
FW: 826 N Winchester project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 5/19/2025 8:03 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: John Clear <[REDACTED]>
Sent: Friday, May 16, 2025 6:09 PM
To: District 6 <district6@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: 826 N Winchester project

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I'm not able to make the council meeting on June 10 when this issue is currently scheduled.

I'm a resident of District 6, living [REDACTED] away from this project site.

The 826 N Winchester site is very small and a 17 story and 15 story building are too much for this small site.

I'm not opposed to smaller scale buildings. There are five story buildings across Winchester from this site and taller buildings down Winchester at Santana Row. Given the small site, something in the 5-8 story range set towards Winchester would be reasonable.

Let me know if you have any questions.

John Clear
[REDACTED]

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FW: 826 Winchester- No Rezoning

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 5/28/2025 2:22 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bianca Vallorz [REDACTED]
Sent: Wednesday, May 28, 2025 2:13 PM
To: District 6 <district6@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>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Subject: 826 Winchester- No Rezoning

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Hello San Jose Councilmembers,

I am a resident of Cory Neighborhood, and a horticulturist. The San Jose City Council should affirm the City of San Jose's decision to deny rezoning 826 Winchester, and not allow two high rises to be installed in a single story residential neighborhood. Rezoning 826 Winchester will go against residential development, as set forth by the Envision 2040 General Plan (GP), and deviating from the GP will set a dangerous precedent for building. 826 Winchester is not suitable for high density housing for the following reasons. Supporting documents are attached to this email.

Preserving Neighborhoods:

The GP seeks to develop vibrant neighborhoods and "preserve and enhance existing neighborhoods." [GP, p. 185; GP Policy VN-1.16, p. 187]. The GP Task Force stated that government policies often disrupt the neighborhoods' character. [GP, p.96]. As a result, "Focusing new growth into the Growth Areas helps to protect the quality of existing neighborhoods." [Same]. Building two high rises at 826 Winchester will focus growth in a non-Growth Area, thus destroying the quality of the existing neighborhood.

The GP's mission is to work with existing neighborhoods, so the design development preserves the "positive character defining elements in neighborhoods, such as architecture...heights, number of stories, street design..." and "design new...development to build upon the vital character and desirable qualities of existing neighborhoods." [GP, p. 96; GP Policies VN-1.6, 1.10, 1.12, pp. 185-186; CD-4.4, p. 199; LU-9.8, p. 292]. The high rises do not "...reflect the character of predominant existing development..." [GP, Policy CD-4.4, p. 199]. The tallest neighborhood building is located in Santa Clara, which is .2 miles away from 826 Winchester. The building is four stories tall. Building two high rises reaching seventeen and fifteen stories, when modest single story homes circle the building to the North, East, and South, does not protect the "positive identity of a neighborhood," nor does it fit with the immediate neighborhood's existing "density, form and character." [GP, p. 96; GP Policies VN-1.6, 1.12 pp.185-186; GP Policy CD-4.4, p. 199; Planning Commission Memorandum, 5/15/2025].

The high rises will negatively affect the neighborhood and the living environment. After speaking and listening to neighbors living in the Cory Neighborhood, Santa Clara, and local businesses, it is clear that an overwhelming majority of neighbors do not think that the high rises positively complement the neighborhood, will not foster pride in home ownership, and will have a negative impact on the residential living environment, all of which is protected under the GP. [GP, Policies VN-1.11, 1.14, p.186; LU-9.8 p. 292]. Concerns themed around preserving the neighborhood include, but are not limited to: inappropriate size next to single story residences, fear of children unable to play freely in backyard because strangers will be watching them, solar panels becoming inoperable, unable to grow edible food because of shade, parking concerns due to lack of provided parking for residential and retail, added traffic concerns resulting in loss of safety for pedestrians and bicyclists, and loss of life for protected plants and animals.

San Jose residents are not the only neighbors concerned about the high rises. In an email exchange with Santa Clara Vice Mayor and Councilmember, Kelly Cox, Cox expressed Santa Clara's opposition to the development at 826 Winchester. [Email]. Santa Clara has received numerous emails from their residents disproving the project, and their official stance will be expressed in a written letter sent to San Jose Councilmember Mulcahy. [Same].

One of the GP's Guiding Principle is to "Protect and enhance San Jose's neighborhoods and ...promote community identity and pride." [GP, p 418]. Because of the reasons stated above, the two high rises will not promote community pride or enhance the existing neighborhood.

Safety:

The Police Department and Fire Department were consulted when preparing the GP. [GP, p. 17]. These experts understand that safety is a priority when planning sustained population growth and development, and their priority was to "ensure that the development of police and fire facilities and delivery of services keeps pace with development and growth of the city." [GP, Policies ES-3.3, p. 219; LU-10.2 p. 294].

Fire Department:

Fire Department response times should be eight minutes or less for 80% of the emergencies. [GP, Policy ES-3.1, p. 219]. 826 Winchester is serviced by Station #10, which did not meet the 80% response time threshold in 2023-2024 [City of San Jose Annual Report on City Services 2023-2024, p. 69]. Station #10 had the eleventh slowest response time out of thirty-seven stations. [Same]. Additionally, Battalion #10, in which Cory Neighborhood belongs, had the second highest number of call volumes in 2024. [Fire Department Annual Operations Report, 2025, pp. 6-7].

Police Department:

The Police Department's goal is responding to Priority 1 calls in six minutes or less and Priority 2 calls in eleven minutes or less, 60% of the time. [GP, Policy ES-3.1, p. 219]. Unfortunately, Priority 1 calls received an average response of eight minutes and Priority 2 calls response was twenty-eight minutes. [Same]. 826 Winchester is located in District F, which requires the third highest police responses, out of seventeen districts in San Jose. [City of San Jose Annual Report on City Services 2023-2024, p. 106].

Urban Villages are already planned and currently being built in Battalion #10 and District F, and there should not be additional high rises erected outside of the Growth Area, which can further skew the safety numbers already evaluated by the City, fire, and police officials. [San Jose Planned Growth Map; GP, Policy ES-3.3, p. 219]. The already slow emergency response times will be made worse by building urban development in a non-growth area.

Vulnerable Population:

826 Winchester is located in close proximity to vulnerable populations who require special services and care. In Cory Neighborhood, CHC and Sunny Days Preschool, are special needs schools, located just over .25 miles away from the high rises. Students from CHC school regularly take walking field trips, and their safety will be further reduced when over 200 people are circling and fighting over parking in the neighborhood, due to lack of available parking provided by VCI [VCI Companies proposal, p. 8].

In Santa Clara, PACE Autistic School, Santana Terrace, and Valley Village Retirement facilities, are located .2 miles from the project site. Seniors from the Santana Terrace and Valley Village regularly walk across Winchester/Pruneridge, which is already extremely unsafe, and littered with speeding cars and cars running red lights. About .1 miles away, in front of Valley Village, the speed limit on Winchester quickly drops from 35 MPH to 25 MPH because traffic safety on this street is already a concern.

The area of growth listed in the GP is in accordance with experts' research and findings to ensure San Jose grows safely. If San Jose builds outside of the Growth Area, then they are going against safety experts opinions and compromise a system that is already operating on thin resources. [GP, Policy LU-10.2, p. 294].

Environment:

826 Winchester will have negative environmental impacts on Cory Neighborhood, which are protected by the GP's Environmental Leadership Goals. [GP, p. 423].

Protected Plants:

While trees are protected by the San Jose municipal code, various perennials are protected by the Federal government and State of California in the Endangered Species Act [GP, Policies MS-21.5 p. 144; *Endangered Species Act of 1973*]. Federally protected species are located in the shade zone of the high rises, however, they require a specified number of hours of sunlight to survive and support endangered wildlife. The endangered, threatened, and rare plants which would be affected by the high rises include, but are not limited to: *Ceanothus maritimus*. [Endangered, Threatened, and Rare Plants, April, 1, 2025, pp. 5]. *Ceanothus maritimus* likely supports forty-four species of Lepidoptera (caterpillars), which in turn support numerous bird species. [Calscape.org]. Though small, Lepidoptera are considered "keystone species" because of their important role in supporting the ecosystem. By saving the keystone species, "many other species would be saved as well." [Tallamy, Douglass. (2007). *Bringing Nature Home*, Timber Press Inc. pp. 40-43].

Protected Animals:

Endangered and threatened animal species which have been identified as living in the shade zone include, but are not limited to: *Danaus plexippus* (Monarch, which are currently under review by the federal government as being threatened), and *Icaricia icarioides missionensis* (Mission Blue Butterfly, federally endangered). [Endangered and Threatened Animals, April, 3, 2025, pp. 2-3]. Monarchs are supported by *Asclepias fascicularis* (Narrowleaf Milkweed), and Mission Blue Butterflies are supported by *Lupinus albifrons* (Silver Bush Lupine), both of which grow in the shade zone of the two high rises.

Building two high rises that block the sunlight for endangered and protected species goes against the GP's policy of ensuring that animal and plant habitats are preserved. [GP, Policy MS-21, p. 144].

Solar Panels:

Two high rises built next to single story homes will cause solar panels to become inoperable or less efficient for many of the residents. These residents have already spent a large portion of their savings and income to invest in their future. It is the GP's mission to promote environmental leadership and "create opportunities for uses that support a self-sufficient city in terms of ...energy generation..."[GP, p. 423]. The shade affecting the neighborhood will become particularly prominent during the winter months, when the sun is low. An approximate shade map of the two high rises was created on a ShadeMap website to identify shadows cast by the buildings. Approximately 260 single family homes will be affected by shadows caused by the high rises, and solar for 43 homes will be negatively affected. [Shade Map; [googleearth.com](https://www.googleearth.com)]. The high rises will be taking away the homeowners ability to produce self-sufficient energy production and further drain the city's electric resources.

Land Use:

Another guiding principle of the GP is to build a strong downtown core and to "invigorate" and "strengthen Downtown as a regional job, entertainment, and cultural destination and as the symbolic heart of San José." [GP, Policy LU-3, pp. 287, 418]. However, if the high rises are built outside of the identified urban Growth Area, it will have the opposite

effect from the GP goals and weaken Downtown. [*Planned Growth Area Diagram; GP p. 243; GP, Policy LU-2.3, p 286*]. The high rises will continue to fracture San Jose into pieces, instead of creating a strong central Downtown core.

The GP is a culmination of over 1,000 community experts, elected officials, and citizens. These experts and community members have researched and identified proper urban Growth Areas, which safely strengthens San Jose. The GP honors the San Jose of the past while still building a San Jose for the future. The City of San Jose knows that rezoning 826 Winchester is not in accordance with the GP, and does not honor San Jose for the future. Rezoning 826 Winchester undermines and weakens the existing Cory Neighborhood, decreases neighborhood safety, endangers state and federally protected animals and plants, reduces self-sufficient energy generation, and reduces the strength of Downtown San Jose. For all the reasons and more, the San Jose City Council should affirm the City's decision to deny rezoning of 826 Winchester.

Thank you for your time and reading this detailed list of concerns shared by many Cory Neighborhood residents.

Thank you,
Bianca Vallorz

 [City Council Attachments.zip](#)

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FW: Concerns Regarding Proposed 17-Story Building Rezoning on 826 N. Winchester SJ-GP023-011

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

Date Fri 5/30/2025 8:51 AM

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

 1 attachment (9 MB)

2 pedestrians suffer life-threatening injuries following car crash in San Jose, police say(1)(1).mp4;

From: Indi Sami [REDACTED]

Sent: Thursday, May 29, 2025 8:05 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>; Sharda, Vikita <Vikita.Sharda@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: Concerns Regarding Proposed 17-Story Building Rezoning on 826 N. Winchester SJ-GP023-011

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Indrani Samarawickrama

[REDACTED]
5/26/2025

City Council Members
San Jose

Concerns Regarding Proposed 17-Story Building Rezoning on **826 N. Winchester SJ-GP023-011**

Dear City Council Members,

I am writing as a resident of W.Hedding Street, located [REDACTED] from the proposed site of the 17-story apartment building currently under consideration for rezoning. I respectfully ask that you consider the serious concerns of our neighborhood community before making a decision that could permanently alter the character, safety, and livability of our area.

As a pedestrian, I have experienced firsthand the dangers posed by increased traffic in our community. In March of this year, my friend and I were struck by a car while walking on the sidewalk at the intersection of Monroe and Cherrystone Drive. The area is known for high vehicle volume, which significantly contributed to the incident. Both of us sustained life-threatening injuries and required hospitalization. I am including the televised news segment (please see the attached file) that covered the incident to highlight the severity of the issue and the urgent need for safety improvements in the area.

Our neighborhood, comprised predominantly of single-family homes, already experiences significant congestion due to its proximity to Valley Fair and Santana Row. Hedding Street and Monroe Street—where traffic from the proposed development would likely increase—are both narrow, two-lane roads with limited capacity. Hedding Street and Monroe Street also includes designated bike lanes, further constraining vehicle flow. During peak hours, holidays such as Black Friday, and special events at Valley Fair and Santana Row, our streets are overwhelmed with bumper-to-bumper traffic. Compounding the issue, Valley Fair and Santana Row have recently eliminated free parking and begun charging for it, pushing more non-resident vehicles into our neighborhood in search of free street parking. This has placed an even greater burden on an already strained area. Introducing hundreds of new residents without concurrent infrastructure improvements—particularly in traffic management and parking—will only worsen these problems and make our streets more dangerous, congested, and difficult to navigate for residents.

To be clear, I support the city's efforts to address the housing shortage and recognize the need for new development. However, I believe this particular proposal is out of scale for the area. A more modest building—such as one with 3 to 4 stories—would be far more appropriate and still contribute to the city's housing goals without overwhelming existing infrastructure or compromising the character of the neighborhood.

