Date Fri 6/6/2025 10:01 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (7 MB)

2025 June 6 to SJ City Council.docx; 17 Story VCI Tower Shadowing.docx;

-----Original Message-----

From: Lindy Hayes <[REDACTED]>

Sent: Friday, June 6, 2025 5:30 PM

To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: 826 N. Winchester, City Council agenda 10 June 2025 6:00 p.m.

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Concerned Cory Neighbors is submitting the following for consideration by the City Council:
Comments on the rezoning and proposal.
Shadow study.
Thank you Lindy Hayes

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

To: San Jose City Council
From: Concerned Cory Neighbors
Re: 826 N. Winchester
Date: 6 June 2025

The request for a zoning amendment for the land at 826 N. Winchester is coming before the Council on June 10, 2025. The matter is being forwarded by the Planning Dept. under Early Consideration as the request does not comply with the current General Plan. We wish to make the following observations:

Summary

1. Request to Amend General Plan

---We agree with the Planning Dept. staff that the amendment should NOT be granted.

2. The proposal itself

---We favor replacing the current blight, but with a plan that is consistent with the character of the neighborhood, and which protects the legal rights of the neighbors.

We incorporate by reference the emails, communications, photos, and exhibits sent by the various members of Concerned Cory Neighbors.

Discussion:

1. General Plan Amendment

The Cory Neighborhood is not, and should not be, in an Urban Village. The request for rezoning violates San Jose City policy, as set forth in the General Plan. The General Plan should not be lightly modified, as it is the result of long investigations, community input, official considerations. It holds a plan for the future, a guideline for

where the City wants to grow and improve, much as a family budget guides spending decisions. The General Plan has proved itself time and again in the 50 years since its adoption, which was a move away from the breakneck expansion of San Jose in the 1950s and 1960s, the unchecked growth which caused streets to be unpaved and unlighted, and caused storm drains, sewers, and other improvements to be built too slowly or improperly.

The land at 826 N. Winchester is zoned Commercial-Pedestrian, which is proper for such a small plot of land (0.6 acre) which has sustained many small businesses. The proposal is to change the zoning to Transit-Residential, which does not fit the area. There is no major transportation hub nearby. There is only one adjacent bus line which runs fitfully down Winchester Boulevard.

To change the zoning would put the area in direct competition with the nearby Urban Village surrounding Valleyfair and Santana Row, and extending to the south along Winchester Blvd. Cory neighborhood operates as a relief valve for the adjoining density: shoppers and employees use the neighborhood for access, anxious to avoid the mall parking fees. The Additional Dwelling Units springing up in Cory supplement the multiplexes of the Urban Village and offer a desirable alternative. The infrastructure of the malls is much stronger than that of Cory neighborhood; Cory would be severely impacted by the suddenly increased demands for utilities, water, emergency response, police and fire, parking, access for cars and bicycles. The Cory neighborhood is simply not conducive to Urban Village status, as it lacks the necessary support system.

The Cory neighborhood struggles under the strain of the commuter traffic along the road diet of Hedding Street, leading to the Apple campus commonly known as “the spaceship”. There is also a construction project just on the other side of Winchester, where Hedding becomes Pruneridge; the entire campus of a former Episcopalian Church is being replaced by twenty-two townhouses.

The burden of the current proposal is more than the neighborhood can reasonably bear. It is out of proportion to the buildings in the neighborhood, the homes, and small businesses; it is out of proportion to other buildings along North Winchester.

2. Comments on the reliability of the developer

We note that the developer, VCI Companies, has never built a building of this size. VCI has experience in buildings of 2-4 stories, while the proposal here is for a skyscraper, easily one of the tallest buildings in town. The materials are different, and the construction requirements are different, with such height. A building of 6-8 stories can use concrete and wood; buildings of 15-17 stories require steel girders. It is not enough for the developer to promise to hire experts. The developer needs to have enough experience and knowledge to properly supervise the construction.

We do not trust that VCI will complete this project. Just a year ago, its alter ego (aka Anjin Capital) abandoned the Delmas Village housing project at 345 Delmas after pouring some of the concrete foundation, leaving behind trash, debris, and rusting metal foundation bars. That neighborhood was not informed of the dates on which concrete pours were to be done, resulting in jammed streets, driveways, sidewalks. The site remains empty and unfinished. There is a fraud suit pending in Santa Clara County Superior Court over the property, case number 24CV438602.

The developer has resolutely refused to compromise with the neighborhood before completion of the Environmental Impact Reports. We note that any change in the size or structure of the proposed buildings (except to make them smaller) would require revised reports.

The true owner of the property at 826 N. Winchester is a shell company named Winchester Estate LLC. The owner has taken a loan on the property, secured by a Deed of Trust, from the limited liability company Socotra REIT 1 LLC. The Deed provides (page 8): "Borrower

shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Lender's prior written consent." There is no proof that the owner has complied with this requirement by the lender, putting the mortgage in jeopardy.

Shadow Study.

We are attaching a copy of the shadow study done by one of our members. It shows the devastating impact of the shadows of the two towers on the surrounding neighborhood.

Success! I found an app that shows building shadows – any month, any time of day. The proposed building can have a very long shadow for a couple of hours a day. Solar owners should evaluate their house for shadows and hours of power generation (from their personal solar meters) to determine the impact of this building..

Using ShadeMap (<https://shademap.app/@37.33153,121.94964,17z,1675299532654t,0b,0p,0m>) and setting the location to 826 North Winchester Blvd., San Jose, CA you can see the shadows cast by existing buildings for any month and time of day. The application allows you to add buildings, so I googled the height of a 17-story building and it said it was approximately 180ft. Looking at other buildings in San Jose with 17 floors, we find that 160 W Santa Clara is 220 ft tall and the Fairmont Plaza is 260 ft tall. We will conservatively assume that the 17-floor VCI Companies tower is only 180 ft (54.86 meters) tall so the shadow projections generated are the most conservative and could be longer if the building is taller.

Examining a picture in the VCI Companies renderings provided in a neighborhood meeting, I estimated that if the left tower is 17 floors, then the right tower is approximately 14 floors tall. That means the left tower is approximately 54.86 meters, and the right tower is approximately 45.18 meters tall.

Using these assumptions, I electronically built the towers within ShadeMap placed as shown in the picture at the right. I ignored any shadowing effects of the bridge connecting the two towers since it is currently beyond this app's capabilities. Looking again at the rendering picture, it appears that they intend to allow the right-hand tower to get much closer to the sidewalk than the existing building but again, to be conservative, I did not extend the footprint toward the Hedding Street because there should be setback limitations, that San Jose enforces. Additionally, it seems that the left tower is wider than the existing building and this seems to have been accomplished by eliminating the driveway for the building that exits onto Winchester Blvd.



Figure 1 shows the proposed VCI Companies towers (in red) as well as the buildings in the neighborhood. Green-shaded houses have visible solar panels on their roofs (we walked around Kenwood/Cory area looking for solar panels; there are probably other houses with solar panels, but they were not visible from the street).

One of the things the ShadeMap app does is show the shadows from all the buildings for any month and hour of daylight. As expected, at sunrise and sunset (especially in the winter) the shadows cast by buildings are the longest. The app shows which roofs of buildings would be shaded by taller buildings which helps in determining the impacts of existing solar panel installations.

Figure 2 shows an image from the ShadeMap app for February 1 at 4:58PM. You can see the shadows from all the structures, especially the long shadow from the VCI Companies' towers that shade numerous house roofs from Hedding Street to Kenwood Street. By drawing the shadows for each hour of daylight in January, Figures 3-14 show the shadows cast by the neighborhood buildings including the newly proposed VCI Companies towers at 826 North Winchester for the first day of every month January – December. The figures don't show the actual sunrise and sunset building shadows because individual building shadows can only be clearly distinguished after about 30 minutes of daylight.