Additionally, a building of this height would significantly block sunlight from reaching surrounding homes, solar panels, and gardens. Reduced sunlight affects not only renewable energy production but also the health of plants and the well-being of residents who depend on their gardens for recreation and sustainability.

I respectfully urge the Council to consider:

- Traffic and pedestrian safety, especially in light of recent accidents.
- Inadequate road infrastructure—no plans currently exist to accommodate additional traffic.
- Parking pressures, especially during peak shopping seasons.
- The environmental impact of blocked sunlight on gardens and solar panels.
- Neighborhood compatibility, as a 17-story building is out of character with our low-rise, single-family housing area.

I appreciate your time and thoughtful consideration of the concerns raised by myself and my neighbors. On **June 10th**, I respectfully urge you to **vote no on the proposed rezoning in its current form** in order to protect the character, safety, and livability of our neighborhood. We support responsible and balanced development, but it must be appropriately scaled and backed by adequate infrastructure—particularly in the areas of traffic and parking—to ensure it benefits all members of the community, not just a few.

Sincerely,

Indrani Samarawickrama

Resident of District 6, Cory Neighborhood

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FW: Serious concerns about 826 Winchester in my neighborhood

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

Date Mon 6/2/2025 7:53 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah Costa-Stone [REDACTED]

Sent: Saturday, May 31, 2025 9:09 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>; Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Sharda, Vikita <Vikita.Sharda@sanjoseca.gov>; agonzalez1@santaclaraca.gov; rchahal@santaclaraca.gov; khardy@santaclaraca.gov; kpark@santaclaraca.gov; sjain@santaclaraca.gov; kcox@santaclaraca.gov; lgillmor@santaclaraca.gov; mayorandcouncil@santaclaraca.gov

Subject: Serious concerns about 826 Winchester in my neighborhood

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Hello Mayor Mahan, Planning Commission, and City Council Members,

My name is Deborah and I live in the Cory neighborhood of San Jose. My husband and I have two children, ages 2.5 and 6 years, and a small dog. We love our neighborhood and are deeply concerned that a 17-story building at 826 Winchester, mere blocks away, will negatively impact our community.

Here few key points I hope you'll take the time to read and consider:

1. **Yes, we need more housing:** We are very supportive of measures to build more housing of any kind in San Jose. We deeply recognize the need for additional housing.
2. **Housing should match existing zoning:** With that in mind, we advocate for housing that is aligned to the neighborhood zoning rules. As you of course know, these exist for important reasons and were part of the city's planning efforts, including a recognition of what level of population -- car traffic, foot traffic, emergency services - can be absorbed. The scale of this building is unbelievable (taller than Levi's stadium!) and inappropriate for the location.

1. Further to this point, **the city previously evaluated the space, and decided it's not good for an urban village**, per the [2040 Envision general plan](#). What's changed since this evaluation took place?
2. Can you redirect this project to one of the [pre-designated urban village areas](#)?

3. If this building proposal is approved, what is the emergency services plan? How will residents be absorbed into already-impacted community health and service centers?

3. **Seventeen stories is too high:** Again, higher than Levi's stadium! I have lived in several cities: San Francisco, Atlanta, Miami, Durham. I truly appreciate the value that tall buildings can bring to the character of a city. In my lived experience, there's a place for tall buildings and there's a reason they are typically clustered together. A 17-story building on the edge of the Cory neighborhood is simply unreasonable.

Please take these considerations to heart and vote against this proposal.

I would value the opportunity to discuss this in person. Please let me know your availability for such a conversation.

Thank you for your time,
Deborah

--

Resident of the Cory neighborhood at [REDACTED]

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FW: San Jose City Council Mtg June 10th Agenda #10.3 GP23-011 - Deny rezone of 826 N. Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/2/2025 7:54 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Michele Hittleman <[REDACTED]>
Sent: Sunday, June 1, 2025 10:33 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>
Cc: kcox@santaclaraca.gov; lgillmor@santaclaraca.gov
Subject: San Jose City Council Mtg June 10th Agenda #10.3 GP23-011 - Deny rezone of 826 N. Winchester

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Dear Mayor and City Council Members:

As a resident of San Jose who lives near the affected area, I am writing to you out of great concern regarding early consideration of the General Plan Amendment to change the General Plan land use designation of **826 N. Winchester**.

I urge you to support the staff recommendation to deny the request to amend the Envision San Jose 2040 General Plan Land Use/Transportation designation from Neighborhood/Community Commercial to Transit Residential for this site.

This change is being requested to build a 17-story building on a **very small, L-shaped lot** adjacent to many 1 story residences, and less than 1 block from Valley Village Retirement community.

This would be a disaster for the Cory neighborhood of San Jose and for the Forest-Pruneridge neighborhood that straddles San Jose and Santa Clara. The 17-story and 15-story towers would have detrimental effects, especially related to the following:

- Building proposal does not fit within the General Plan
 - It is not in an Urban Village
 - Area is not projected for high density development in the plan
- Increased traffic on already overly congested streets
- Decreased safety for pedestrians, especially seniors
- Decreased safety for bicyclists

- Site has been identified as within a seismic liquefaction zone
 - A 17-story structure on a small 0.6 acre plot of land could make the building susceptible to catastrophic and unpredictable collapse
- Huge building shadow will have significant negative effects for owners with rooftop solar panels
- Decreased privacy for many homeowners; direct line of sight into backyards and house windows from these apartments and the 17th floor observation deck.
- Unreliable builder history
 - VCI portfolio consists primarily of smaller 2-4 story buildings
 - VCI and its principals abandoned a project in San Jose known as Delmas Village, resulting in a fraud suit
- Building heights completely inconsistent with the surrounding areas
- Plan's mechanical car stacker will cause backups and dangerous situations on Hedding, especially during peak traffic times

Please support the livability of the Cory and Forest-Pruneridge neighborhoods in San Jose and Santa Clara by urging **immediate denial of the General Plan amendment**.

Thank you for your consideration of this urgent request.

Sincerely,

Michele Hittleman

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FW: Council Agenda 6/10/25, Item 10.3, File 25-656: Rezoning 826 Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 6/2/2025 11:11 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bert Weaver <[REDACTED]>
Sent: Monday, June 2, 2025 10:52 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Cc: Maurice, Art <[REDACTED]>
Subject: Council Agenda 6/10/25, Item 10.3, File 25-656: Rezoning 826 Winchester

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Mayor Matt Mahan
City Council Members

I oppose the rezoning of 826 N Winchester Blvd to allow two high-rise residential towers to be developed by Winchester Estate LLC. The applicant is associated with VCI Companies, Carl Tianxing Wang as CEO. This developer began construction on a residential project in the Delmas Park neighborhood at 345 Delmas Ave, dubbed Delmas Village, in May 2023. They spent several months disrupting the neighborhood, then abandoned the project. Over the 4-month period of August through November 2023, they organized 4 or 5 major concrete pours involving a concrete pump and dozens of concrete trucks. They did not provide any advance notice to the neighborhood. Each time their operation blocked the street, sidewalks, and driveways for several hours, and left trash and debris behind. They ignored our requests for communication. Then, without notice or explanation, they abandoned the project, leaving behind a concrete slab with rebar sticking out inside an unsecured construction fence. The site has been an eyesore and blight on our neighborhood for 18 months.

This developer has not demonstrated that they are trustworthy or good neighbors. If they were allowed to begin construction on the Winchester project, I fear that they would not complete it and leave behind a useless mess. The city has had to deal with the fiasco caused by Z&L Properties. I fear that VCI Companies will lead to another fiasco. I urge Council to reject this proposal.


Bert Weaver
Delmas Park Neighborhood
[REDACTED]

FW: June 10 6:00 p.m. Council agenda_ 826 N. Winchester_Opposition Signatures

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

Date Mon 6/2/2025 7:53 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (23 KB)

826 N. Winchester_Opposition Signatures_Cory Neighborhood.xlsx;

From: Yina Yang [REDACTED]

Sent: Sunday, June 1, 2025 12:52 PM

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

Subject: June 10 6:00 p.m. Council agenda_ 826 N. Winchester_Opposition Signatures

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Dear Sir or Madam,

I'm a resident of the Cory Neighborhood, writing about 826 N. Winchester, which is on the City Council agenda for June 10 at 6:00 p.m.

Our neighbors have gathered **signatures** from residents who **oppose the high-rise planned for that address**. We're concerned that the building will strain public resources—such as fire department coverage, police presence and community safety, public transit availability, traffic flow, and parking. It will also impact our privacy, cast large shadows, block views, and disturb the peace of our neighborhood. I'm sharing the list with you.

Best,

Yina

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384 signatures in total

Signature on paper

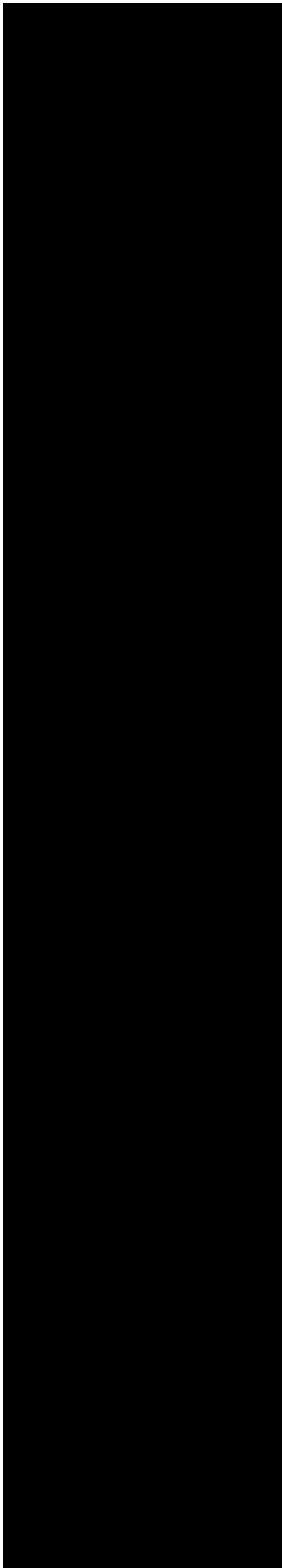
Street	Direction	City	Zipcode	Last Name	Signature
	N	SJ	95128	J	ink
	N	SJ	95128	B	ink
	N	SJ	95128		LANDLORD
	N	SJ	95128	Dominguez	ink
	N	SJ	95128	Hannibal	ink
	N	SJ	95128		LANDLORD
	N	SJ	95128	Colosi	ink
	N	SJ	95128	Colosi	sibling?
	N	SJ	95128	Carvalho	ink
	N	SJ	95128	Carvalho	ink
	N	SJ	95128		don't know
	N	SJ	95128	Lincoln	ink
	N	SJ	95128	Locsin	ink
	N	SJ	95128		spouse
	N	SJ	95128		LANDLORD
	N	SJ	95128	Cassacino	ink
	N	SJ	95128		girl friend
	N	SJ	95128	Flora	ink
	N	SJ	95128	Flora	ink
		SJ	95128	Brisko	ink
		SJ	95128	Brisko	ink
		SJ	95128	Hoshiko	ink
		SJ	95128	Hoshiko	spouse
		SJ	95128	Rykala	ink
		SJ	95128	Rykala	spouse
		SJ	95128		tenants?
		SJ	95128	Partlow	ink
		SJ	95128		spouse
		SJ	95128		LANDLORD
		SJ	95128	Dichoso	ink
		SJ	95128	Olmedo	ink
		SJ	95128	Dichoso	ink
		SJ	95128	Massengale	LANDLORD
		SJ	95128	Walsh	ink
		SJ	95128	Wong	ink
		SJ	95128	Chee	ink
		SJ	95128	Ashe	ink
		SJ	95128	Evelyn	spouse
		SJ	95128	Melton	ink
		SJ	95128	Cartwright	ink

	SJ	95128 Moyer	ink
	SJ	95128	LANDLORDS
	SJ	95128 Frazier	ink
	SJ	95128 Frazier	ink
	SJ	95128 Fear	ink
	SJ	95128 Fear	spouse
	SJ	95128 Moutzouridis	ink
	SJ	95128 Moutzouridis	spouse
	SJ	95128 Rogers	ink
	SJ	95128 Rogers	ink
	SJ	95128	LANDLORD
	SJ	95128 Stetkevich	ink
	SJ	95128 Stetkevich	Spouse
	SJ	95128 Murray	ink
	SJ	95128 Tril	ink
N	SJ	95128 Schuet	ink
N	SJ	95128 Schlimmer	ink
		Schlimmer	spouse
N	SJ	95128 Ilter	Cihanilter
N	SJ	95128 Garcia	ink
N	SJ	95128 Garcia	ink
N	SJ	95128 Lu	smartie
		Cheng	
	SJ	95128 Willayrd	ink
	SJ	95128	spouse
	SJ	95128 Causevic	ink
	SJ	95128 Causevic	ink
	SJ	95128 Orose	ink
	SJ	95128	spouse
	SJ	95128 Cefalu	LANDLORD
	SJ	95128 Darnell	ink
	SJ	95128 Agnes	ink
	SJ	95128 Emmanuel	ink
	SJ	95128 Arul	ink
	SJ	95128	
	SJ	95128 Shi	ink
	SJ	95128 Chen	ink
	SJ	95128 Strauss	ink
	SJ	95128 Strauss	ink
	SJ	95128 Neilson	ink
	SJ	95128 Neilson	ink
	SJ	95128 Petursson	ink
	SJ	95128 Petursson	spouse

SJ	95128 Kinneman	ink
SJ	95128 Kinneman	ink
SJ	95128	ink
	Moshe	
	Voloshin	
SJ	95128 Williams	ink
SJ	95128 Williams	spouse
SJ	95128 Santero	ink
SJ	95128 Santero	ink
SJ	95128 Bo	ink
SJ	95128 Tanner	ink
SJ	95128 Allen	ink
	Balestreri	LANDLORD
	Balestreri	LANDLORD
SJ	95128 Rodridguez	ink
SJ	95128 Rodridguez	ink
SJ	95128 Chen	ink
SJ	95128	spouse?
SJ	95128 Murray	ink
SJ	95128 Finney	ink
SJ	95128 Murray	ink
SJ	95128 Gomez	ink
SJ	95128 Grieb	spouse
SJ	95128 Chwa	ink
SJ	95128 Crouise	ink
SJ	95128 Vazquez	ink
SJ	95128 Beaudin	ink
SJ	95128	LANDLORD
SJ	95128 Cacoyannis	ink
SJ	95128	spouse
SJ	95128 Milligan	ink
SJ	95128 Gutierrez	ink
SJ	95128 Fekede	ink
SJ	95128	spouse
SJ	95128 Sanders	ink
SJ	95128 Jan	ink
SJ	95128 Moreno	ink
SJ	95128 Divis	ink
SJ	95128 Divis	spouse
SJ	95128 Hill	ink
SJ	95128 Hill	ink
SJ	95128 Hansen	
SJ	95128 Amezcua	ink

W	SJ	95128 Morales	spouse
W	SJ	95128 Guerland	ink
W	SJ	95128 Henesian	ink
W	SJ	95128 Wapenski	ink
W	SJ	95128 Amaral	LANDLORD
W	SJ	95128 Amaral	LANDLORD
W	SJ	95128 Garringer	ink
W	SJ	95128 Nazari	ink
W	SJ	95128 Quesada	ink
W	SJ	95128	CHECK
W	SJ	95128 Dere	ink
W	SJ	95128	spouse
W	SJ	95128 Martinez	ink
W	SJ	95128 Fill	spouse
W	SJ	95128 Morena	ink
W	SJ	95128 Balderrama	ink
W	SJ	95128 Balderrama	ink
W	SJ	95128 Balderrama	not yet
W	SJ	95128 Camacho	ink
W	SJ	95128 Gallo	
W	SJ	95128 Vallorz	ink
W	SJ	95128 Amato	spouse
W	SJ	95128 Lervolino	ink
W	SJ	95128 Franklin	ink
W	SJ	95128 Cytron	ink
W	SJ	95128	roommate
W	SJ	95128 Samarawickra	ink
W	SJ	95128 Furlan	ink
W	SJ	95128 Xie	ink
W	SJ	95128 Yang	ink
W	SJ	95128	ink
	SJ	95128 Chastain	ink
	SJ	95128 Malone	
	SJ	95128 Pavlin	ink
	SJ	95128 Yeung	ink
	SJ	95128 Milo	ink
	SJ	95128 Jansma	ink
	SJ	95128 Spence	ink
	SJ	95128 Bhattacharya	ink
	SJ	95128 Banerjee	ink
	SJ	95128 Ramesh	ink
	SJ	95128 Shanmuganatl	ink
	SJ	95128 Naboulsi	ink

SJ	95128 Naboulsi	ink
SJ	95128	LANDLORD
SJ	95128 Lu	ink
SJ	95128 Cole	ink
SJ	95128 Wang	
SJ	95128 Zhong	spouse
SJ	95128 Scott	ink
SJ	95128 Scott	spouse
SJ	95128 Ahmed	ink
SJ	95128 Essa	ink
SJ	95128 Mussa	ink
SJ	95128	LANDLORD
SJ	95128 Zheng	ink
SJ	95128 Bowman	ink
SJ	95128 Ghani	spouse
SJ	95128 Guevara	ink
SJ	95128 Guevara	ink
SJ	95128 Mayfield	ink
SJ	95128 Mayfield	ink
SJ	95128 Creasy	ink
SJ	95128 Creasy	ink
SJ	95128 Arcolino	ink
SJ	95128 Arcolino	ink
SJ	95128 Arcolino	ink
SJ	95128 Hittleman	ink
SJ	95128 Hittleman	ink
SJ	95128 Santos	ink
SJ	95128 Lew-mccrigler	ink
SJ	95128 Mccrigler	ink
SJ	95128 Spencer	ink
SJ	95128 Koay	ink
SJ	95128	spouse
SJ	95128 Mcclenahen	ink
SJ	95128 Mcclenahen	ink
SJ	95128 Sorch	ink
SJ	95128 Sorch	ink
SJ	95128 Sorch	ink
SJ	95128 Sorch	ink
SJ	95128 Olliffe	ink
SJ	95128 Cruz	ink
SJ	95128 Hilton	ink
SJ	95128	LANDLORD
SJ	95128 Zin	ink



	SJ	95128	LANDLORDS
	SJ	95128 Suyeon	ink
	SJ	95128	LANDLORD
	SJ	95128 Vaquerano	ink
	SJ	95128	LANDLORDS
	SJ	95128 Nguyen	ink
	SJ	95128	spouse
	SJ	95128 Wuehler	ink
	SJ	95128 Wuehler	spouse
	SJ	95128 Baldanzi	ink
	SJ	95128 Baldanzi	spouse
	SJ	95128 Kella	ink
	SJ	95128 Kella	ink
	SJ	95128 Sun	ink
	SJ	95128 Yang	ink
	SJ	95128 Rodriguez	ink
	SJ	95128 Rodriguez	ink
	SJ	95128 Ortezt	ink
	SJ	95128 Ortezt	spouse
	SJ	95128 Lo Prad	ink
	SJ	95128	LANDLORD
	SJ	95128 Yao	ink
	SJ	95128 Sanfolippo	ink
	SJ	95128	spouse
N	SJ	95128 Gheisari	ink
N	SJ	95128	LANDLORD
N	SJ	95128 Di Salvo	ink
N	SJ	95128 Wolpert	ink
N	SJ	95128	sister?
N	SJ	95128 Lemos	ink
N	SJ	95128 Lemos	spouse
N	SJ	95128 Chiprez	ink
N	SJ	95128	LANDLORD
N	SJ	95128 Hower	ink
	SJ	95128 Henley	ink
N	SJ	95128 Soma	ink
N	SJ	95128 Priyanka	ink
N	SJ	95128	
N	SJ	95128	LANDLORD
N	SJ	95128 Jabloner	ink
N	SJ	95128 Miller	ink
N	SJ	95128 Simpson	ink
N	SJ	95128 Owen	ink

N	SJ	95128 Wasserman	ink
N	SJ	95128 Wasserman	ink
N	SJ	95128 Shukla	ink
N	SJ	95128 Shuka	spouse
N	SJ	95128 Greenberg	ink
N	SJ	95128	husband
N	SJ	95128	child
N	SJ	95128 Choi	ink
N	SJ	95128	
N	SJ	95128 Rivas	ink
N	SJ	95128 Rivas	ink
N	SJ	95128	LANDLORD
N	SJ	95128 Carlson	
N	SJ	95128 Castle	ink
N	SJ	95128 Castle	ink
N	SJ	95128 Castle	ink
N	SJ	95128 Luong	ink
N	SJ	95128 Vesa	ink
N	SJ	95128 Bergeron	ink
N	SJ	95128 Bergeron	ink
N	SJ	95128	GOOGLE EMI
N	SJ	95128	GOOGLE EMI
N	SJ	95128 Steele	ink
N	SJ	95128 Steele	ink
N	SJ	95128	DRIVE THERE
N	SJ	95128	Sean and Deb
N	SJ	95128	NEED TO MAI
N	SJ	95128 Clear	NEED TO COI
N	SJ	95128 Dutra	ink
N	SJ	95128 Emanuel	ink
N	SJ	95128 Kaspar	ink
N	SJ	95128 Kaspar	ink
	SJ	95128 Murray	ink
	SJ	95128 Murray	ink
	SJ	95128 Murray	ink
	SJ	95128 Murray Jr	ink
	SJ	Young	ink
	SJ	Young	ink
	SJ	95128 Leece	ink
	SJ	95128 Cuzner	ink
	SJ	95128 Cuzner	spouse
	SJ	95128 Rosgen	ink
	SJ	95128 Hickman	ink

SJ	95128 Ahmet	ink
SJ	95128 Lyu	ink
SJ	95128 Lyu	ink
SJ	95128 Rodriguez	ink
SJ	95128 Rodriguez	spouse
SJ	95128 Ouzounian	ink
SJ	95128 Nguyen	ink
SJ	95128 Nguyen	ink
SJ	95128 Nguyen	ink
SJ	95128 Golden	ink
SJ	95128 Golden	spouse
SJ	95128 Alur	ink
SJ	95128 Raghupathi	spouse
SJ	95128 Loughran	ink
SJ	95128 Loughran	ink
SJ	95128 Sereno	ink
SJ	95128 Seneno	ink
SJ	95128 Karthik	ink
SJ	95128 Chinya	spouse
SJ	95128 Jawaher	ink
SJ	95128 Khalil	ink
SJ	95128 Pickerel	LANDLORD
SJ	95128 Anderson	LANDLORD
SJ	95128 Tang	ink
SJ	95128 Zhao	ink
SJ	95128 Pires	ink
SJ	95128 Ricardo	spouse
SJ	95128 Buchanan	ink
SJ	95128 Buchanan	ink
SJ	95128 Killough	ink
SJ	95128 Zhang	LANDLORD
SJ	95128 Meng	LANDLORD
SJ	95128 Jackson	ink
SJ	95128	spouse
SJ	95128	

SJ	95128 Ruiz	
SJ	95128	
SJ	95128	Alfred Caudillc
SJ	95128 Cheng	Chao Cheng
SJ	95128 Tu	Chelseatu
SJ	95128 Ilter	Cihanilter

FW: High-Rise Proposal at 826 N. Winchester Is Out of Scale

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

Date Tue 6/3/2025 11:03 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Joanne Pires <[REDACTED]>

Sent: Tuesday, June 3, 2025 10:50 AM

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

Subject: High-Rise Proposal at 826 N. Winchester Is Out of Scale

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Dear Councilmember,

I am writing to strongly oppose the proposed development at **826 N. Winchester Boulevard**. This project is wildly out of step with the character, scale, and intent of our neighborhood and, more importantly, it does not align with the city's **General Plan** for this area.

Our neighborhood is composed entirely of **single-family homes**. The proposal for **two high-rise towers, 15 and 17 stories tall**, is completely disproportionate and would permanently alter the fabric of our community. The idea that this level of density belongs in the middle of a quiet residential area—without the support of a major transit hub or adequate infrastructure—is not only unreasonable, it's alarming.

This kind of development belongs in a designated urban village or downtown corridor. But here, where we rely on street parking and lack walkable access to rail or frequent bus service, it simply doesn't fit. The project directly contradicts the land use vision for this part of the city. If approved, it would undermine the General Plan and signal that no neighborhood is safe from incompatible spot development.

Beyond planning concerns, I am extremely worried about the **builder's lack of experience**. To my knowledge, the developer has never completed a project above **six stories**. Trusting a builder with no high-rise track record to construct a 17-story residential tower next to family homes raises serious safety, quality, and oversight questions. Frankly, it terrifies me.

I also have **personal concerns** as a homeowner. These towers will:

- **Block sunlight from reaching my solar panels**, which I rely on for sustainable energy.
- **Eliminate privacy** in my home and yard.
- **Overwhelm our narrow residential street** with traffic and parking overflow.
- **Jeopardize our safety**—just walking across the street is already difficult and dangerous.

The city is under pressure to build housing, and I respect that. But **rushing approval** of projects that ignore neighborhood context, stretch infrastructure beyond capacity, and bypass thoughtful planning is not the solution. If this project is approved, what message are you sending to the many residents who chose to raise their families here in good faith?

I urge you to vote **no** on the proposed 826 N. Winchester development, or at the very least, push for a dramatically scaled-down version that is consistent with the General Plan and the realities of this neighborhood.

Sincerely,
Joanne Pires



San Jose

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FW: Allow 826 N. Winchester to Proceed

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 6/4/2025 7:50 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lee, Jason <Jason.Lee@sanjoseca.gov>
Sent: Tuesday, June 3, 2025 6:18 PM
To: 'Colin' <[REDACTED]> Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: RE: Allow 826 N. Winchester to Proceed

Hello Colin,

Thank you for your e-mail and comments. I am cc'ing the City Clerk on this response so that it can be saved for the record for next Tuesday's Council meeting.

Thanks,
Jason

Jason Lee, Planner II
jason.lee@sanjoseca.gov [REDACTED]

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: Colin <[REDACTED]>
Sent: Saturday, May 31, 2025 11:51
To: Lee, Jason <Jason.Lee@sanjoseca.gov>; Fong, David D (PBCE) <david.d.fong@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>
Subject: Allow 826 N. Winchester to Proceed

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Dear City Council and Planning Commission,

I am a District 6 resident and I support the mixed-use housing proposal at 826 N Winchester. I am a life long San Jose Resident and I attended Saint Martins of Tours and Bellarmine College Prep. Denying the application now would be premature. Yes it's ambitious but it's also actually exactly what the city needs. I believe this project should happen to open up

housing for more individuals. San Jose's growth is important.

This is a great location for Transit Residential, it's only 1,200 feet from a Village Center.

Please let the process continue.