Figure1: VCI Towers and neighborhood housing structures

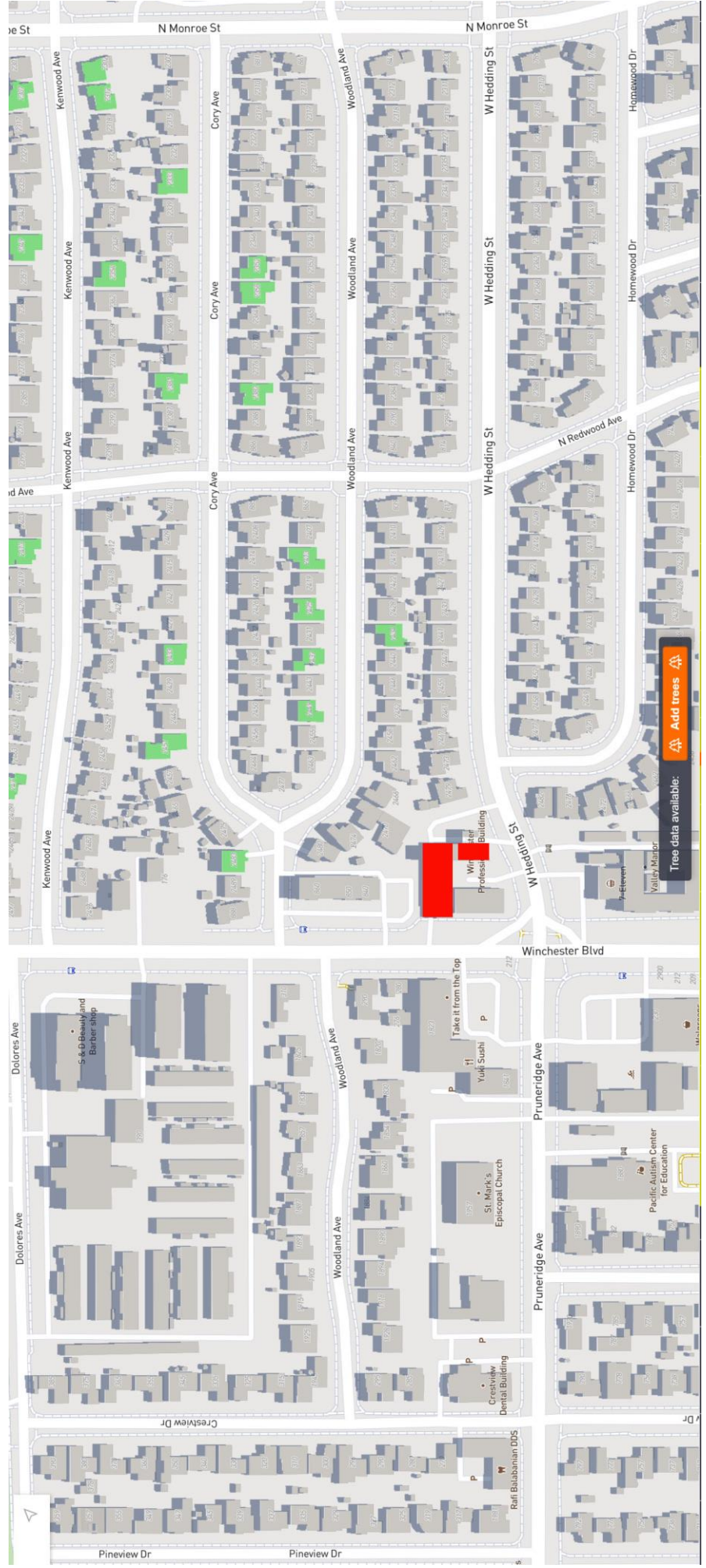


Figure 2: Sample Output from ShadeMap app for Feb 1 @ 5PM

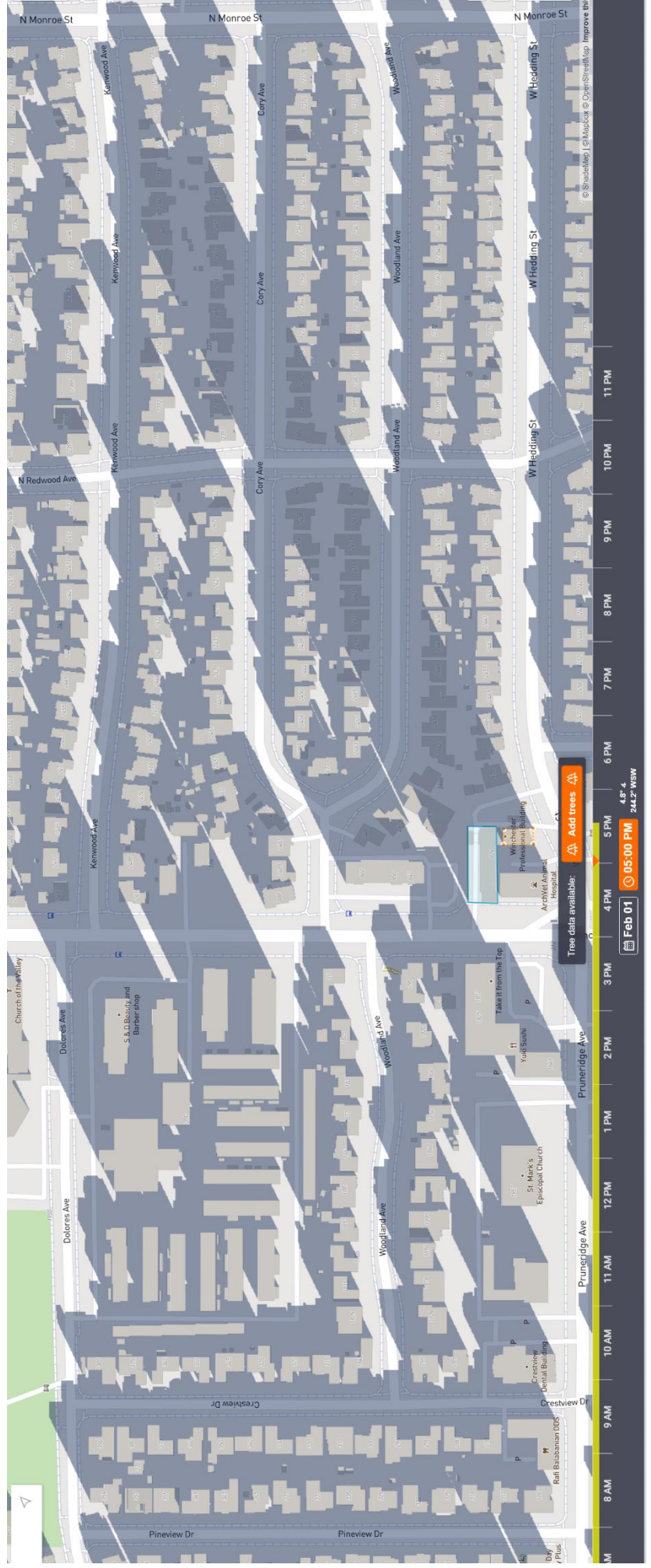


Figure 3: Shadows cast by the VCI Towers in the daylight hours of January 1.

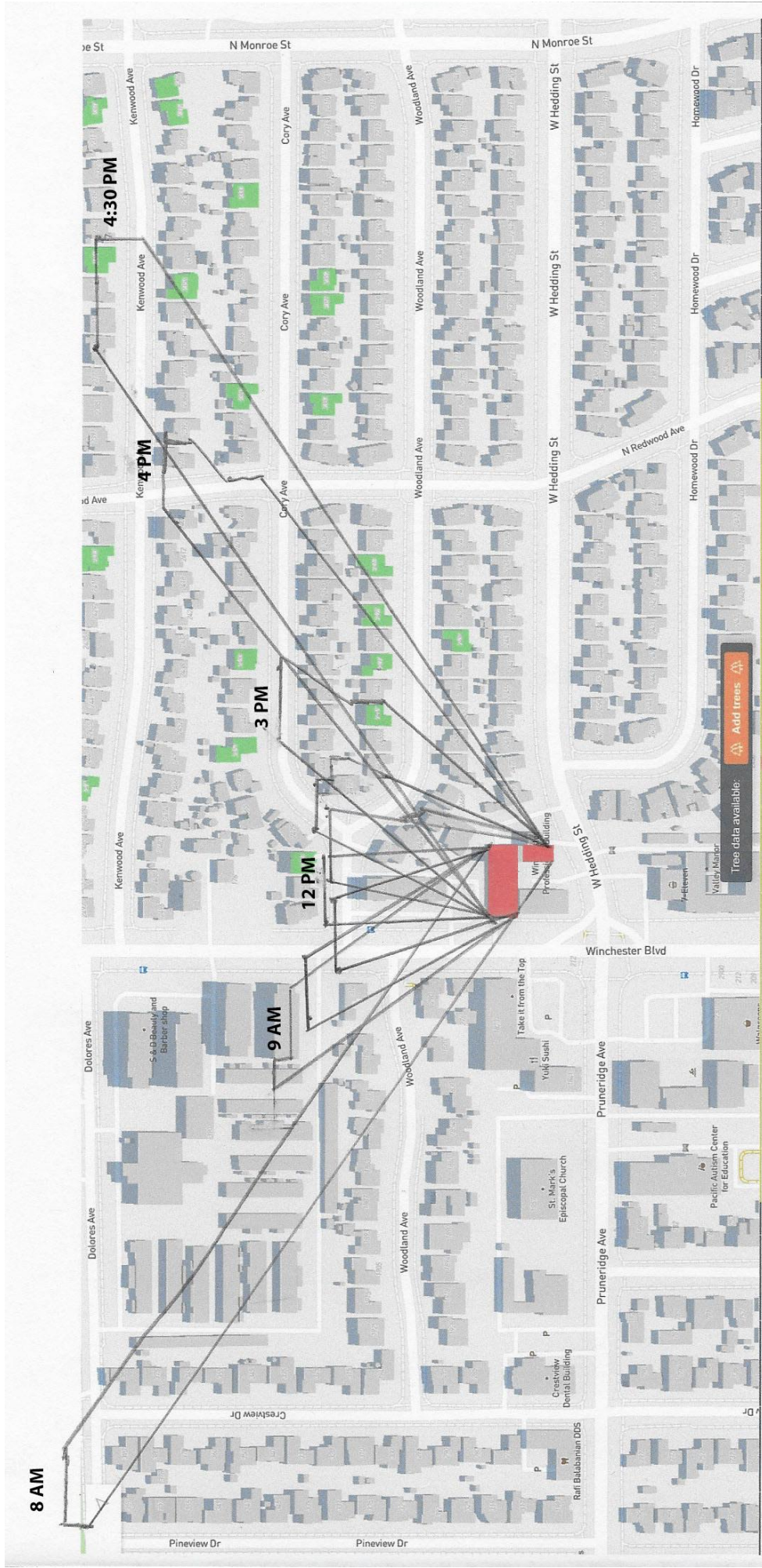


Figure 4: Shadows cast by the VCI Towers in the daylight hours of February 1.

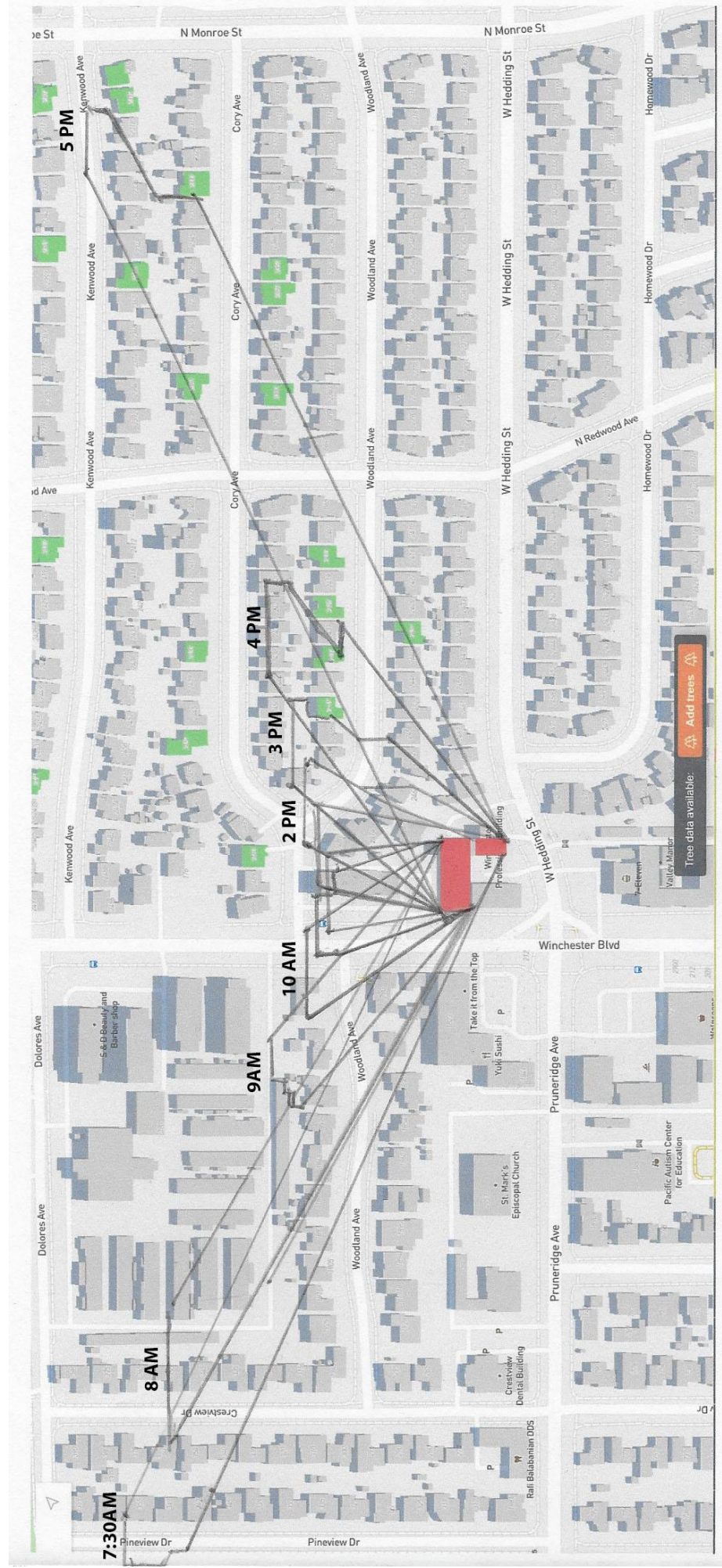


Figure 5: Shadows cast by the VCI Towers in the daylight hours of March 1.

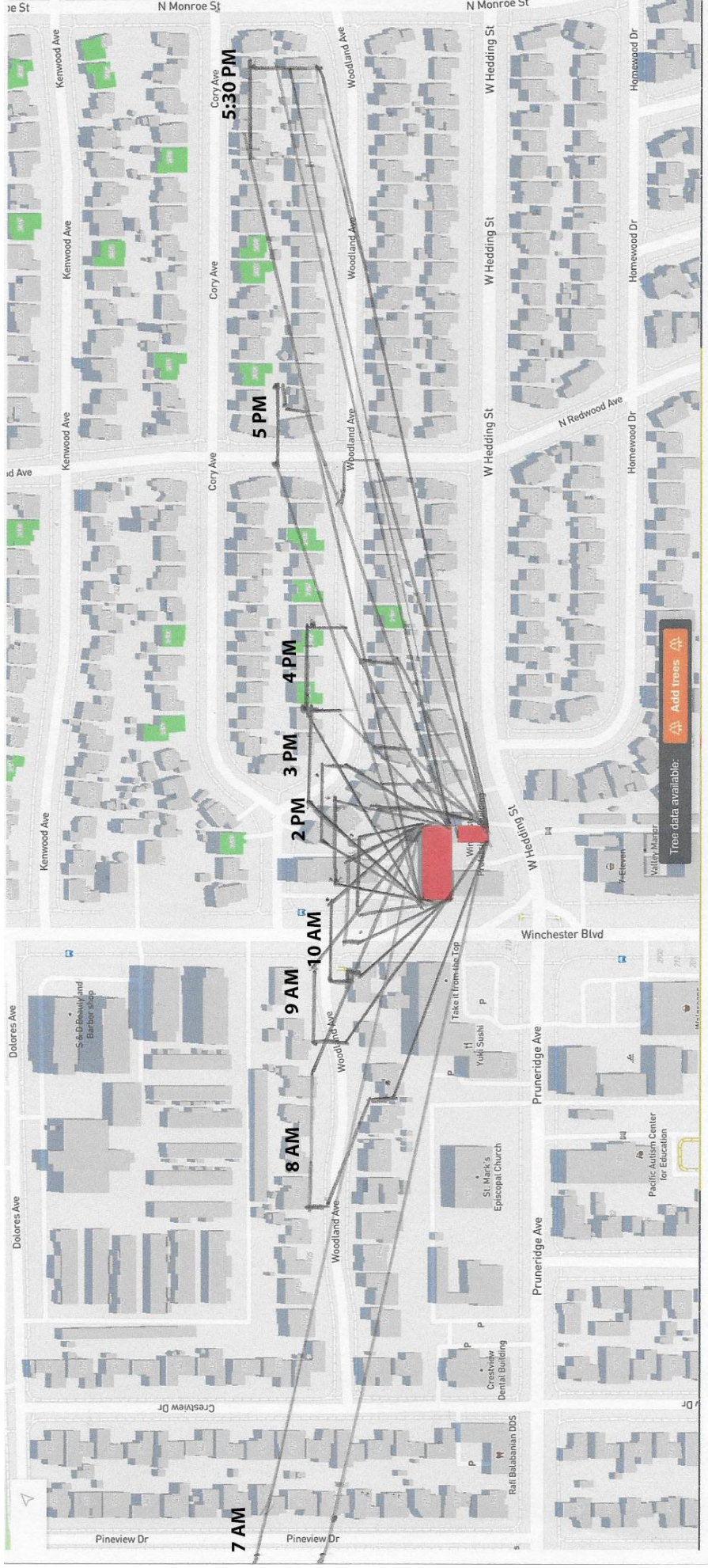


Figure 6: Shadows cast by the VCI Towers in the daylight hours of April 1.