Thanks
Colin Tralongo

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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 Wed 6/4/2025 11:22 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

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

From: Jeffrey I Levin [REDACTED]
Sent: Wednesday, June 4, 2025 11:10 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>; project: [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. 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
- Rooftop community space on one tower
- Promotes sustainable energy with solar panels on the other tower's rooftop
- Supports transit-oriented development, being located on VTA and near key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523)

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 –

Jeffrey Levin

Sent from my iPhone

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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 Wed 6/4/2025 11:22 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kelvin Yeoh <[REDACTED]>
Sent: Wednesday, June 4, 2025 11:15 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>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; projects@catalyzesiliconvalley.org
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,

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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. The project offers numerous benefits that align with San Jose's housing and development goals:

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- Promotes sustainable energy with solar panels on the other tower's rooftop
- Supports transit-oriented development, being located on VTA and near key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523)

I strongly 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 –

KELVIN YEOH, AICP
[REDACTED]

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 Wed 6/4/2025 12:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sam Shultz [REDACTED]
Sent: Wednesday, June 4, 2025 12:43 PM
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@catalyzesiliconvalley.org
Subject: Support 826 N. Winchester Blvd Mixed-Use Project at June 10 City Council Item 10.3

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)
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. 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 - Rooftop community space on one tower - Promotes sustainable energy with solar panels on the other tower's rooftop - Supports transit-oriented development, being located on VTA and near key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523) 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,
Sam Shultz

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

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 6/4/2025 4:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Karin Buckner <[REDACTED]>
Sent: Wednesday, June 4, 2025 2:23 PM
To: kellyerardi100@sanjoseca.gov; milotrauss@sanjoseca.gov; 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@catalyzesiliconvalley.org
Subject: Support 826 N. Winchester Boulevard 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 strong **support for the proposed development at 826 N. Winchester Boulevard, which is under consideration at your meeting on June 10th.**

It is my firm belief that San Jose must approve well-conceived projects such as this one to effectively address its significant housing needs and achieve its established housing goals. The proposed 17-story, 135-unit mixed-use development represents a valuable opportunity to revitalize a currently blighted area and establish a vibrant community landmark. This project offers several key benefits that are directly aligned with the city's objectives for housing and development, including the creation of 135 much-needed homes, 20 of which will be affordable units for very low-income households. Additionally, the project incorporates 15,000 square feet of ground-floor retail space, which will generate local employment opportunities and provide valuable neighborhood services. The inclusion of an 18,344 square-foot public park, a rooftop community space on one tower, and solar panels for sustainable energy on the other tower further enhance the project's merits. Moreover, its location on VTA and in close proximity to key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523) strongly supports transit-oriented development.

Therefore, I respectfully encourage you to recommend that City Staff continue to work diligently on this important project and its necessary General Plan Amendment, prioritizing positive outcomes to effectively address our ongoing housing crisis.

Sincerely,



Karin Buckner

Senior Programs & Events Manager

she/her/hers

nonprofithousing.org



@nphanc

A 49 Stevenson Street, Suite 500, San Francisco, CA 94105

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FW: Public Comment for June 10, 2025 Council Meeting Agenda Item 10.3 Winchester GPA

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 6/4/2025 4:48 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Greg Ripa - [REDACTED]
Sent: Wednesday, June 4, 2025 1:13 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for June 10, 2025 Council Meeting Agenda Item 10.3 Winchester GPA

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To the San Jose City Council:

Ever since I moved to San Jose almost 20 years ago, I have continually advocated for more housing. In fact, at community meetings for the West San Carlos Urban Village, while many other residents were trying to reduce height limits and reduce the amount of new housing, I was advocating for greater density, more housing, and higher height limits. I have supported all dense housing projects that are proposed for planned growth areas like urban villages.

I typically align with Catalyze SV on our support of housing projects. However, in this case, I disagree with them and our visions do not align for this project. This project located at 826 N. Winchester does not fit within my typical realm of support as currently proposed. This site is not within a growth area and is not within an Urban Village. The city's goal should be to have an orderly and planned system of growth; this project is not planned nor is it orderly. Moving forward with this proposed general plan amendment is instead haphazard.

I support the City Staff recommendation to deny the request to amend the General Plan to Transit Residential on this site. The proposed General Plan Amendment is inconsistent with several General Plan strategies and policies, as outlined in the staff report.

If the applicant wishes to densify the site, perhaps the applicant could propose something with a Mixed Use Commercial designation which would allow up to 50 DU/ acre, have a commercial FAR of 0.5 to 4.5 and be up to 6 stories tall.

Or, if the applicant wishes to build a tall building such as this, the applicant could purchase land in an Urban Village and complete a signature project or purchase land in the downtown or Diridon Station Area Plan which have height limits that better match the applicant's vision. The difference is that the Urban Village, Downtown, and Diridon Station Area Plan are all planned growth areas that have an orderly system of densification.

I urge you to deny the applicant's request and find another way to add housing at a reasonable height (up to 6 stories) and density for this non-growth area site.

Thank you,
Greg Ripa

FW: 826 N Winchester

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 6/4/2025 4:50 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Ihor Stetkevich [REDACTED]
Sent: Wednesday, June 4, 2025 2:39 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 826 N Winchester

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City Council,

Please deny the request to change the zoning for 826 N Winchester. Building 2 towers almost 200 feet high on a narrow and small L shaped strip of land next to a busy intersection and next to a single story residential community would be a mistake. The towers would be terribly out of place and dangerous in an earthquake. The intersection at the site is not adequate. Newhall is only 1 lane each way, Winchester turns into a 25 mph zone due to senior housing and the nursing care facility. Getting vehicles in and out of the towers parking will impede traffic at the intersection and make it more dangerous to cross the streets. There is only 1 bus line.

Please stay the course and follow the general plan and deny the request to change the zoning

Sincerely
Ihor Stetkevich

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FW: Smart Governance means Council should DENY General Plan amendment for 826 N. Winchester Blvd.

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

Date Thu 6/5/2025 7:42 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: betty becker [REDACTED]

Sent: Wednesday, June 4, 2025 9:54 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: Smart Governance means Council should DENY General Plan amendment for 826 N. Winchester Blvd.

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You don't often get email from [REDACTED] [Learn why this is important](#)

I am a senior citizen resident of San Jose, who uses a cane. I visit family members in the Cory neighborhood as well as the Walgreens on the corner of Winchester and Pruneridge. I support building more housing in San Jose, but I am completely opposed to the proposed project at 826 N. Winchester Blvd.

The city council should follow the recommendation of the planning commission. You should deny the request to amend the Envision San Jose 2040 General Plan Land Use/Transportation designation from Neighborhood/Community Commercial to Transit Residential for this site.

There are plenty of other lots already designated as areas where a project like this could be built that would lead to better outcomes for the project.

If the council allows this change to go forward, it will **hurt the quality of life of many San Jose residents and cause many San Jose residents to lose faith in their local government.**

The project is misguided for so many reasons, including:

Building such tall structures on such a small, angled lot

Not considering that the traffic bottleneck this project will cause on Hedding/Pruneridge

Not considering the many elderly residents living within a block radius of this property who cross the streets there, when this huge project would increase the traffic significantly

Providing only a fraction of the parking for the project's residents while being in an area without significant public transit

The project's residents will have difficulty parking on the site of the project due to the grossly insufficient number of allotted spaces and challenges of the Car Stacker. Many, many of them will park on multiple nearby

neighborhood streets. (This will affect me because I use street parking when I visit the area, and I have balance issues when walking. I am sure I am not the only one in this situation.)

If you care about SMART PLANNING for the housing needed in San Jose, deny this General Plan amendment! If you care about your constituents believing in the ability of the City Council to govern in the interests of San Jose residents and to improve the quality of life for all, deny this General Plan amendment!

Thank you,

Betty Becker

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

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

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

Date Thu 6/5/2025 1:42 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jhaid Parreno [REDACTED]

Sent: Thursday, June 5, 2025 1:02 PM

To: kellyerardi1 [REDACTED]; milottrauss [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 Boulevard Mixed-Use Project at June 10 City Council Item 10.3

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

[Learn why this is important](#)

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.

This 17-story, 135-unit mixed-use development will transform a badly blighted site into a vibrant community landmark.

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
- Rooftop community space on one tower
- Promotes sustainable energy with solar panels on the other tower's rooftop
- Supports transit-oriented development, being located on VTA and near key VTA bus routes (Local 59, Frequent 60, Frequent 23, and Rapid 523)

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,
Jhaid Parreno

FW: June 10 6:00 p.m. Council agenda_ 826 N. Winchester_Opposition Signatures

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 6/4/2025 4:53 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (16 MB)
Winchester_sign_partial-a_small.pdf;

From: Yina Yang [REDACTED]
Sent: Wednesday, June 4, 2025 12:53 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Re: June 10 6:00 p.m. Council agenda_ 826 N. Winchester_Opposition Signatures

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You don't often get email from [REDACTED] [Learn why this is important](#)
Here are the anonymized ink signatures. Thank you!

From: Yina Yang [REDACTED]
Sent: 01 June 2025 15:51
To: city.clerk@sanjoseca.gov <city.clerk@sanjoseca.gov>
Subject: June 10 6:00 p.m. Council agenda_ 826 N. Winchester_Opposition Signatures

Dear Sir or Madam,

I'm a resident of the Cory Neighborhood, writing about 826 N. Winchester, which is on the City Council agenda for June 10 at 6:00 p.m.

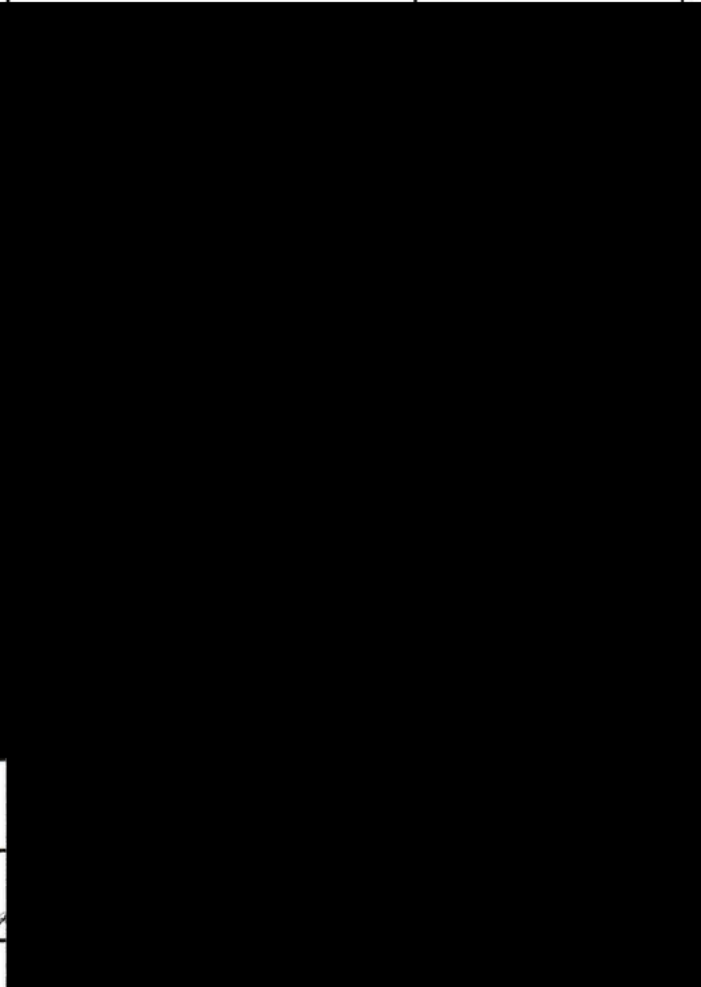
Our neighbors have gathered **signatures** from residents who **oppose the high-rise planned for that address**. We're concerned that the building will strain public resources—such as fire department coverage, police presence and community safety, public transit availability, traffic flow, and parking. It will also impact our privacy, cast large shadows, block views, and disturb the peace of our neighborhood. I'm sharing the list with you.

Best,

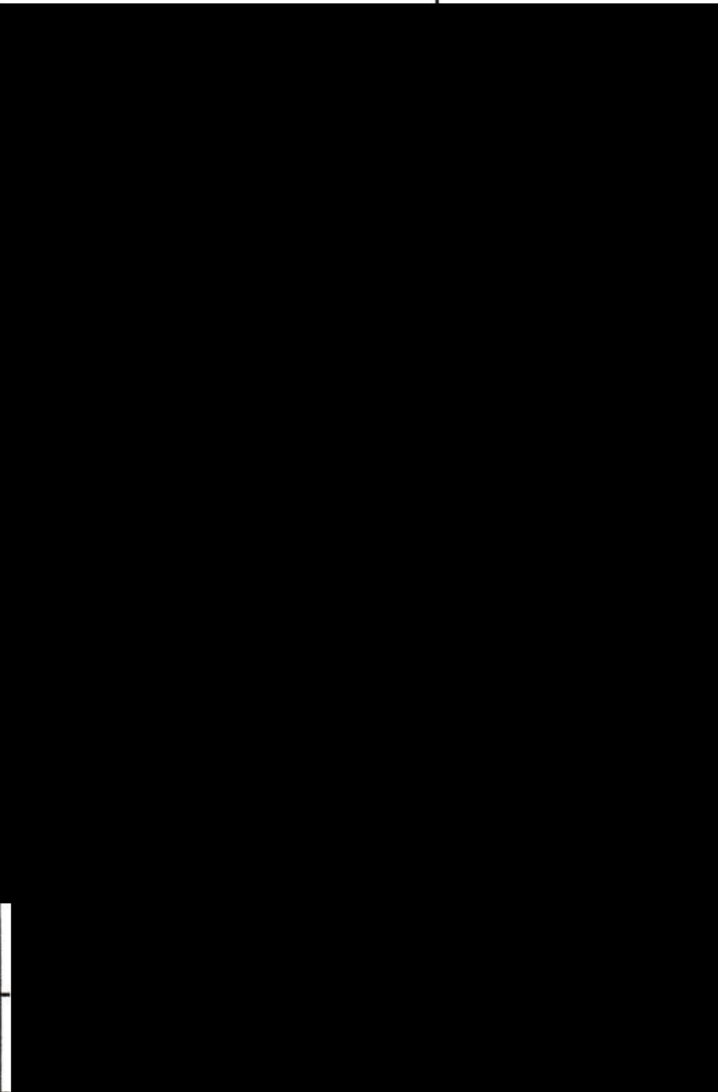
Yina

Name	Address	Signature
Don Martinez		
Rebecca Dere		
X		
Karen Quesada		
X		
Martha Wopentki		
L Garringer		
Kim Hennesan		
Lo uenne Wasse		
Allan Wasserman		

①

Name	Address	Signature
KARTHIK ALUR		
x X		
x Jant Sereno		
M Sereno		
SMITHA Karthick		
Guang Tang		
Jadey Zhao		
JOAN PIRE		
Kevin Buchan		
Michelle Buchan		

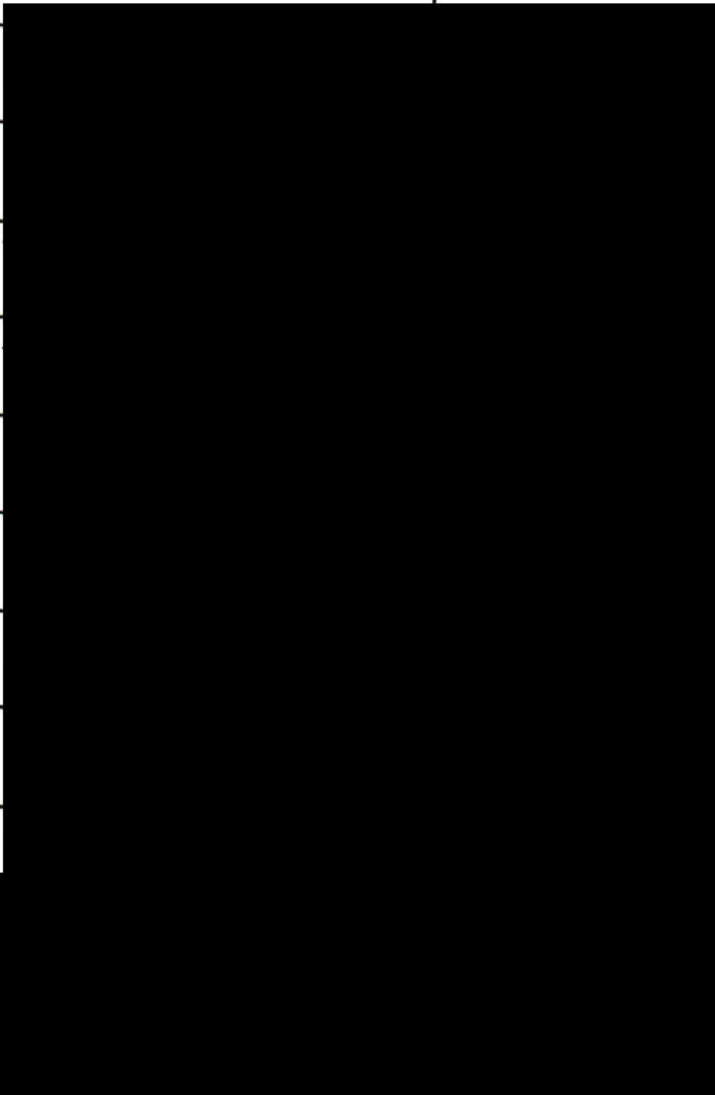
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Name	Address	Signature
Perick Killough		
RODD JACKSON		
x Nadia Rodriguez		
→ Jin Ha		
a Jeong Lyu		
Lilly Ann Dougherty		
GEORGE LOUGHAN		
Jawaher		
Khalil		

(3)


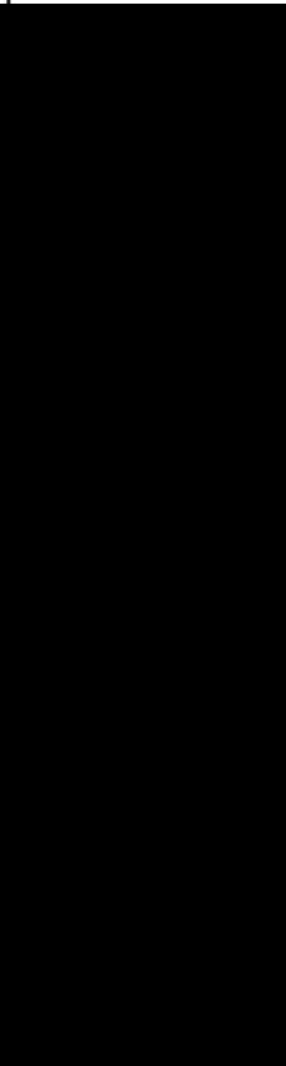
Name	Address	Signature
Ernest Dutka	[REDACTED]	[REDACTED]
Karlyn Emanuel		

4



Name	Address	Signature
Debi Sorich		
Peter Sorich		
Nolan Sorich		
Nikolas Sorich		
Andrew Keay		
→ LAURIE LEW-MCCRIGLER		
LEONARD MCCRIGLER		
Kenneth Hittleman		
→ Wm Greay		

(5)

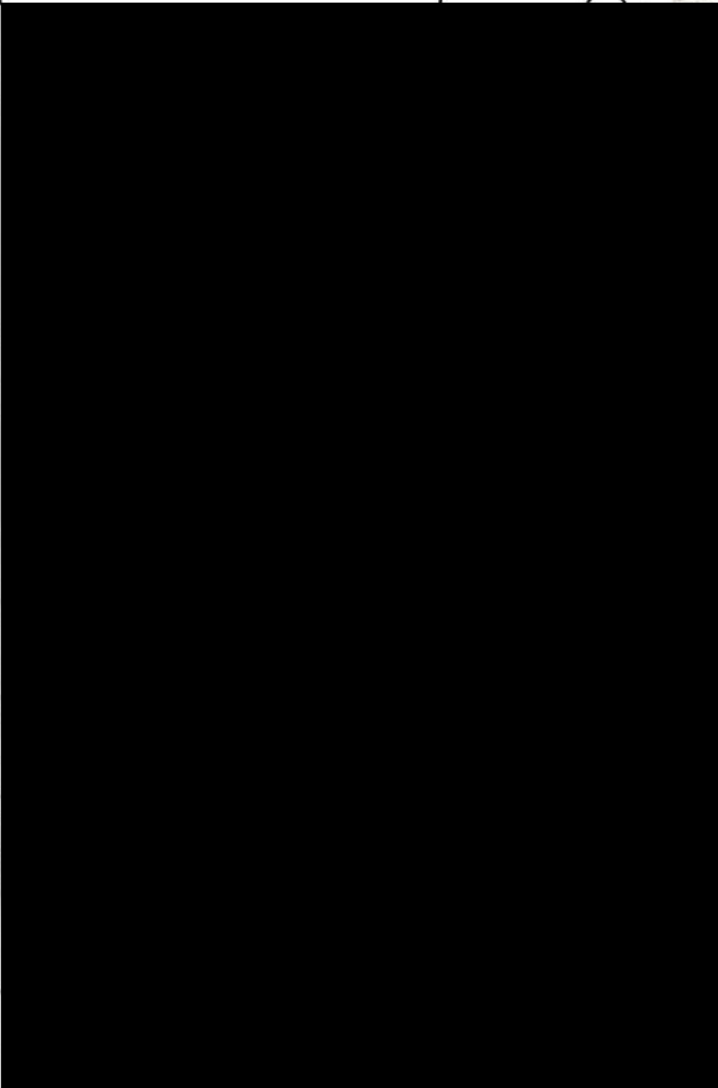
*

Name	Address	Signature
Julie Creasy		
Hasan Naboulsi		
Zizi Naboulsi		
Lu Kivett		
Lee Scott		
Runchengy xie		
Feny Xany		
Indrani Samarawickrama		
Igor Furlan		
Brent Cyron		

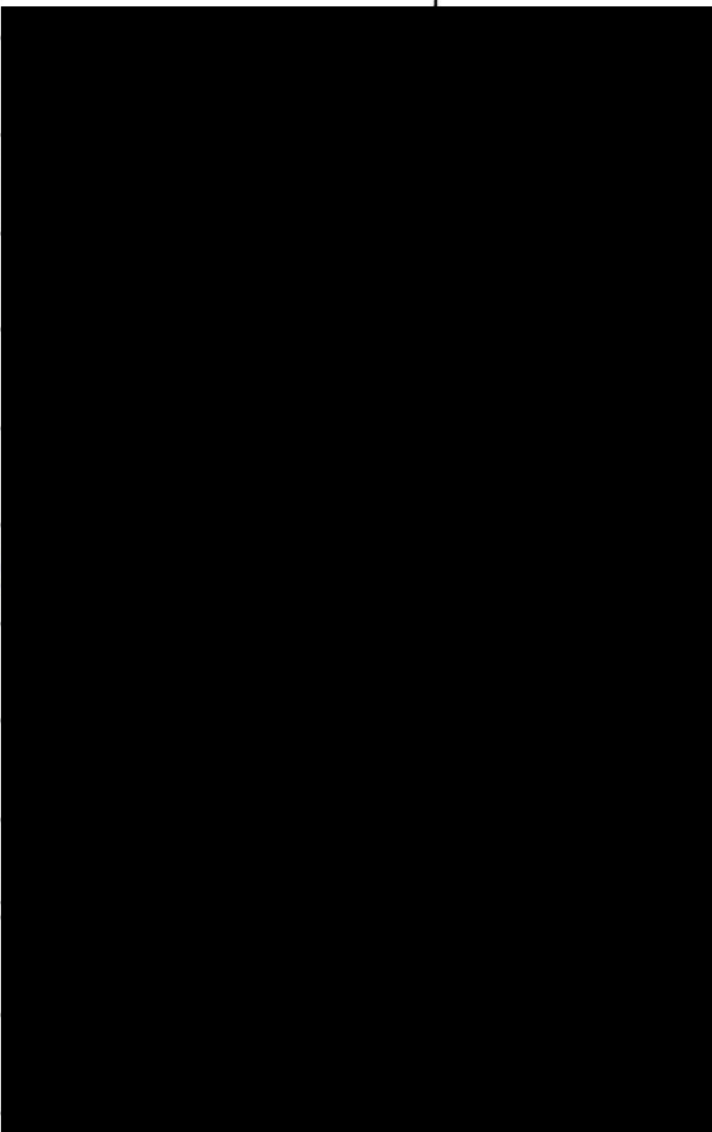

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Terri TerVolino		
Deborah Franko		
EVAN OWEN		
Patrick Hower		

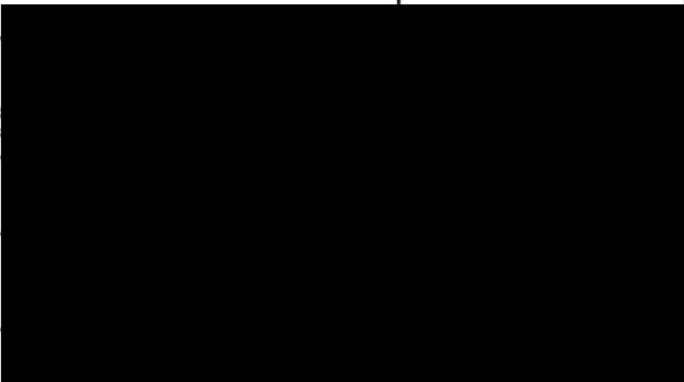
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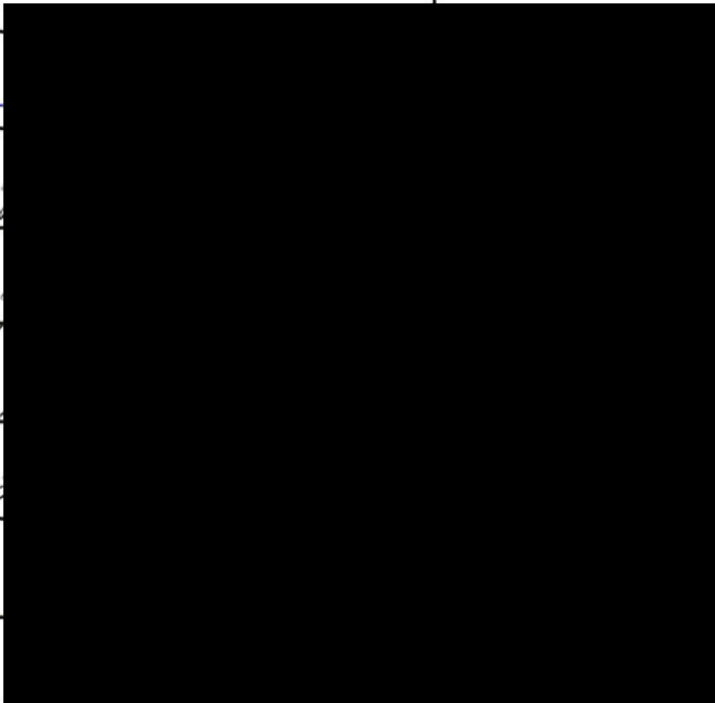
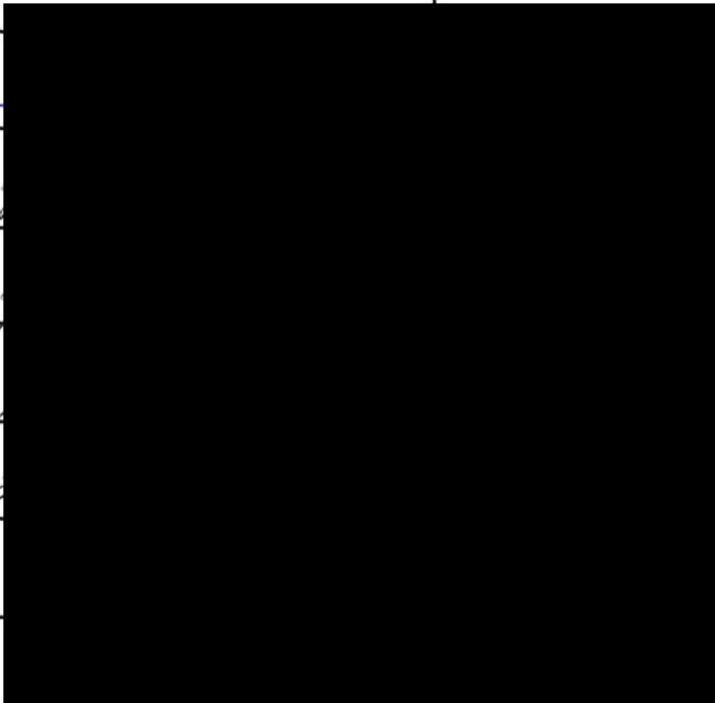
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ANGELA GOMEZ		
→ TAMI CHWA		
Brian Croux		
TADAELE KEDE		
→ Patricia Dix		
→ John Williams		
→ SV		