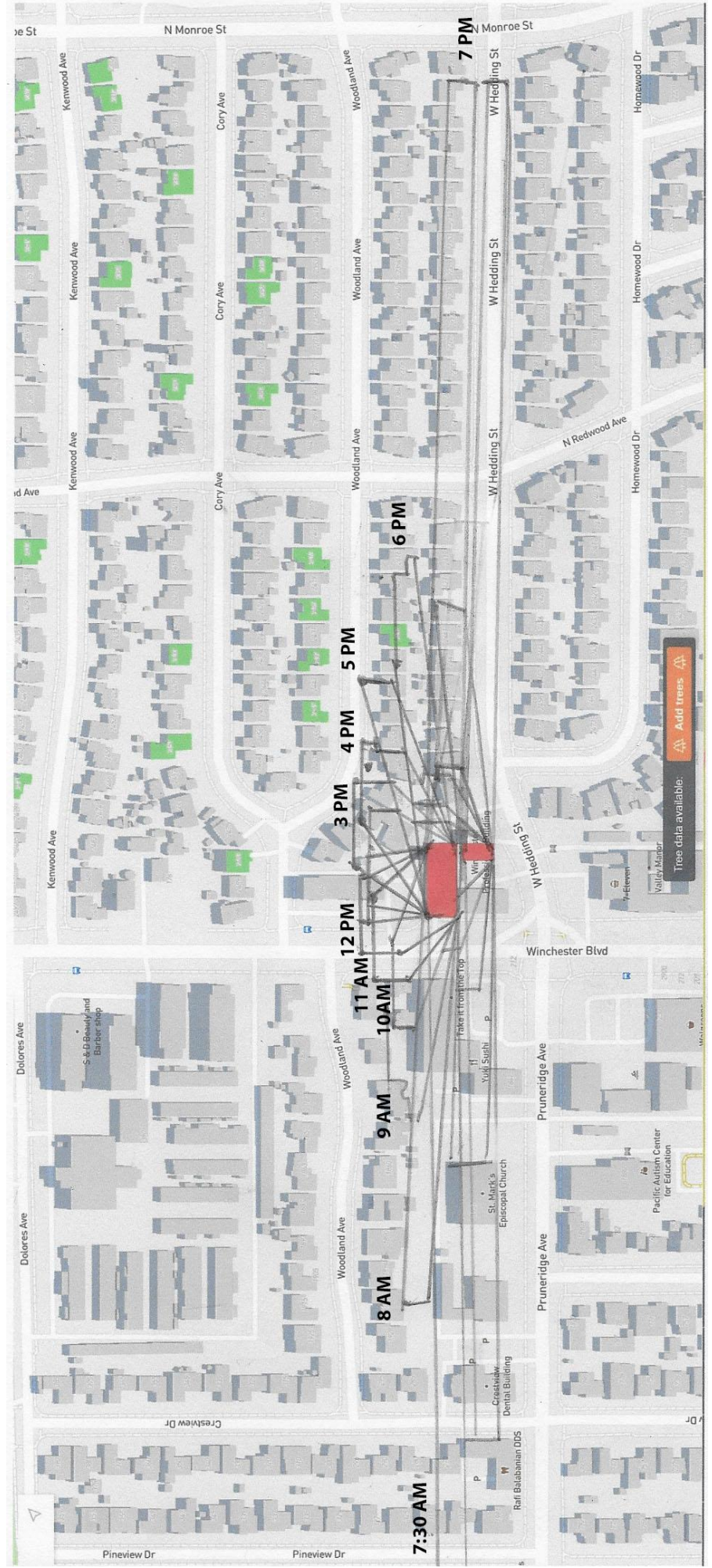


Figure 7: Shadows cast by the VCI Towers in the daylight hours of May 1.

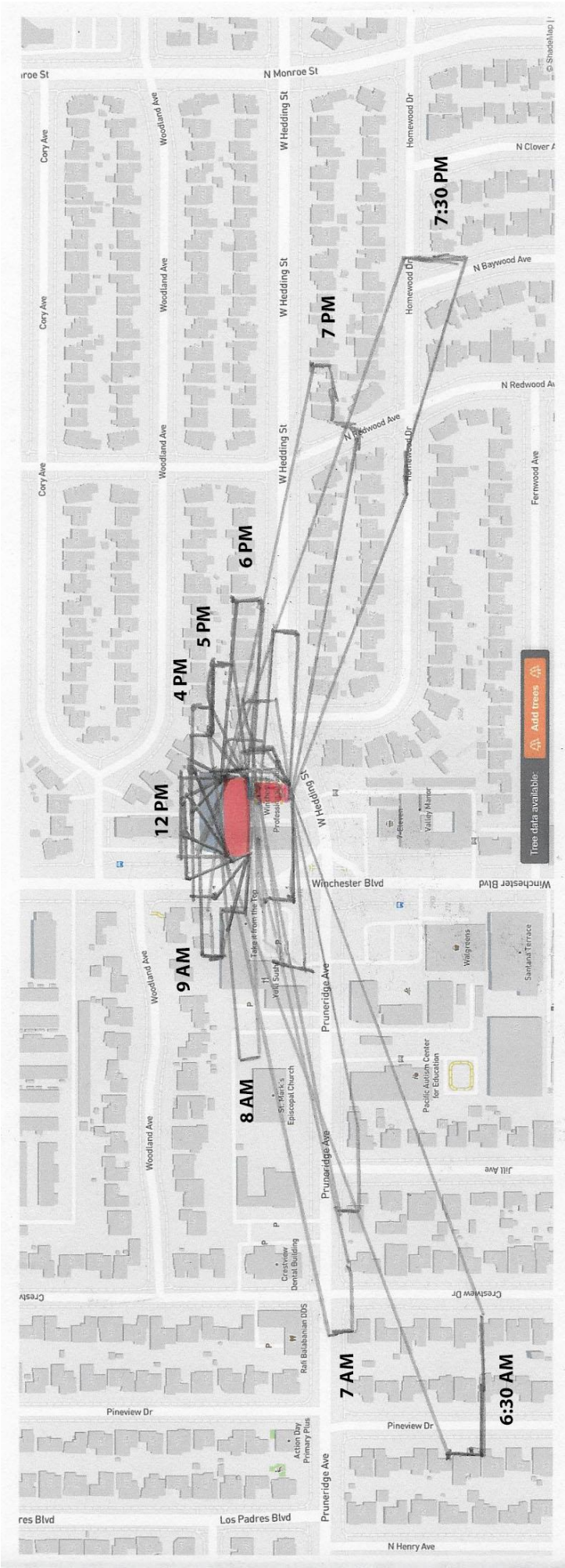


Figure 8: Shadows cast by the VCI Towers in the daylight hours of June 1.

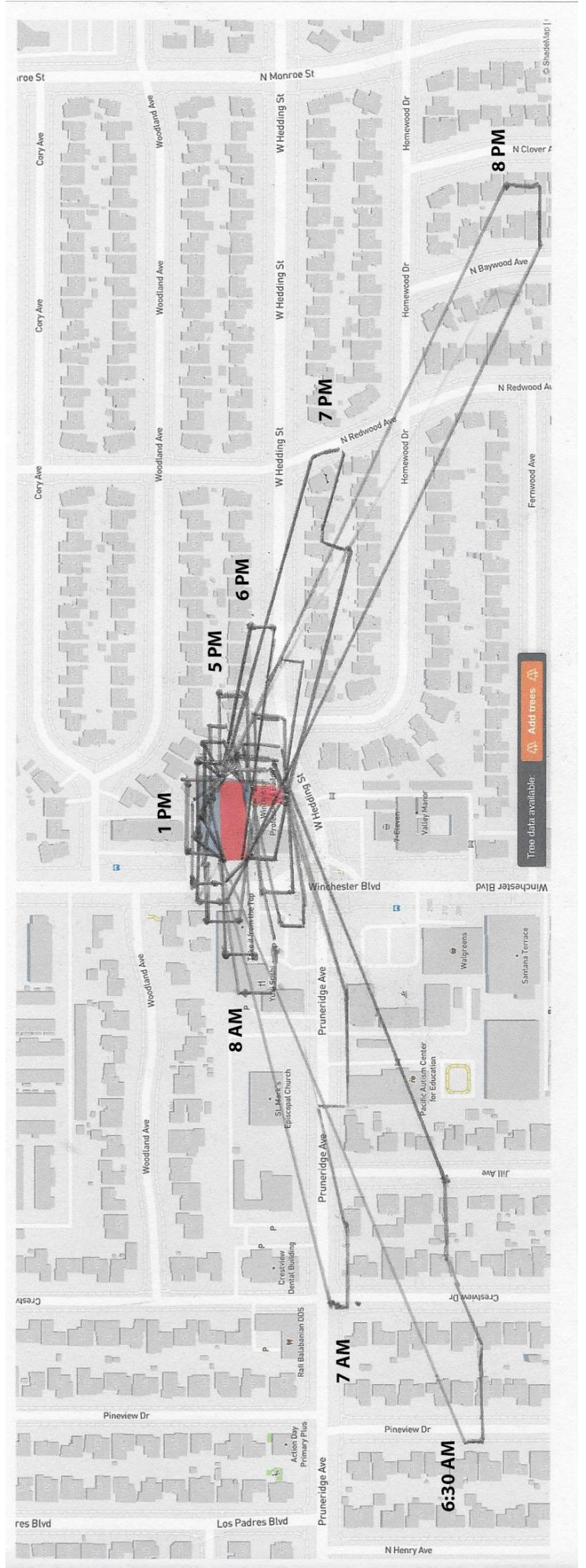


Figure 9: Shadows cast by the VCI Towers in the daylight hours of July 1.

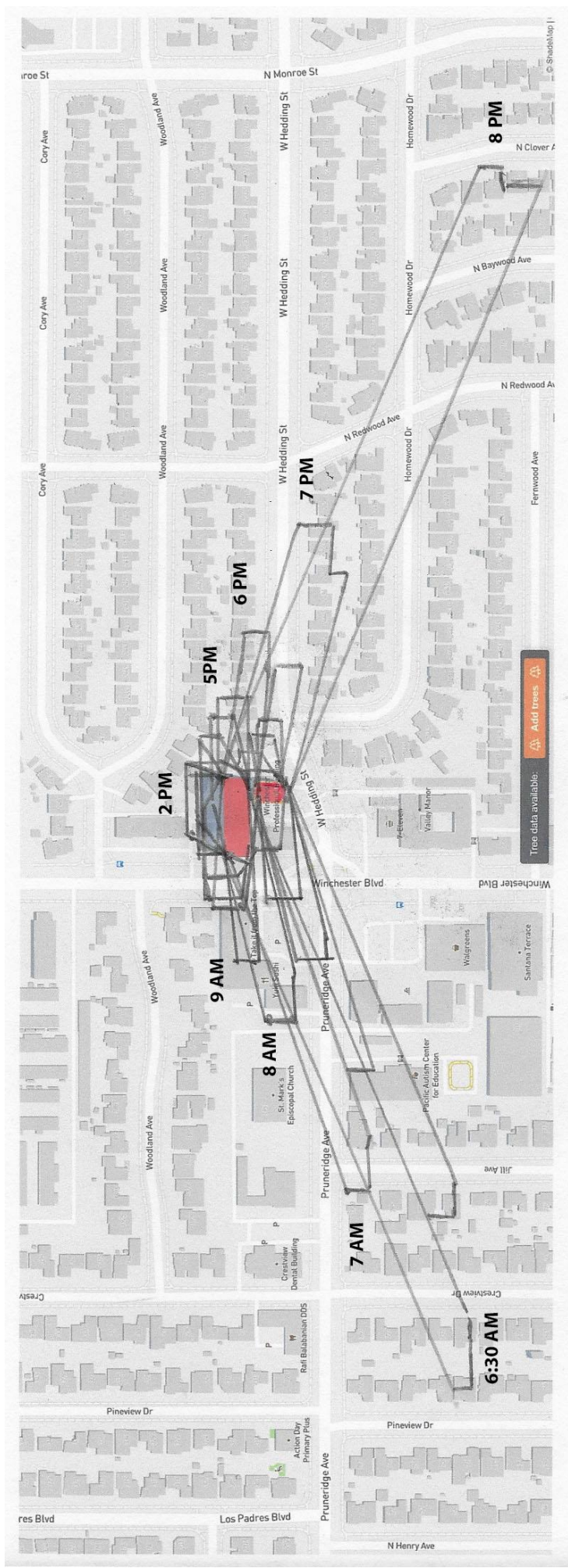


Figure 10: Shadows cast by the VCI Towers in the daylight hours of August 1.