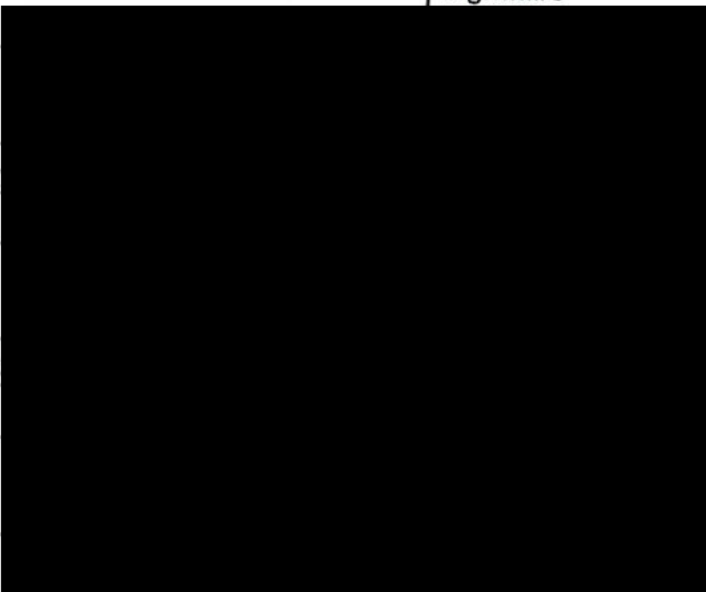
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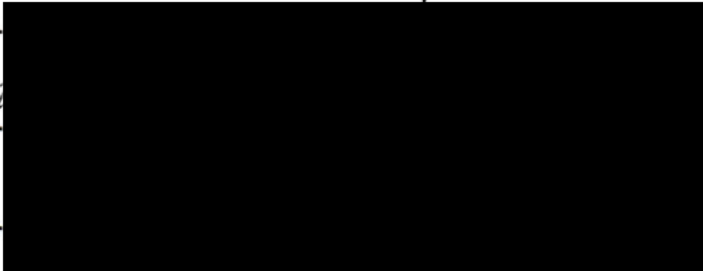
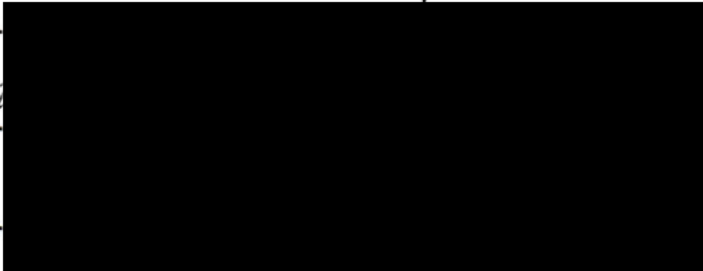
Name	Address	Signature
JENNIFER PETURSSON		
Kevin Neilson		
Kristoffer Shaw		
Shana Shross		
JUDY DARNELL		
<i>Dwight Delaney</i>		
→ Sued Causevic		
SINPEI Causevic		
LURENA OROSC		
* 		

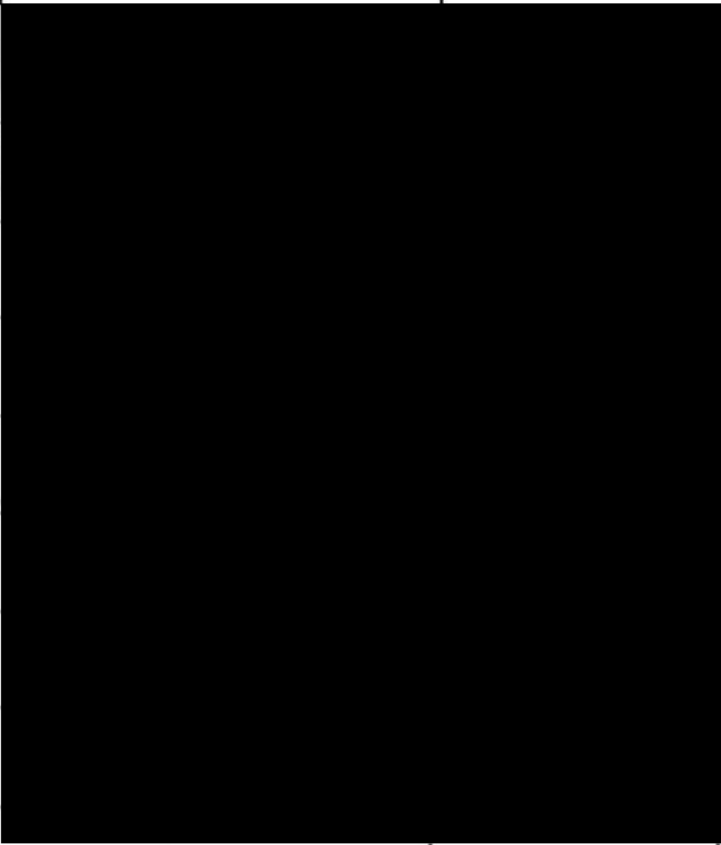
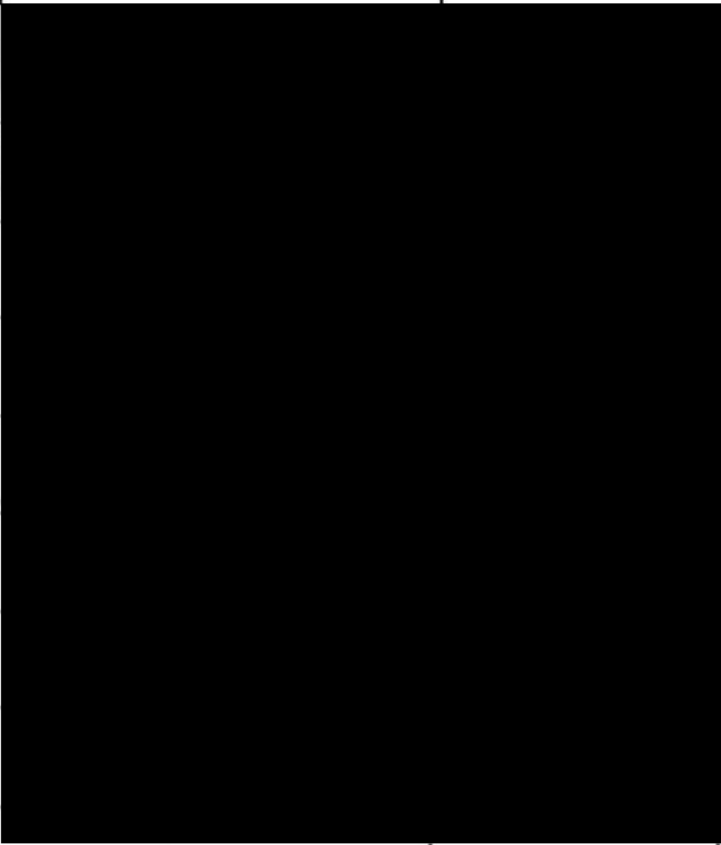
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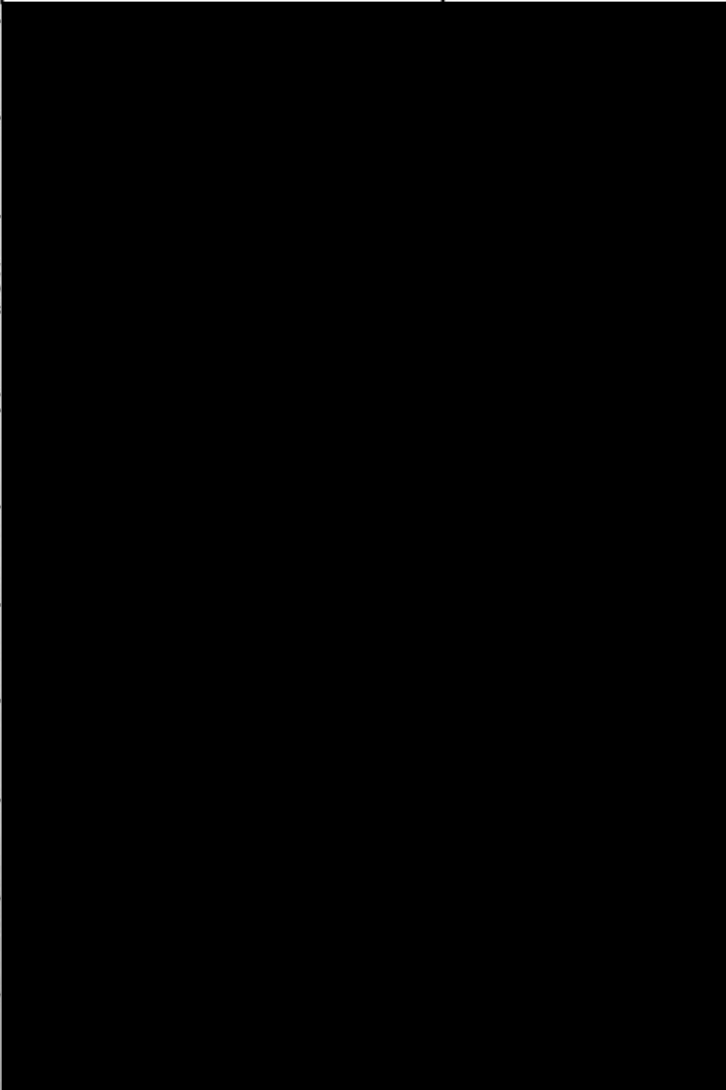
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Aaron Nguyen		
Kaitlin Nguyen		

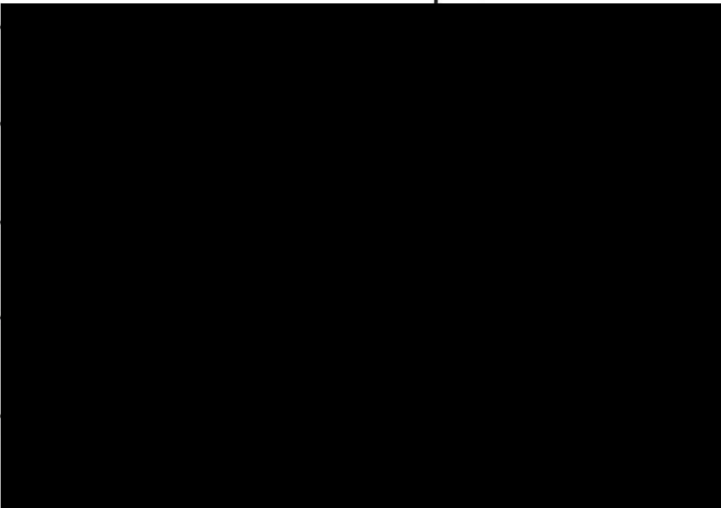
Name	Address	Signature
D. Sun		
Karin Young		
Michael Young		
Trithanh Nguyen		
Leara O'Hara		
Michelle Stetkevich		

Name	Address	Signature
Clara Leece		
Deborah A. Cuzner		
MARTHA LEMOS		
Deng-Fang Wang		

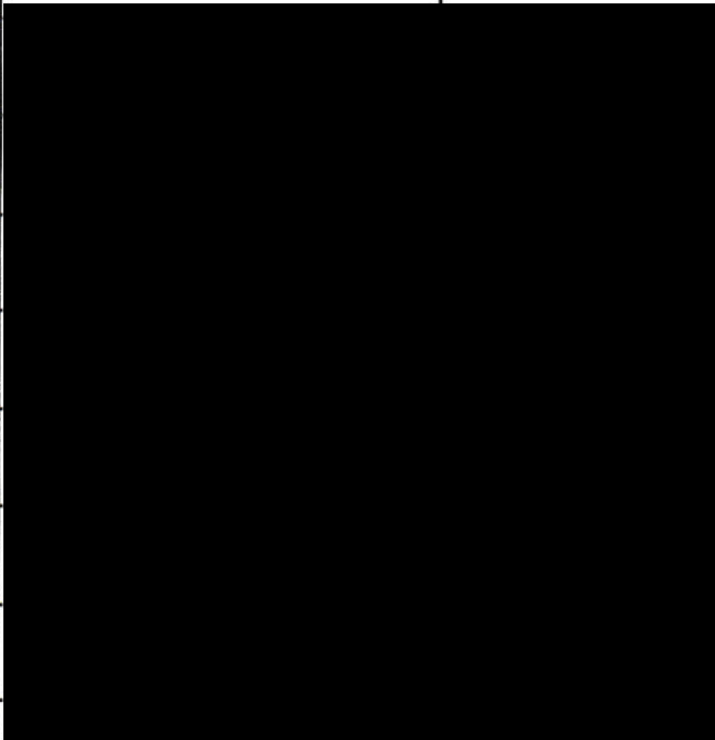
Name	Address	Signature
Kevin Gold-		

Name	Address	Signature
Di Sun		
Kina Yang		
Doug Santilippo		
Ka		
Judith B. Rosen		
Kathleen Hickman		
Abet Toprak		