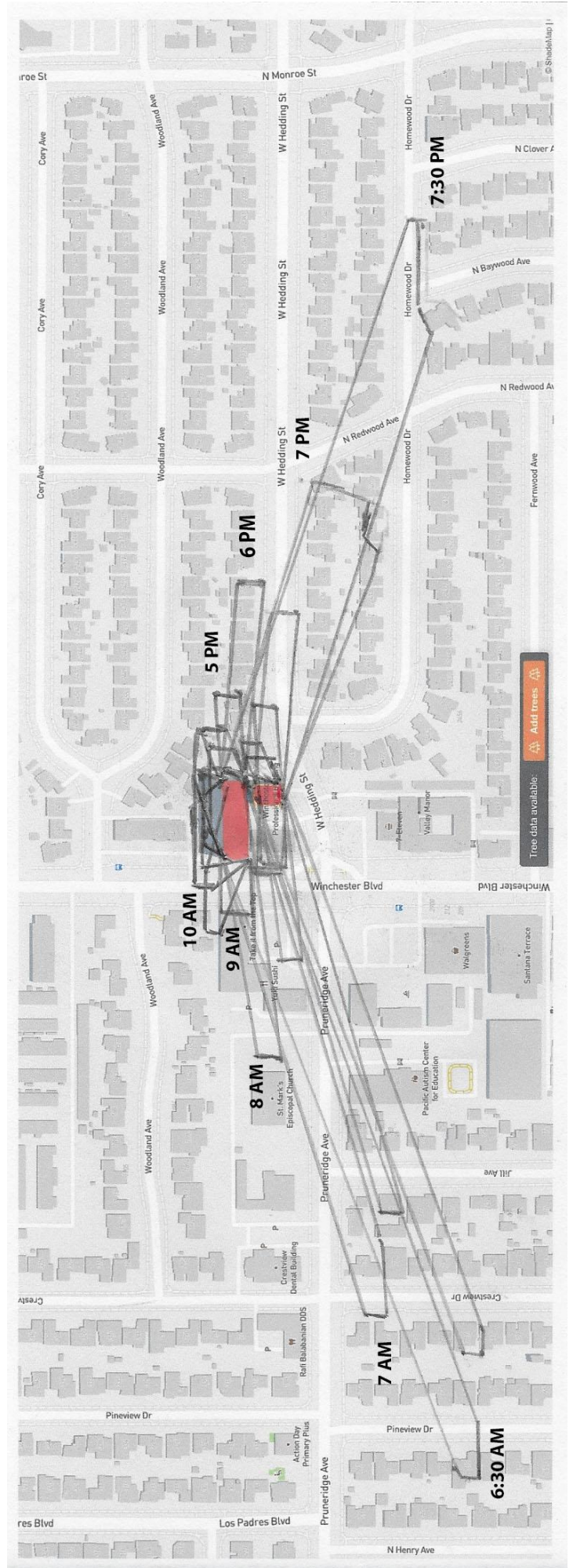


Figure 11: Shadows cast by the VCI Towers in the daylight hours of September 1.

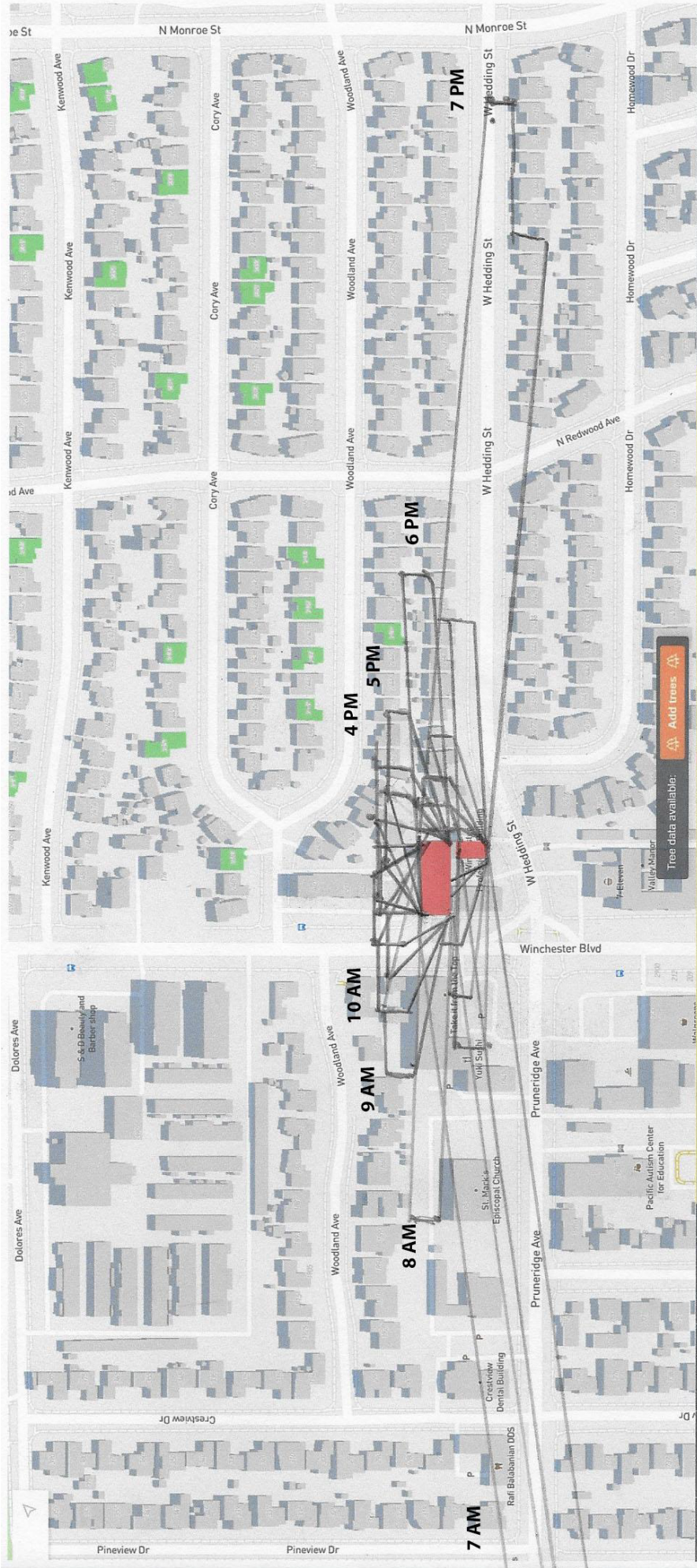


Figure 13: Shadows cast by the VCI Towers in the daylight hours of November 1.

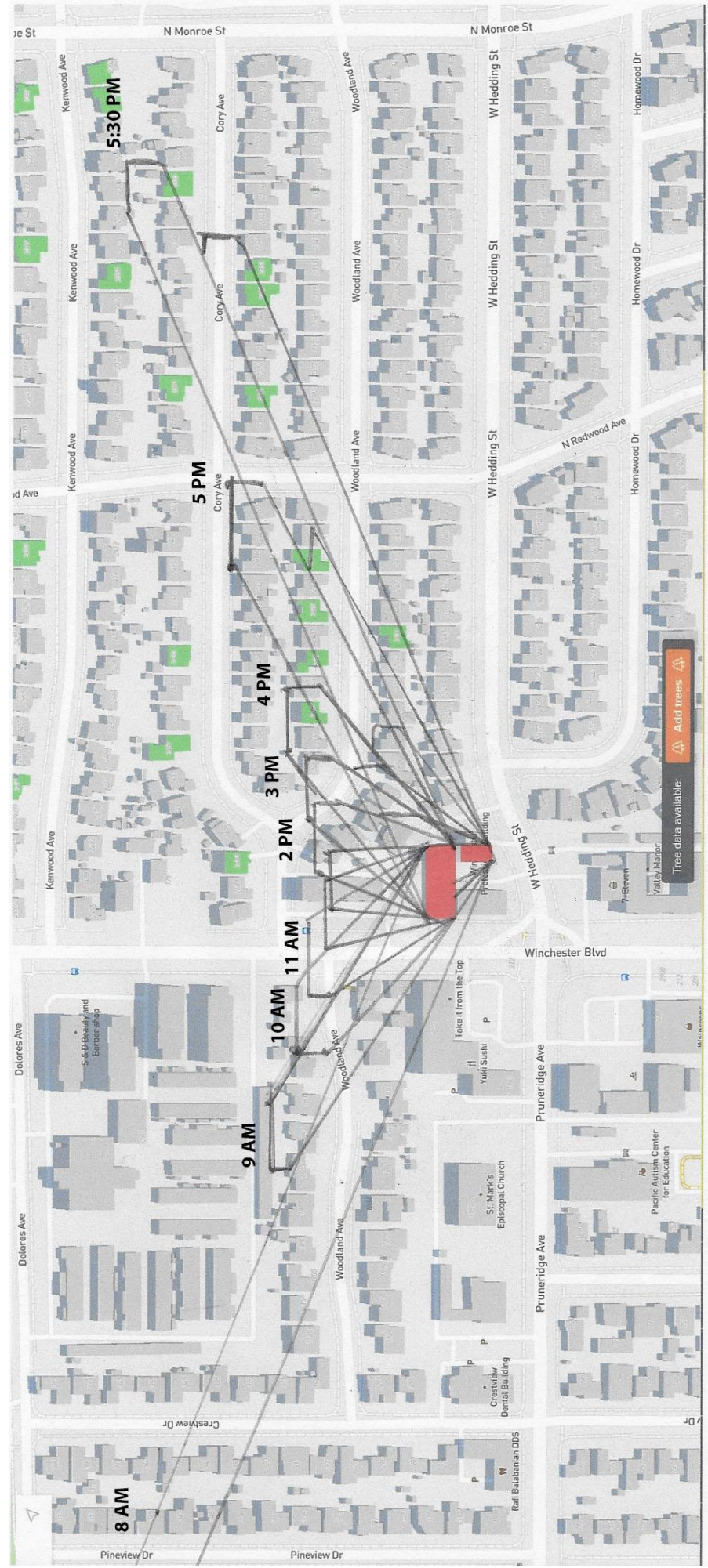
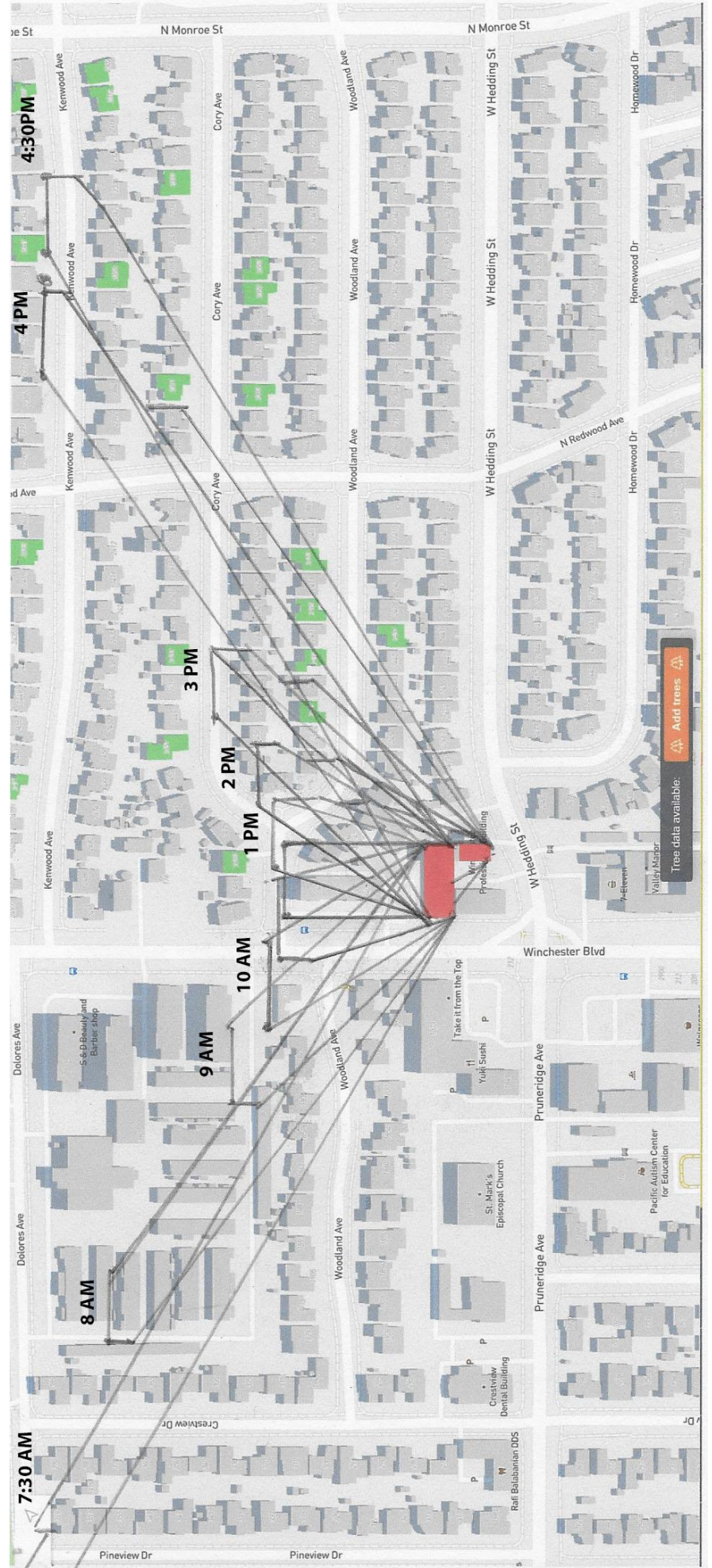


Figure 14: Shadows cast by the VCI Towers in the daylight hours of December 1.



FW: San José YIMBY supports continuing planning for the 826 N. Winchester project

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

Date Mon 6/9/2025 7:58 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (18 KB)

SJ YIMBY LTR.docx;

From: Matt Savage <[REDACTED]>

Sent: Sunday, June 8, 2025 3:20 PM

To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: San José YIMBY supports continuing planning for the 826 N. Winchester project

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Dear Honorable Councilmembers,

We write to express the strong support from hundreds of YIMBY members across San José for the 826 N. Winchester Boulevard project and to urge the City Council to continue the review process for this much-needed housing development.

As you know, San José faces an immense housing shortage. The city's Regional Housing Needs Allocation (RHNA) for the 2023–2031 cycle requires us to plan for over 62,000 new homes – about 8,000 per year. Yet, recent data shows that housing approvals and production remain far below these targets. In 2023, fewer than 2,000 homes were approved in San José, and preliminary results show the results for 2024 are even worse. These numbers show the critical need for new housing and for planning flexibility to meet the need.

We are failing miserably at creating housing in San José. Young adults who grew up here find it nearly impossible to stay in the city they call home, forced to move away from family because they can't afford to live here. Working families—teachers, nurses, service workers—endure exhausting commutes just to keep their jobs in San José and serve their community. Seniors struggle to downsize. We must do better for our neighbors and our children.

The Winchester project directly addresses these challenges. By adding new homes—including a proposed 20 affordable units—this project will help San José make progress toward its RHNA goals and provide much-needed relief for families struggling to find housing. The project's location and design will also support transit use and sustainable growth, aligning with the city's vision for a vibrant, inclusive future.

Housing and Sustainability Goals: Meeting San José's Needs

State-mandated goals require the city to accelerate the production of both market-rate and affordable homes. The Winchester proposal directly supports these goals, delivering 135 new homes—including on-site affordable units—at a density (225 dwelling units per acre, or DU/AC) that is fully consistent with the Transit Residential designation (50–250 DU/AC).

The site is ideally located for high-density housing: it is within walking distance from major commercial centers (Valley Fair and Santana Row), multiple bus lines, and employment hubs. This proximity to transit and jobs not only reduces Vehicle Miles Traveled (VMT) and car dependency, but also aligns with Policy H-4.2 and the General Plan's Major Strategy #7, which prioritizes compact, infill development to limit sprawl and support sustainability.

Contrary to staff's interpretation, this is not a loss of employment land; rather, it is an activation of long-vacant property, and an increase to 16,836 sq. ft. of commercial/retail space that will generate both construction and permanent jobs, increased foot traffic for local businesses, and a stronger local economy.

General Plan Interpretation: Flexibility for a Changing City

San José's most successful urban projects, including Downtown high-rises and Santana Row, required General Plan changes. The Council has clear authority to approve General Plan Amendments (GPAs) for projects that advance smart growth, and should not let inflexible interpretations block progress. The General Plan was designed to be a living document, adaptable to changing needs and opportunities.

The General Plan itself does not prohibit development outside designated Growth Areas. Instead, it prioritizes flexibility and allows for a GPA when projects further the city's overall housing, economic, and sustainability objectives. The North Winchester site is only a quarter mile from the Valley Fair/Santana Row Urban Village—a short walk from one of the region's premier commercial destinations—and is near transit, schools, parks, and essential services. The General Plan's intent is to encourage exactly this kind of high-density, mixed-use development near transit and amenities, as envisioned by Goal LU-10.

Objections to the project's height are fundamentally subjective and do not reflect the evolving character of the area. Both nearby Santana Row and Valley Fair feature mid-rise and high-rise structures, and the General Plan encourages increased density near commercial hubs. This proposal's height—whether it is finalized at 12- or 17- stories or somewhere in between—is appropriate for a growing urban corridor and helps deliver the housing the city desperately needs.

The city's own policies—including the Better Bike Plan 2025 and Green Vision—call for reduced parking minimums and increased walkability. The project will include robust Transportation Demand Management (TDM) measures, and as proposed would exceed bike parking requirements by 50%.

New transit-oriented housing such as this actually helps reduce car trips by placing residents closer to jobs and amenities, contrary to staff assertions. The required EIR and Transportation Impact Analysis (TIA) will recommend any necessary mitigations, which the developer is prepared to support

We respectfully urge the Council to support the goals of the General Plan and move forward with a study of this project. We hope the Council will not stand in the way of a more vibrant and sustainable San José that works for everyone.

Sincerely,

San José YIMBY

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RE: San José YIMBY supports continuing planning for 826 N. Winchester project

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Sincerely,

San José YIMBY

FW: 826 N Winchester Development

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 9:26 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (76 KB)

GP23-011 - 826 North Winchester Development Proposal Draft - 2025-06-10 SJ City Council.pdf;

From: Stephan Meyer-Ewald <[REDACTED]>
Sent: Monday, June 9, 2025 9:12 AM
To: Lindy Hayes <[REDACTED]> Kelly Cox <kcox@santaclaraca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Re: 826 N Winchester Development

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Good Morning Kelly,

Hope you had a good start into the week. Thanks for your letter supporting and summarizing the concerns of Santa Clara residents in district 6 in regards to the 826 North Winchester Development Proposal. This is very timely for the SJ City Council is covering that matter tomorrow Tuesday June/10 at 6p PT. ([details](#))

To be considered and distributed to the council members in time, all material should be with the SJ City Clerk by 5p this evening (Monday June/9). If at all possible, it would be very helpful if you send the Santa Clara letter (with the possible corrections suggested by Lindy below) to the City Clerk (city.clerk@sanjoseca.gov) this morning.

We all have busy lives, so for ease of communication, I'm copying the SJ City Clerk's email. To make things easy, this is in regards to GP23-011.

[@Kelly Cox](#), Lindy and I will be at SJ City Council on Tuesday evening. Would be great to see you there.

Have an awesome day.

SME

On Sun, Jun 8, 2025 at 6:48 PM Lindy Hayes <[REDACTED]> wrote:

Ms. Cox, Thank you very much for speaking up on behalf of your constituents.
I would point out one correction: the matter is now in front of the City Council, on Tuesday, June 10. I recommend that the address and the salutation be to Michael Mulcahy, to the council members, to the mayor and to the city manager;

the planning commissioners are no longer involved.

If you send this letter by email on Monday, June 9 to the City Clerk at city.clerk@sanjoseca.gov, your message will be made part of the public record and will automatically be distributed to all of the council members and the mayor.

I am deeply grateful that you have done so much work on the issue. Lindy Hayes, Concerned Cory Neighbors

On Sun, Jun 8, 2025 at 4:34 PM Kelly Cox <KCox@santaclaraca.gov> wrote:

Hi All,

As a follow up, this is a draft of the letter we are preparing for San Jose's Council Meeting on June 10th. Thanks for your communication,

Kelly

Kelly G. Cox | Vice Mayor

Councilmember District 6

1500 Warburton Avenue | Santa Clara, CA 95050



www.santaclaraca.gov



**City of
Santa Clara**
The Center of What's Possible



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

Subject: Santa Clara District 6 Resident Feedback and Opposition to 826 N Winchester Project

To: Councilmember Michael Mulcahy, San Jose City Planning Commission, San Jose City Manager's Office

Dear Councilmember Mulcahy, Planning Commissioners, and City Manager,

We are writing to you today as elected representatives of the City of Santa Clara; Vice Mayor Kelly Cox, Councilmember for District 6, and Mayor Lisa Gillmor, to express our strong opposition to the proposed development at 826 N Winchester Blvd. This opposition reflects the overwhelming feedback we have received from Santa Clara residents who live directly adjacent to this site. While this is not an official position of the City of Santa Clara as a whole, we feel it is our responsibility to clearly communicate the unified concerns voiced by our constituents.

Over the past several weeks, we have received a significant volume of input from District 6 residents who would be directly impacted by this project due to its proximity to their homes and to our shared corridors along Winchester, Hedding, and Pruneridge. The comments have been remarkably consistent and nearly unanimous in opposition. Common themes raised by residents include:

Scale and Compatibility: The proposed 17-story structure is entirely out of character with the surrounding 1- and 2-story residential neighborhood. Even Santana Row's tallest structures are only 8 stories and are situated in a designated urban district. This is neither a transit hub nor an urban village area.

Traffic and Safety: Residents have voiced serious concerns about increased traffic congestion on already burdened corridors, particularly near sensitive populations such as the nearby senior community. Additional concerns include pedestrian and cyclist safety, insufficient parking, and neighborhood cut-through traffic.

Infrastructure Strain: There is significant concern about the strain this project would place on shared infrastructure, including emergency response capabilities, utilities, and parking spillover into Santa Clara streets.

We want to emphasize that Santa Clara is supportive of thoughtful, well-planned housing that enhances the livability and sustainability of our shared region. The need for more housing is clear, and Santa Clara has embraced this challenge by nearly doubling our RHNA obligations and actively working to build balanced communities. Our residents are not opposed to well-integrated housing solutions. However, this particular proposal does not reflect sound, balanced planning for a transitional neighborhood of this type. The proposed height and density are not appropriate for this location and would have direct, negative impacts on adjacent Santa Clara neighborhoods.

Lastly, several residents expressed disappointment that the San Jose Planning Commission meeting record did not include formal input from Santa Clara. While we fully understand that this process falls within San Jose's jurisdiction, we also believe that collaboration on shared

corridors, historically valued between our two cities, should include more intentional dialogue regarding impacts on neighboring communities. We take responsibility for not submitting input ahead of that meeting and want to ensure that Santa Clara's perspective is now clearly on the record.

In that spirit, we would like to sincerely acknowledge and thank Councilmember Michael Mulcahy and San Jose staff member Jason Lee for engaging in open and collaborative conversations with us on this topic. Their willingness to communicate exemplifies the type of intercity dialogue that can help us all move forward in good faith.

Together, we respectfully ask that you take this collective opposition from Santa Clara's District 6 residents, and our shared position as elected representatives, into account as you deliberate on this project. The residents we represent are passionate about protecting the character, livability, and safety of their neighborhoods. We stand with them in urging San Jose to deny this rezoning request and high-rise proposal at this location.

We want to be clear that our intent is not to oppose all housing on this site. There is strong interest in working collaboratively with the City of San Jose to support a more context-sensitive, appropriately scaled project that meets both regional housing needs and community compatibility goals.

We remain available for further discussion and sincerely hope to foster a collaborative approach to ensure that future development is compatible with the needs of both of our communities.

Sincerely,

Kelly Cox
Vice Mayor, Santa Clara
Councilmember, District 6

Lisa Gillmor
Mayor, Santa Clara

Cc: Santa Clara City Council

FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 5:16 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

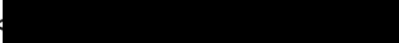
From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 5:10 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding to include in public comment.

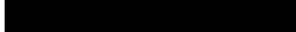
Thanks,
Jason

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

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

From: Winston Smith <
Sent: Friday, June 6, 2025 17:08
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council, I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal: Is well served by 3 VTA bus lines Is located along a major commercial corridor and is just 1,200 feet from a Growth Area Promises to add more commercial space than currently exists on the site. These 135 new homes at least deserve to be studied further. Thanks

Winston Smith


<https://www.linkedin.com/in/winstonsmith98/>

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FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 10:00 PM
To Agendadesk <Agendadesk@sanjoseca.gov>


From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 5:53 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding as public comment.