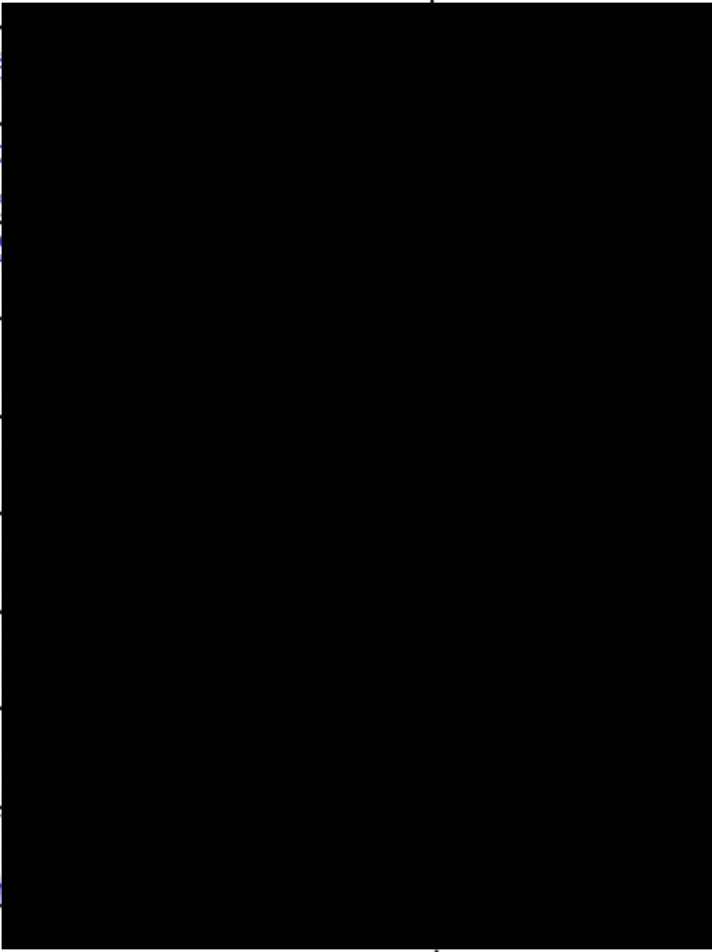
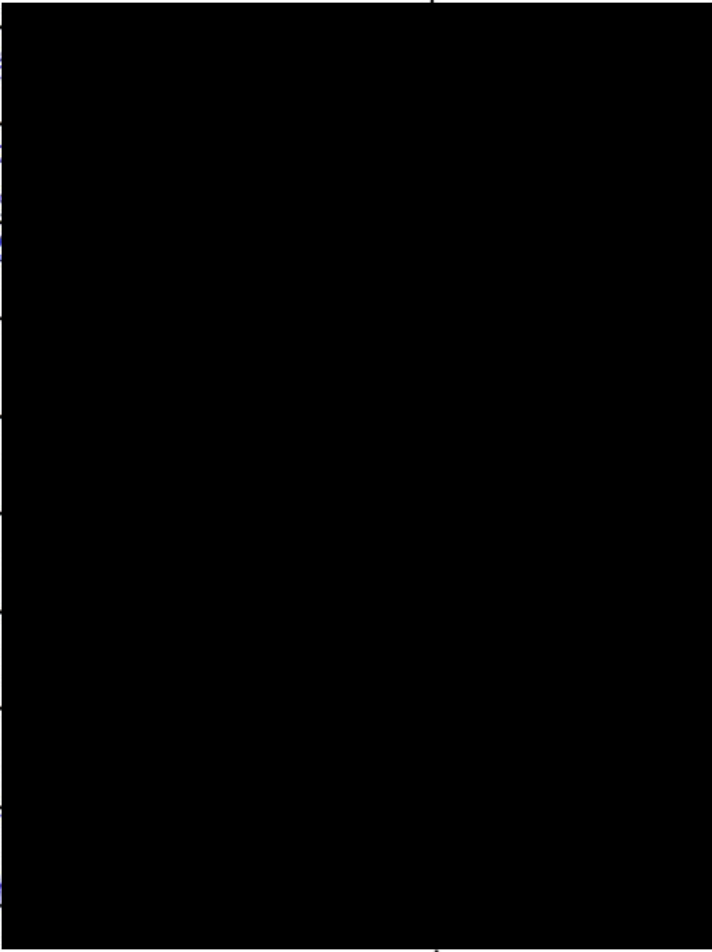
Name	Address	Signature
Thomas Vazquez		
Katrina Vazquez		
GERARD SANTO		
CHRISTINA SANTO		
Kyle Cacayannis		
Jordan Milligan		
RICHARD GUTIERREZ		
★ Sarah		
Amie Jan		

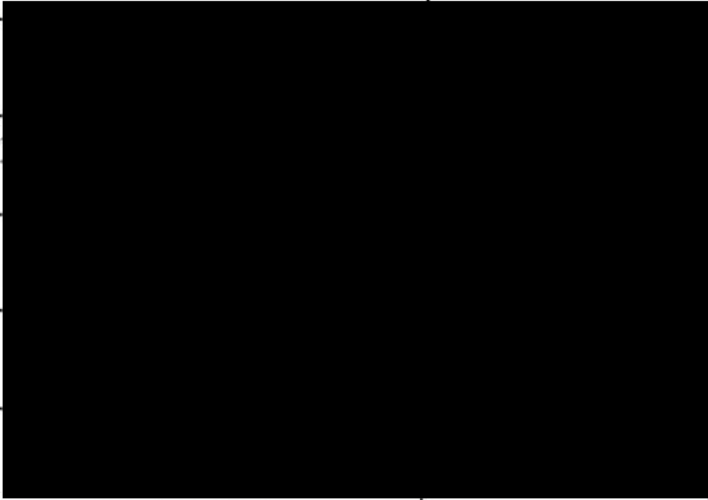
Name	Address	Signature
RICHARD HILL		
Robin Hill		
Logan Tanner		
→ Zhijing Chen		
→		

(17)

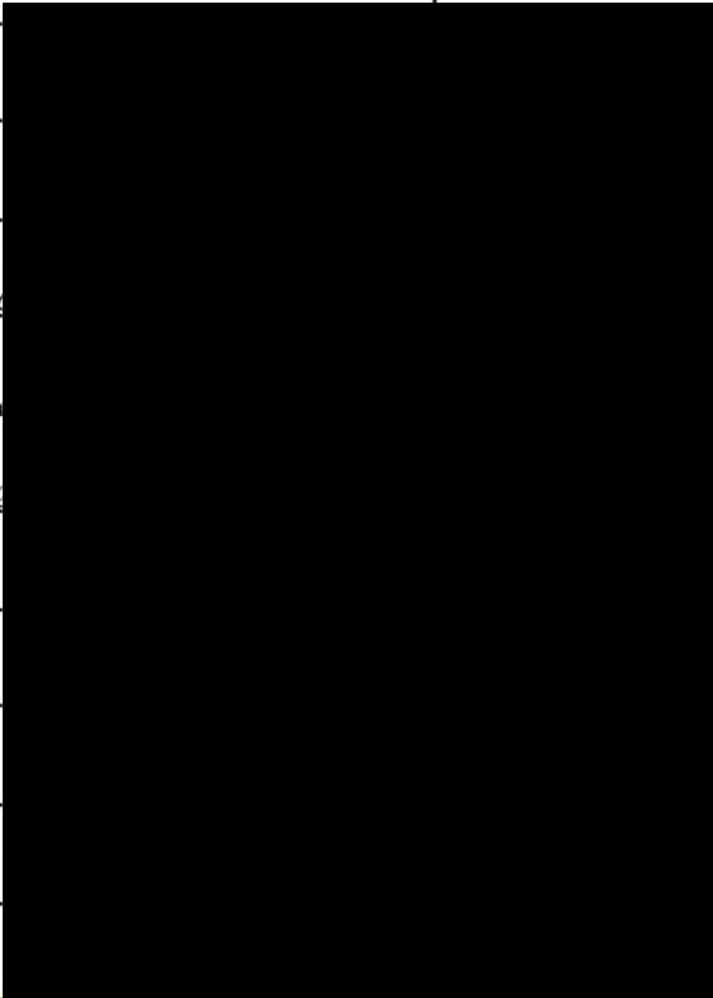
Name	Address	Signature
Ravi Soma		
Priyank Patil		
Fernando J		
Chastity B		
x MARIO D		
Bianca Vallo		

¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose, CA

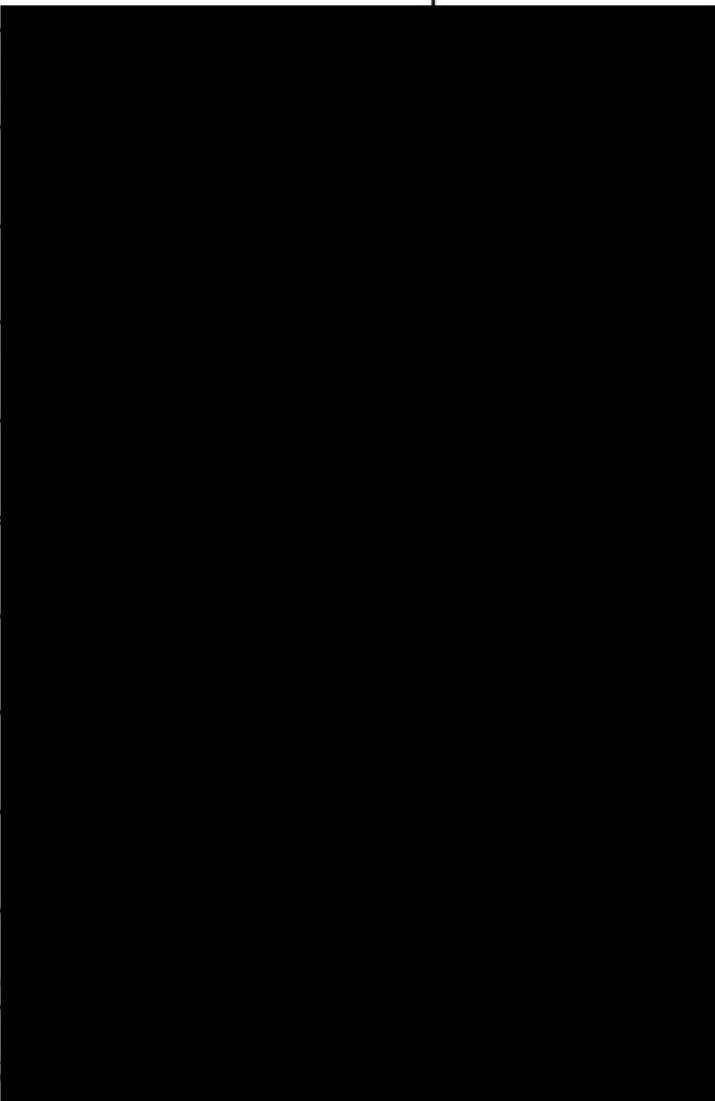
Name	Address	Signature
Stephanie Murray		
Victor Murray		
Veronica Murray		
Victor Murray, Jr		
Elisa Murray		
Socorro Tril		
David Murray		
Cody Finney		
Sylvia Murray		

Name	Address	Signature
TIDEYA KELLA		
GENEVIEVE KELLA		
JORQUIN CRUZ		
SARA HILTON		

¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

Name	Address	Signature
Sandra Wuchler		
ParinAZARI		
Michele Hittler		
ANTHONY Dominguez		
Lyle Hannibal		
LoidAnn Colosi		
→ Ben Lassin		
→ DOMINIC CASSACINO		


¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

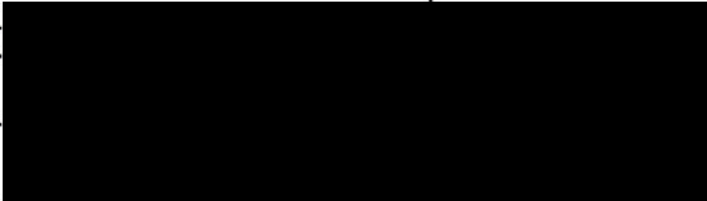
Name	Address	Signature
Carol Henley		
Cindy Balda		
Camilla		
GREENBE		
Lenny		
Ilana		
Margaret May Field		
parent mag field		
Lincoln DRAKE		
Alda Carvalho		
Edward Carvalho		

Name	Address	Signature
→ Karen Flora		
Eugene Flora		

(23)