Thanks,
Jason

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

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

From: Theresa Do 
Sent: Friday, June 6, 2025 17:24
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Some people who received this message don't often get email from  [Learn why this is important](#)
Dear City Council and Planning Staff,

My name is Theresa Do and I live in District 6. I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city, and this proposal has many advantages especially at this location. This proposal is well served by 3 VTA bus lines, is located along a major commercial corridor, and is just 1,200 feet from a Growth Area. It promises to add more commercial space than currently exists on the site. The Winchester Area is bustling with economic opportunity, and families, especially low-income families, deserve the opportunity to qualify for the affordable units that this proposal will bring. These 135 new homes at least deserve to be studied further.

Thanks,
Theresa Do

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FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 10:00 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 6:13 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: Fw: Support for 826 N. Winchester

Forwarding for public comment.

Thanks,
Jason

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

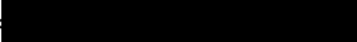
City of San José

Planning, Building, & Code Enforcement

200 E. Santa Clara Street, 3F Tower

San José, California 95113-1905

www.sanjoseca.gov/planning

From: Eve Levavi Feinstein <
Sent: Friday, June 6, 2025 18:09
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council,

I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city, and this proposal has a lot of upsides, especially at this location. It is well served by 3 VTA bus lines, is located along a major commercial corridor, and is just 1,200 feet from a Growth Area. This proposal for 135 new homes at least deserves to be studied further.

Thank you,
Eve Feinstein

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FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 6/6/2025 10:00 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 6:19 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: Fw: Support for 826 N. Winchester

Forwarding as public comment.

Thanks,
Jason

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


City of San José

Planning, Building, & Code Enforcement

200 E. Santa Clara Street, 3F Tower

San José, California 95113-1905

www.sanjoseca.gov/planning

From: Jonathan Gordon <>
Sent: Friday, June 6, 2025 18:17
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear city council -

I support the mixed use housing proposal at 826 N Winchester. Please do not kill it by caving to the vocal minority of NIMBY, car-centric, anti-housing activists.

The proposal is served by multiple VTA lines and just blocks from one of the most heavily visited commercial corridors in the entire region.

Making this area denser and more pedestrian friendly should be one of our cities top development priorities to increase safety and lower cost of living for our residents.

At absolute minimum, the design deserves to move forward and be studied further, ideally we'd find a way to accelerate approval and rubber stamp it now.

Thanks,
Jonathan

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FW: 826 N Winchester High Rises

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 7:54 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Michael Arcangelo Amato [REDACTED]
Sent: Sunday, June 8, 2025 9:58 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 N Winchester High Rises

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Dear San Jose City Council,

The effort to rezone an area around Winchester and Pruneridge / Hedding Street in San Jose concerns me.

This area is not an Urban Village, and put simply, a rezone followed by construction of two high-rise towers does not make sense for this area.

Out of the many reasons to not proceed with the proposal, the traffic impact is the most consequential to me. When I moved into this area on Hedding Street, I was well aware that it was a major thoroughfare, but recently there have been multiple accidents and near-mishaps, and I know things will get worse if this project proceeds. Furthermore, as an avid bicycle commuter, an increase in traffic and decline in traffic safety impacts me first-hand.

I encourage the San Jose City Council to consider all the adverse impacts and not proceed with this proposal.

Thanks,
Michael Amato

Michael Arcangelo Amato
[REDACTED]

FW: Against High Rises at 826 Winchester

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

Date Mon 6/9/2025 7:59 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bianca Vallorz [REDACTED]

Sent: Saturday, June 7, 2025 2:07 PM

To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: Against High Rises at 826 Winchester

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Hi, my name is Chiara, and I am six years old.

I don't want the high rises to be built because other people and me won't see the sun set. I sing to the sun, and if there is no sun, how will I sing to it? It's not fair to us that only people at the top of the building can see the sun. The building will also block the sun and most of the sky when we are playing.

Thank you,
Chiara

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FW: Against High Rises at 826 Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 7:59 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bianca Vallorza [REDACTED]
Sent: Saturday, June 7, 2025 2:12 PM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: Against High Rises at 826 Winchester

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Hi, my name is Francesca, and I'm nine years old. I'm against the building of the seventeen and fifteen story high rises.

I'm against them because of all the traffic that will be added. Over the past few years there have been numerous car accidents happening right in front of our house. One was when a car crashed into a fire hydrant, another was when a bicyclist was hit, and another was when a white and black car crashed and slammed into a Fedex Truck.

I witnessed all three of these crashes.

And I can't even count the numerous times that I was playing in the back yard and heard brakes screeching out front. If you add one hundred and thirty five housing units without parking, it would add even more traffic and unsafe conditions.

Another reason is that it will be unsafe for kids, like me, to play in our front yard and ride our bikes around the block.

That is why I am against building that seventeen and fifteen story buildings.

Thank you!
Francesca

FW: 826 N. Winchester, June 10 Council Meeting

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 9:25 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kim Henesian <[REDACTED]>
Sent: Monday, June 9, 2025 9:13 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 N. Winchester, June 10 Council Meeting

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Dear Mayor Mahan and City Council Members,

I live at [REDACTED] houses down from where you want to build this outrageous 17 story high rise. My house was initially owned by my grandparents who came to California from Detroit, Michigan in the early 1950's. So, you see my family has deep roots in this neighborhood.

I wish to express my strong opposition to the development of this high rise building. If this structure were to be built, it will completely change the integrity and character of this neighborhood. It will make life living here unbearable. The actual construction will result in an enormous amount of dust, excessive noise and increased traffic congestion which in my opinion will jeopardize the mental and physical health of the people that live in this neighborhood.

As it is, traffic on Hedding Street is horrendous. At this time, getting out of my driveway can take between 1-3 minutes. If this structure were to be built, traffic will significantly increase to the point at which it will be very difficult for me to leave my house. Although I understand that this structure will have underground parking, it is inevitable that residents will be parking up and down our street. Hedding Street will end up being a parking lot.

For many years, I have line dried my washed clothing on the clothesline in my backyard. I feel as if I am doing my part to conserve energy particularly during this time of climate change. If this high rise were to be built, my front and back yards will never see the sun. I suspect my lemon trees, persimmon tree and other plants in my yard will not flourish. Not only that, but the lack of sun exposure will negatively impact my well-being. I will never be able to see the morning sun streaming through my kitchen window. Those are the moments in my life which I cherish.

If this structure were to be built, it will be the beginning of the **demise** of this neighborhood. It will open the door for future high rise structures to be built to the point at which our sweet Cory neighborhood will no longer exist. I say to you, please don't ruin this neighborhood and the lives of the people that live here. If the city of San Jose truly cares about its residents, it will not allow this re-zoning proposal to proceed. You were elected to take care of your citizen's best interests. Please don't betray the trust our people have in your decision making.

Thank you for your time.

Sincerely,
Kim Henesian

June 9, 2025

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FW: Support 826 N. Winchester Blvd Mixed-Use Project at June 10 City Council Item 10.3

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 9:59 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: J'Carlin [REDACTED]
Sent: Monday, June 9, 2025 9:56 AM
To: kellyerardi1 [REDACTED]; milotrauss [REDACTED]; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; projects [REDACTED]
Subject: Support 826 N. Winchester Blvd Mixed-Use Project at June 10 City Council Item 10.3

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Dear Mayor and City Council,

I am writing to express my support for the 826 N. Winchester Boulevard project under consideration at your June 10th meeting. If San Jose makes the mistake of rejecting worthy projects like this one, it will never meet its housing goals and needs. This 17-story, 135-unit mixed-use development will transform a badly blighted site into a vibrant community landmark.

826 N. Winchester is a necessary project to support the Stevens Creek Boulevard Corridor Vision Study, a multi community study to improve the whole corridor. The project offers numerous benefits that align with San Jose's housing and development goals: - Creates 135 much-needed homes, including 20 affordable units for very low-income households - Provides 15,000 square feet of ground-floor retail space, creating jobs and neighborhood services - Includes an 18,344 square-foot public park - Supports transit-oriented development, being located on VTA and near key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523) - Has easy auto access to all local expressways and I280.

I encourage you to recommend that Staff continue to work on this project and its required General Plan Amendment, putting outcomes over process to address our housing crisis.

Sincerely –

Carlin Black
District 1

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Fw: Vote in favor of 826 N Winchester Blvd

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 10:07 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Friday, June 6, 2025 9:45 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: Fw: Vote in favor of 826 N Winchester Blvd

Forwarding this because the City Clerk was not included.

Thanks,
Jason

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

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

From: Zach Marks [REDACTED]
Sent: Friday, June 6, 2025 07:01
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: Vote in favor of 826 N Winchester Blvd

Some people who received this message don't often get email from [REDACTED]

[Learn why this is important](#)

Hello Planning Commission and City Council,

I am writing to express my strong support for advancing 826 N Winchester Blvd. Please give VCI a chance to complete environmental study and keep working.

The site is a good location for high density housing because it is near transit jobs, a hospital, amenities and services and will generate more than \$24 million in new tax revenue in the first ten years alone. The city may have overlooked this site originally in the general plan, but it deserves serious consideration for rezoning therefore, it should not be denied at this early stage and we should continue studying this innovative high potential proposal.

Thanks for your consideration,
Zach

Sent from Gmail Mobile

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FW: No Rezone 826 Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 11:23 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bianca Vallorz [REDACTED]
Sent: Monday, June 9, 2025 10:56 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>
Subject: No Rezone 826 Winchester

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Hello,

Rezoning 826 Winchester is not in accordance with Envision 2040 General Plan (GP), will set a *dangerous precedent* for building in San Jose, and weaken the General Plan. I urge City Council to follow the City of San Jose's recommendation to deny rezoning the property.

I am providing you shortened bullet points outlining key concerns about 826 Winchester, which I have provided in detail in my email dated May 28, 2025.

Preserving Neighborhoods:

GP Policy is to *preserve and enhance existing neighborhoods*, by focusing large growth in designated Growth Areas. Buildings erected in existing neighborhoods should *match the existing structures height, number of stories*, and design. Homes to the north, south, and east are all single story, and the tallest building in the area is four stories, in Santa Clara. Building high rises in Cory Neighborhood does not follow many GP's policies. A three of four story building will better reflect other homes and buildings in this area. [GP Policies VN-1.6, 1.10-1.12, 1.14, 1.17, LU-9.8].

Safety:

Police and fire services needs to support the city as population grows. By building outside of the Growth Area, San Jose runs the risk of being *unable to safely support its residents* during emergencies. First responders are currently not meeting their goals of reaching residents in a timely manner, and this will be made worse when dense residential development is built outside of the designated Growth Area. [GP, Policies ES-3.1, 3.3, p. 219; LU-10.2 p. 294; City of San Jose's Annual Report on City Services 2023-2024, p. 69, 106].

Environment:

I am a horticulturist and a small business owner, and my landscape contains plants and animals listed as endangered, rare, and almost threatened under the Endangered Species Act. The high rises will cast shade on plants needing full-sun and *negatively impact* the life of *federally protected plants and animals*. The loss of life will also be a detriment to my business's operations. [GP, Policy MS-21, p. 144].

The GP also aims for residents to become *self-sufficient* in terms of *energy generation*. Over 260 homes are located in the shade zone, and over 43 homes have solar. Residents with solar will generate less energy, further straining San Jose's electrical grid. [GP p. 423].

Land Use:

The GP aims at building a strong Downtown core that invigorates and strengthens downtown as the symbolic heart of San Jose. Building high rises 6 miles away from Downtown, and outside of the identified urban Growth Area, will *weaken Downtown*. It will create a disjointed San Jose instead of a strong center. [GP, LU-2.3, LU-3, pp. 243, 286-287, 418].

Please vote *NO* on rezoning 826 Winchester.

Thank you,

Bianca Vallorz

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FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>


From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:05 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment for the record.

Thanks,
Jason

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

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

From: J'Carlin <
Sent: Friday, June 6, 2025 19:23
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council,

I support the mixed-use housing proposal at 826 N. Winchester. This project will provide some of the Density necessary to support the Stevens Creek Vision Study. It is on a major thoroughfare with easy access by car, bike, transit add even walking to Valley Fare, Santana Row, the Agrihood, and all the associated small businesses in the area. Low rise development is no longer a viable option if new housing goals are to be met in San Jose.

Carlin Black, Urban Planner (Retired)
District 1, San Jose.

FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

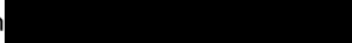
From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:11 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment for the record.


Thanks,
Jason

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

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

From: Gayle Boesch 
Sent: Saturday, June 7, 2025 18:49
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Some people who received this message don't often get email from  [Learn why this is important](#)
Dear City Council,

I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal: Is well served by 3 VTA bus lines Is located along a major commercial corridor and is just 1,200 feet from a Growth Area Promises to add more commercial space than currently exists on the site. These 135 new homes at least deserve to be studied further.

Thank you,

Gayle

A solid black rectangular redaction box covering the sender's name and email address.

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FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>


From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:11 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment for the record.

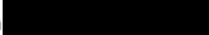
Thanks,
Jason

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

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

From: Kelvin Y <
Sent: Saturday, June 7, 2025 22:05
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Some people who received this message don't often get email from  [Learn why this is important](#)
Dear City Council, I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal: Is well served by 3 VTA bus lines Is located along a major commercial corridor and is just 1,200 feet from a Growth Area Promises to add more commercial space than currently exists on the site. These 135 new homes at least deserve to be studied further. Thanks

FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:49 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

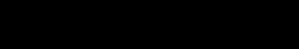
From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:11 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment for the record.


Thanks,
Jason

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

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

From: Salvador Figueroa <
Sent: Friday, June 6, 2025 20:19
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Some people who received this message don't often get email from  [Learn why this is important](#)
Dear City Council, I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal: Is well served by 3 VTA bus lines Is located along a major commercial corridor and is just 1,200 feet from a Growth Area Promises to add more commercial space than currently exists on the site. These 135 new homes at least deserve to be studied further. Thanks

FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:49 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:11 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment for the record.

Thanks,
Jason

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

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

From: Adam Sweeney <[REDACTED]>
Sent: Saturday, June 7, 2025 18:14
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council and Planning folks,

I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Local residents complain about every new project. My neighbors have done it for projects near my home (near Westgate Mall) for every single project that's come up over the last 20 years. Thankfully, you all have bravely stood up to allow important projects like the tall residential buildings coming to El Paseo some day. Given that the lack of and high cost of housing is the primary reason for our brutal homelessness problems, it seems to me that it's important for the city to continue to challenge the status quo and allow for dense housing projects here in San Jose.

Housing is obviously very important for the city and this proposal has a lot of upsides especially at this location. This proposal:

- Is well served by 3 VTA bus lines
- Is located along a major commercial corridor and is just 1,200 feet from a Growth Area
- Promises to add more commercial space than currently exists on the site.

These 135 new homes at least deserve to be studied further. Thank you for your consideration.

Sincerely,

Adam Sweeney



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FW: 826 Winchester and Urban Villages

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:30 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fw: 826 Winchester and Urban Villages

Forwarding public comment for the record.

Thanks,
Jason

David Fong, Planner

City of San Jose | Planning, Building and Code Enforcement
200 East Santa Clara Street, Tower 3rd Floor
San Jose, CA 95113-1905
 david.d.fong@sanjoseca.gov

From: Bianca Vallorz <>
Sent: Thursday, May 15, 2025 4:59 PM
To: Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Sharda, Vikita <Vikita.Sharda@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>
Subject: 826 Winchester and Urban Villages

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Hello Commissioner Rosario,

I attended last night's Planning Commission Meeting, and spoke out against the building and rezoning of the 826 Winchester. I was surprised that you went against the City's recommendation to deny the rezoning.

For EP24-010, when the vote was presented to allow two dwelling units per acre on an 8.29 acre site, you denied this plan. You stated that it went against the City's urban village plan. You also said that you are originally from this neighborhood/area.

However, when the vote was presented for GP23-011, to build 135 units on .61 acres, you voted Yay- for the rezoning to move forward. Even though this structure goes against the city's urban village plan, and the City recommended denying the request.

I hope this isn't an example of "not in my backyard". And I hope that when 826 Winchester is presented to the City Council, they continue to follow the City's 2040 General Plan for designated Urban Villages.

Thank you for your time,
Bianca Vallorz

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FW: 826 N Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:32 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fw: 826 N Winchester

Forwarding public comment for the record.

Thank you,

David Fong, Planner

City of San Jose | Planning, Building and Code Enforcement
200 East Santa Clara Street, Tower 3rd Floor
San Jose, CA 95113-1905
[REDACTED] | david.d.fong@sanjoseca.gov

From: Ben White <[REDACTED]>
Sent: Wednesday, June 4, 2025 6:33 AM
To: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: 826 N Winchester

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

Hi,

For the development proposal at 826 N Winchester (GP23-011 etc.), can you tell me how many living units are in the proposal, and how many on-site parking spaces? Also, how many parking spaces will be reserved for retail customers?

Thanks,

Ben White
San Jose, CA

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FW: 826 N. Winchester Boulevard Mixed-Use Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:36 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fw: 826 N. Winchester Boulevard Mixed-Use Project

Forwarding public comment for the record.

Thank you,

David Fong, Planner

City of San Jose | Planning, Building and Code Enforcement
200 East Santa Clara Street, Tower 3rd Floor
San Jose, CA 95113-1905
[REDACTED] | david.d.fong@sanjoseca.gov

From: Matthew De Palma <[REDACTED]>
Sent: Friday, June 6, 2025 12:54 PM
To: ZoningQuestions <ZoningQuestions@sanjoseca.gov>
Subject: 826 N. Winchester Boulevard Mixed-Use Project

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Hello,

I am a resident of the Cory Neighborhood in San Jose, writing to strongly oppose the proposed 17-story mixed-use development at 826 N. Winchester Blvd. (File No. GP23-011). This project, which includes two towers (17 and 13 stories, 197 and 151 feet tall) with 135 residential units and 16,836 square feet of commercial space on a 0.6-acre lot, is incompatible with our residential neighborhood and poses significant challenges to our community. Below, I outline specific reasons for opposition, reflecting concerns shared by many residents in San Jose and nearby Santa Clara.

Zoning Incompatibility and General Plan Misalignment

I believe the site is zoned Commercial Pedestrian (CP) and Single-Family Residential (R-1-8), not Transit Residential (TR), as required for high-rise development. The Envision San José 2040 General Plan does not designate this area for high-rise structures, as it is neither an Urban Village nor near a regional transit station. City Planning Director Christopher Burton and Planning Commissioner Young have stated the project is “inappropriate” for this location, emphasizing that high-rises belong in downtown San Jose, approximately 10 miles away. The proposed General Plan amendment to TR and rezoning are unjustified and contradict established planning guidelines.

Impact on Neighborhood Character

The 17-story towers would dwarf surrounding single-family homes, fundamentally altering the suburban character of the Cory Neighborhood. Residents have described the project as a “monstrosity” that brings downtown density to a low-rise residential area. The towers’ height (197 feet) will cast shadows, reduce privacy, and disrupt the aesthetic of our community, which is defined by single-story homes and small apartment buildings.

Insufficient Infrastructure and Traffic Concerns

I believe the project’s 170 parking spaces (60 for retail, 110 for residents) are inadequate for a high-rise on a 0.6-acre lot, especially given existing congestion on Winchester Blvd. and Hedding St. The developer’s plan to close the Winchester exit and route all traffic through Hedding St. will exacerbate traffic issues, impacting both San Jose and Santa Clara residents. The Cory Neighborhood lacks the infrastructure to support a transit-focused high-rise, as Winchester Blvd. is served only by occasional buses, not major transit lines.

Environmental and Safety Risks

I believe the site’s history of fires, graffiti, and criminal activity raises safety concerns, particularly with towers located just 10 feet from single-family homes. The Draft Environmental Impact Report (EIR) must thoroughly address potential impacts like shadowing, noise, and strain on utilities (e.g., sewage systems). Residents are concerned about the adequacy of safety measures, such as the proposed emergency generator, given the project’s scale and proximity to homes. Other measures can be taken to address prior issues.

Lack of Community Benefits

While the project includes 20 affordable units (15% of 135), I believe it offers minimal tangible benefits to the Cory Neighborhood. Residents see it as primarily serving developer interests, with insufficient mitigations like enhanced bike lanes, park space, or infrastructure upgrades. The proposed 18,800 square feet of public space and 7,469 square feet of community space do not outweigh the project’s negative impacts on our neighborhood’s quality of life.

Given these concerns, I urge the City of San Jose to reject the General Plan amendment and rezoning for 826 N. Winchester Blvd. Alternatively, I request consideration of a smaller-scale project (e.g., 5 stories or less, as previously proposed) that aligns with current zoning and neighborhood character. I also ask Santa Clara officials to weigh in due to the project’s cross-border impacts on traffic and community aesthetics.

As the Planning Commission’s 4-4 vote on May 14, 2025, indicates significant concerns, I respectfully request that the City Council deny this project. I also urge the Planning Division to thoroughly evaluate all environmental and community impacts in the Final EIR, incorporating resident feedback from the current comment period (ending January 15, 2026).

Please keep me informed of upcoming public meetings and City Council hearings. I am committed to working with my neighbors to ensure our neighborhood’s voice is heard and that development respects our community’s character and needs.

Thank you for your attention to this critical matter.

Sincerely,

Matt De Palma

FW: 826 Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Stephanie Haney <[REDACTED]>
Sent: Monday, June 9, 2025 1:02 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 Winchester

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Dear City Clerk,

I am in opposition to 826 Winchester rezoning proposition. As a resident in the Cory Neighborhood, I find this plan does not fit in with the surrounding area and the city should keep to the 2040 plan.

Where I live, I have a two-story apartment complex sharing a fence with my backyard. The residents on the top level can peer into my backyard, limiting privacy. With the 17-story building, I would have zero privacy on my property. I also worry about the shade cast by the building and the impact I could face in growing my own food. In fact, the promotional images of the rooftop terrace have my home in the background.

This area is a poor place to start adding more high rises to San Jose. The proposed plan is right next to one- and two-story homes, hugs a veterinary clinic, and on a street that was recently reduced to one lane. There are three bus lines that serve this area because VTA closed the hub at Valley Fair. As one commissioner said, it does not belong here.

We are not opposed to this area being developed but this is not the right plan or design. An affordable housing project, which works with the current zone, about 4-5 stories, would fit the surrounding landscape and meet the needs of housing in this area.

I also have pause with the design build firm, VCI. They have not done a project like this in the past, so they do not have the experience of a project on this scale. The construction companies I work for and are associated with know the level of the project they can pursue and anything above is a risk for them. Our parent company, Graham Construction, took on a 1 Billion water project and they ended up losing money in the process. Their lesson learned is 1 billion projects are not ones they pursue.

I see areas in San Jose and Santa Clara that this building could fit in, such as an addition to the tech campus that is going to be built on the Garden City Lot. The Cory Neighborhood is not the place.

Please listen and support the city staff. The Cory Neighborhood is not the right place for urban development. Stop the rezoning of 826 Winchester!

Thank you,
Stephanie Haney

Cory Neighborhood Resident

FW: Support+for+826+N.+Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 1:52 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

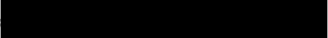
From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 1:11 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support+for+826+N.+Winchester

Forwarding public comment for the record.


Thanks,
Jason

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

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

From: Ann Wawrose <
Sent: Saturday, June 7, 2025 07:34
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support+for+826+N.+Winchester

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Some people who received this message don't often get email from  [learn why this is important](#)
Dear City Council,

I currently support the mixed-use housing proposal at 826 N. Winchester.

Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal:

- Is well served by 3 VTA bus lines

- Is located along a major commercial corridor and is just 1,200 feet from a Growth Area
- Promises to add more commercial space than currently exists on the site.
- These 135 new homes at least deserve to be studied further.

Thanks,
Ann Wawrose
District 3
95112

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FW: Opposition to Proposed Towers at 826 N. Winchester Blvd

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/9/2025 3:23 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Michelle Padron <[REDACTED]>
Sent: Monday, June 9, 2025 3:07 PM
To: White, Amber <Amber.White@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Michelle Padron <[REDACTED]>
Subject: Opposition to Proposed Towers at 826 N. Winchester Blvd

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Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

Dear Councilmember Mulcahy,

I'm a District 6 resident writing to express my opposition to the proposed 17- and 13-story towers at 826 N. Winchester Blvd.

While I strongly support adding more dense housing to address our region's housing crisis, this particular development is not aligned with the character or long-term environmental health of our neighborhood. The current design looks and feels out of scale — a pair of sleek, glass towers more suited to a downtown corridor than a community of predominantly low-rise homes.

Glass-heavy construction tends to trap heat, increasing reliance on air conditioning and undermining sustainability goals. If we are to build vertically, let's do it responsibly — with thoughtful integration into the neighborhood and a clear commitment to green architecture.

One inspiring example is the *Bosco Verticale* in Milan, where dense housing is paired with vertical gardens and biophilic design. A project like this at 826 N. Winchester could offer beauty, climate resilience, and improved livability — not just more units.

Please do not approve the towers in their current form. I urge you and the Council to push for a more neighborhood-sensitive, climate-forward alternative that reflects both the city's housing goals and its sustainability values.

Also, how will the current roads and public transit options be improved with the increased traffic from this proposed development?

Thank you for taking the time to read my letter as I may be unable to attend the June 10th San Jose City Council meeting.

FW: Support for 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 7:36 AM
To Agendadesk <Agendadesk@sanjoseca.gov>


From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Monday, June 9, 2025 7:06 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester

Forwarding public comment.


Thanks,
Jason

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

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

From: Viet-Hung Nguyen <
Sent: Monday, June 9, 2025 16:54
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council,

I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. Housing is very important for the city and this proposal has a lot of upsides especially at this location. This proposal: Is well served by 3 VTA bus lines Is located along a major commercial corridor and is just 1,200 feet from a Growth Area Promises to add more commercial space than currently exists on the site. These 135 new homes at least deserve to be studied further.

It is embarrassing and humiliating that literally one of the richest metro regions in the entire world is unable to build enough housing.

Thanks,

Viet-Hung Nguyen

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FW: Opposition to Proposed 17-Story Tower — Support for Current Zoning Limit

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 7:43 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sarah Pilling <[REDACTED]>
Sent: Monday, June 9, 2025 10:04 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Opposition to Proposed 17-Story Tower — Support for Current Zoning Limit

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Dear City Clerk,

I am writing to express my opposition to the proposed 17-story development at 826 N. Winchester Blvd.

I was born and raised in this area, and after spending a few years away to attend university in Long Beach, I've returned home with a deeper appreciation for the thoughtful city planning that shaped the neighborhood I grew up in. The community oriented feel and walkability of the neighborhood made it a special place to live and contribute greatly to my decision to come back.

Preserving the 50-foot height limit is important to maintain the elegance of the place I have been born and raised in. It supports thoughtful, incremental development while safeguarding the things that make our neighborhood a desirable and healthy place to live.

A 17-story tower would dramatically alter the feel of the neighborhood, introducing shadows, traffic, and infrastructure strain that our area is not equipped to handle. It would set a precedent for unchecked vertical development, potentially opening the door for further high-rise construction that erodes the residential and human-scale nature of our streets.

I respectfully urge you and city planners to uphold the current zoning regulations and reject this proposal. Let's continue to grow responsibly without sacrificing what makes this neighborhood feel like home.

Sincerely,
Sarah Pilling

[REDACTED]

FW: 826 Winchester; Opposition to Rezoning for VCI building

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 7:43 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Julie <[REDACTED]>
Sent: Monday, June 9, 2025 10:35 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 Winchester; Opposition to Rezoning for VCI building

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Dear City Officials,

As a resident of San Jose, I urge you to oppose the rezoning of this parcel to allow for the proposed skyscraper. While I support thoughtful development and increased housing, this investment company's vision is not right for the people or the place at 826 Winchester.

High-density housing belongs near robust public transit infrastructure, where it can truly serve the community and reduce congestion. Placing a high-rise in a location that lacks appropriate transit access undermines our shared goals for sustainable, equitable urban planning.

Please stand with residents who care deeply about San Jose's future. Let's grow wisely—not just vertically.

Thank you for your leadership and for listening to the voices of your constituents.

Sincerely,

Julie Trense

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FW: SUPPORT Item 10.3 - Allow 826 N. Winchester Blvd twin tower to move forward

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

Date Tue 6/10/2025 7:44 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Kirk Vartan [REDACTED]

Sent: Monday, June 9, 2025 11:27 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Lomio, Michael

<Michael.Lomio@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; Lee, Jason <Jason.Lee@sanjoseca.gov>; Kelly Erardi [REDACTED]

Milo Trauss <[REDACTED]>

Subject: SUPPORT Item 10.3 - Allow 826 N. Winchester Blvd twin tower to move forward

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Dear Mayor and Council,

I am asking you to allow the project at 826 N. Winchester Blvd. to continue. ANY development will impact someone. All development abuts single family homes or existing communities. The fact that this project literally only has one side that touches existing residential is rare. And in this case, only two other residential properties touch this lot. The property to the north has already been turned into a semi-commercial space as a multiple residences. The other property spans the length of the site. And I acknowledge that this property is impacted. Others in the neighborhood will be impacted. The impacts lessen as you move east. In terms of where to place density, it seems pretty attractive to the holistic view of an area when a property has two sides that are major/busy streets and one side is commercial. That's pretty much out of the neighborhood. I don't know how much further away it can be.

I am speaking as a Cory resident of over two decades. I have been very involved in local land use, was the co-chair of the Stevens Creek Advisory Board, President of the Winchester NAC, am currently serving vice-president of the Cory Neighborhood Association in District 6, NOVAworks Board member, am the Special Advisor to the Mayor of Santa Clara, and a small business owner.

Please support a General Plan Amendment for this project that is specific to what it says it will do (not just an entitlement like Volar had that will just go away). This is the project that should be built with the benefits it says

it will create, not a watered down version. It should have unbundled parking. It should have incentives for ride share built into the project.

Thank you,

Kik Vartan
District 6, as an individual

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FW: Item 10.3, GP23-011, Deny the amendment for Winchester development

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 7:45 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Ryan Hittleman [REDACTED]
Sent: Tuesday, June 10, 2025 5:27 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: Item 10.3, GP23-011, Deny the amendment for Winchester development

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Dear Mayor and City Council Members,

I am writing to express my strong opposition to the 826 N. Winchester Boulevard project and support for the city staff's recommendation to deny the request to amend the 2040 General Plan, GP23-011.

I am a 28-year-old native of San Jose currently living in the Cory neighborhood. I have rented places over the past 10 years and know what is important when selecting a home. While I am fully aware of the need for more housing in San Jose, I also know that the characteristics of a place can make or break it as somewhere I would want to live.

While I have worked fully remote in the past, I am now following the current trend of working hybrid -- so having a reasonable office commute is imperative. The proposed Winchester site falls far short in this respect. There would not be enough parking available for me and any potential roommates, nor would there be reasonable parking for my friends/guests to come over to play board games or watch anime together.

The bus route at this location is too limited for me to use for my daily needs. Furthermore, using it to commute to work would take way too long. I, and each of my potential roommates, would need a place to park our individual cars and have efficient access to the street. This proposed project adding 139 cars via a bottle-necked single entrance/exit, crossing a marked bike lane, into an already congested street would make this a nightmare.

In addition, Google searches on car stackers provide overwhelming advice to avoid places that use them at all costs.

So, while this project would put new rental units on the market, the quality of life they would offer would be a disaster to both the new residents as well as a terrible impact on the current neighbors.

Lastly, the retail proposed for the bottom floor is a farce as no business will want to rent space where their customers would not have adequate parking or street access! The businesses on the other three corners all need and have dedicated parking lots for their customers. This site would be no different, as it is a residential neighborhood, not an Urban Village.

Please vote for Smart Growth and support the staff recommendation to deny the request to amend the General Plan.

Sincerely,
Ryan Hittleman

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FW: 826 N. Winchester, June 10 Council meeting

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 7:50 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lauren & St.John Johnson <[REDACTED]>
Sent: Tuesday, June 10, 2025 7:50 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 N. Winchester, June 10 Council meeting

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Dear Members of the San Jose City Council,

We strongly oppose the construction of the 17 story housing and retail tower at 826 N Winchester.

Our family has lived in the Cory Neighborhood for 13 years. We have two young boys, age 9 and 5, who attend a local Parent Partnership school [REDACTED] and we work nearby in Santana Row.

We chose this community precisely because it offers a distinct character of single-family housing, a stark contrast to the high-density developments found in San Jose downtown. Approving a 17-story building in an area universally characterized by 1-3 story structures is fundamentally out of proportion with our neighborhood.

The negative impacts of this development would be severe and immediate to our daily lives. North Winchester/Hedding is already an incredibly busy intersection given its size (both are single-lanes, 25mph). During rush hour, traffic is regularly blocked on Hedding from Winchester to Monroe and made worse during the holiday season due to Valley Fair Mall. Adding 100+ new homes and retail onto the already overwhelmed thoroughfare will create an untenable traffic nightmare for our family. Commuting to and from our schools and work should take 10 minutes, not 30.

Even more critically, our neighborhood already has a high accident rate (two pedestrians were hit a few months ago by a car next to our house), increasing traffic will put the safety of our children and neighbors who walk and bike throughout the neighborhood at additional risk.

Finally, we don't believe that a high-rise building belongs directly adjacent to single story homes. People who bought these homes (like us 13 years ago) expected to live in a low-rise neighborhood. Adding the density and visual scale of a 17-story tower would permanently change the sense of community we cherish, turning our vibrant residential area into something we deliberately moved away from years ago.

We are not against smart growth, but this proposal is demonstrably oversized and detrimental to our community. We strongly urge you to **deny the zoning amendment** for the 17-story tower at 826 N. Winchester. Instead, we implore the Council to pursue a smarter design that genuinely accommodates additional housing without resorting to a high-rise structure that is so completely out of scale with our existing neighborhood.

Thank you for considering the long-term impact this decision will have on the Cory Neighborhood residents.

Thank you,
St. John and Lauren Johnson



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FW: Towering apt building

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 8:38 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Robyn Alves [REDACTED]
Sent: Tuesday, June 10, 2025 8:26 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Towering apt building

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Dear San Jose City Council,

Please do not allow the tall sky scraper building planned at Winchester and Hedding. It is out of scale for the surrounding neighborhood and does not have the infer structure to support it. I am afraid it may be a danger to airplanes so close to the airport. Please stick to the master plan of maximum SIX story buildings. We do not want to start a precedence by approving this monstrous building and allow this oversized expanse into our neighborhoods.

This property has been vacant, dangerous, and an eye sore for years. The owner has not taken responsibility for this property. Why should they get special consideration? Please vote NO on this change of zoning for this project.

Sincerely,
Robyn Alves

Sent from my iPhone

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FW: Support for 826 N. Winchester


From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 6/10/2025 8:40 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Tuesday, June 10, 2025 8:40 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>
Subject: FW: Support for 826 N. Winchester


Forwarding public comment.

Thanks,
Jason

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

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

-----Original Message-----

From: arndt.gregory 
Sent: Monday, June 9, 2025 21:03
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Support for 826 N. Winchester

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Dear City Council,

I support the mixed-use housing proposal at 826 N. Winchester. Please do not deny it at this early stage. I have been working in tech and being living and renting in San Jose for over 10 years. While I am currently financially capable of purchasing a (modest) house, the current housing crisis in the bay area makes me unwilling to do so because I don't think it is a wise investment. The urban planning and housing construction is far underdeveloped which makes economical development unlikely and unsustainable in my opinion. I wish local politicians would act to improve the real estate in the bay area so that I would believe there is a future for me and my family here.

Sincerely,

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Michelle Padron



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FW: Opposed to: File No. GP23-011 826 N. Winchester Blvd General Plan Amendment Request

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

Date Tue 6/10/2025 11:12 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jeff Fisher <[REDACTED]>

Sent: Tuesday, June 10, 2025 11:11 AM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; kcox@santaclaraca.gov; lgillmor@santaclaraca.gov; Cranford, Sandra <Sandra.Cranford@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Rita Crawford <rlchonor@fisheraerospace.com>

Subject: Opposed to: File No. GP23-011 826 N. Winchester Blvd General Plan Amendment Request

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Greetings, Mr. Mayor, Council Members, and staff,

Regarding the subject item, a developer's request to amend the General Plan to allow construction of a 17-story tower at the corner of Winchester & Hedding: I live in San Jose, two blocks from this corner, and I strongly oppose this development. I urge the Council to do what the Planning Commission failed to do on 14 May: Follow the recommendation of its own staff and deny the request.

My reasoning is simple: A 17-story tower would be absurdly out of place in my residential neighborhood. As the Planning Commission staff analysis points out, no structures within 500 feet of the site exceed two stories, and the closest highrises are located miles away in downtown. There is mid-density housing about a quarter mile away, around Santana Row, but even there the tallest structure is less than half as tall as the proposed tower.

Advocates for the tower project appear to be limited to the developer and to nonresident organizations, while residents of the Cory Neighborhood and Santa Clara have been vocal in opposing the development. I generally support the City's efforts to add housing, per the existing General Plan. I question the wisdom of such a drastic shift away from that plan. I also question the competence of the developer, given its well-publicized difficulties with the Delmas Village project.

On 14 May, the Planning Commission chose to make no decision. Advocates on the Commission claimed that this would give the developer time to propose something more suitable. Yet the developer made clear during the meeting that the project doesn't "pencil out" with less than 135 residential units. The developer is well aware of neighborhood residents' concerns and has had ample time already to fix the design. Please settle this issue and deny the request.

Sincerely,
Jeff Fisher

Resident of District 6, Cory Neighborhood

Contact info:

Jeff Wesley Fisher, PhD, PE

Consulting Engineer, Fisher Aerospace

<https://www.linkedin.com/in/fisheraerospace>

General Partner, Deerwood Medical Devices

<http://www.deerwooddevices.com>

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