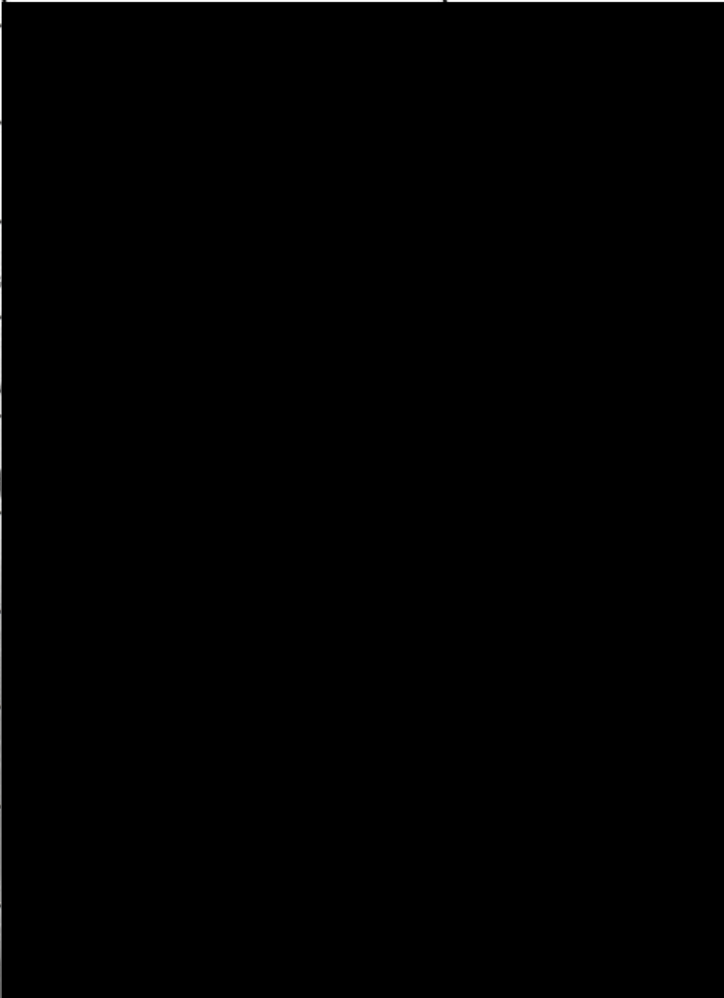
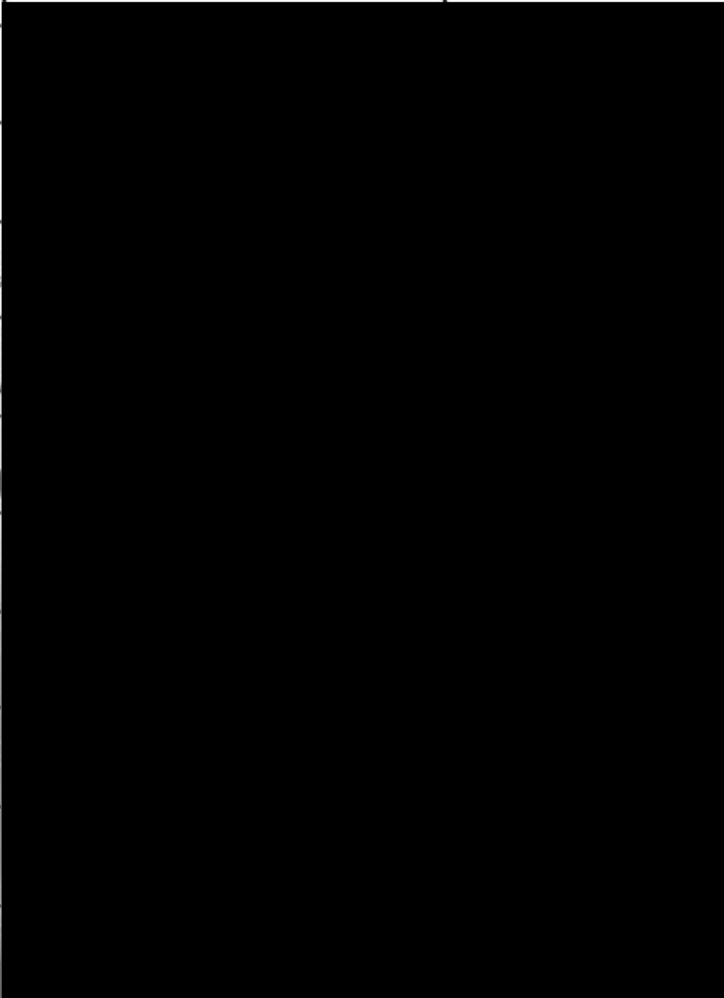
¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose, CA

Name	Address	Signature
Christie Santos		

Name	Address	Signature
CHRIS ORTEZ JOHN ORTEZ		

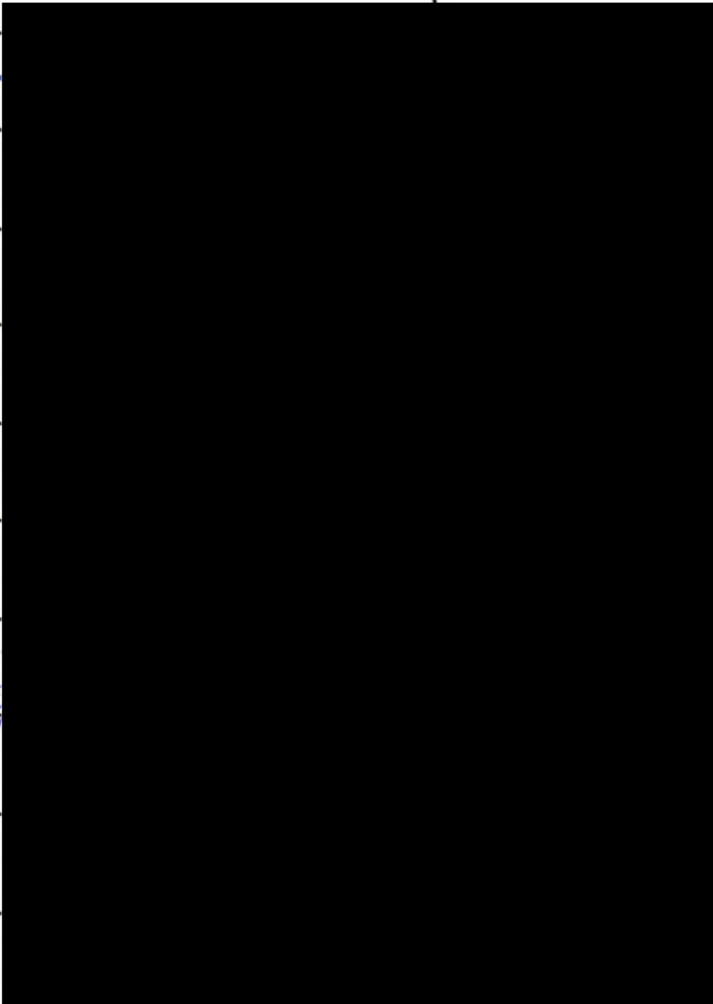
¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

(25)

Name	Address	Signature
Shane Dichoso		
X Alejandro Olmedo		
Lai Kin Wong		
Ming Choon Ch		
→ CHARLES WALSH		
Camry Rogers		
Jamar Rogers		
Bahia Fier		
→ Perry Parlow		

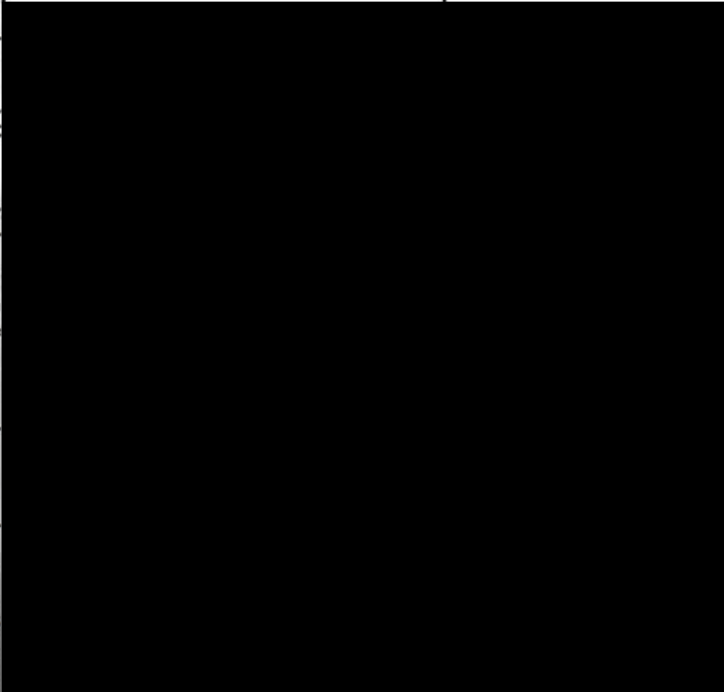
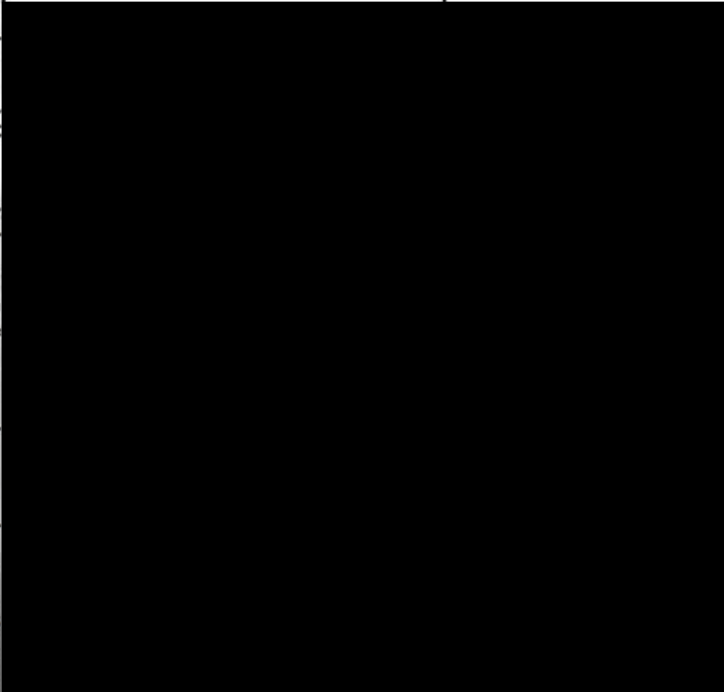
¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose, CA

(26)

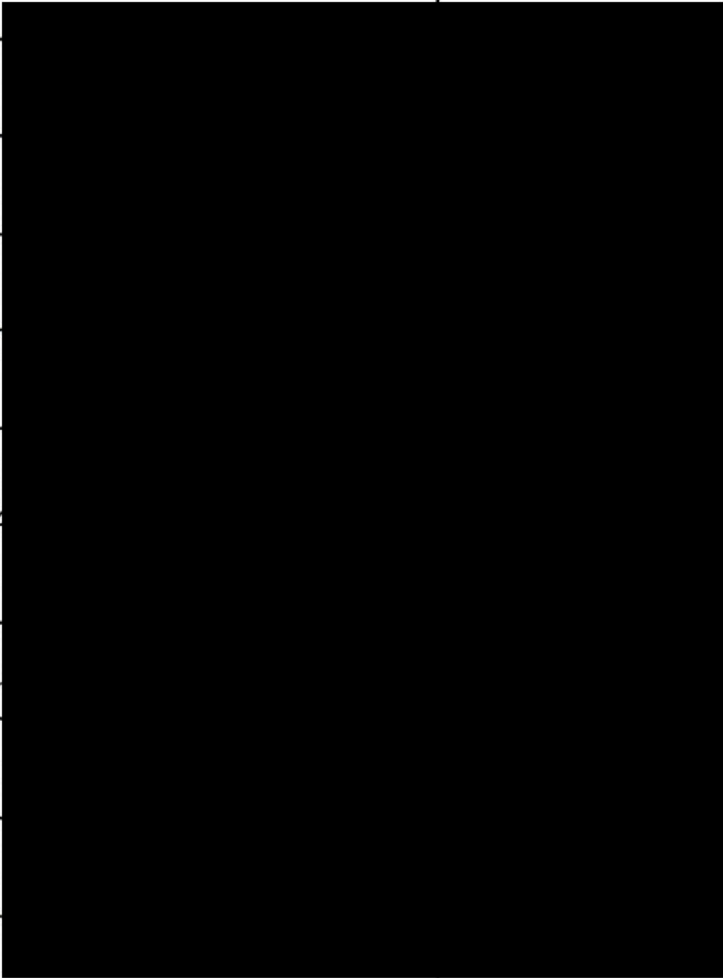
Name	Address	Signature
BRANDON HUSHIKU		
J		
JUDY MELTON		
LAWRENCE CARTWRIGHT		
VINCENT ASHE		
Peter Montez		
Rick DiChoso		

¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

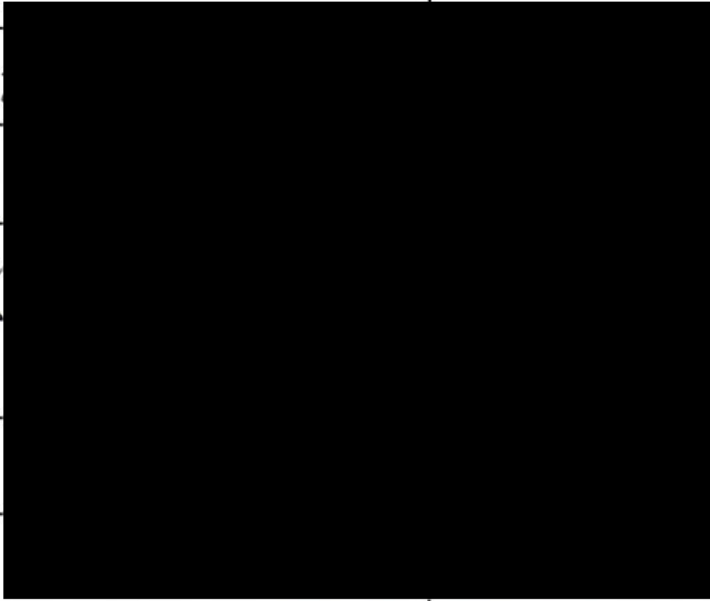
(27)

Name	Address	Signature
STEVE FRAZIER		
MARCIA FRAZIER		
Mark Ryke		
Spencer Mayer		
WM - BRISKO		
Lillian BRISKO		



¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose, C

Name	Address	Signature
Erika Guevara		
Jorge Guevara		
Steve Bowman		
→ Pam Sellman		
→ Monica Schuest		
→ Martin Garcia		
Irene Garcia		

(29)

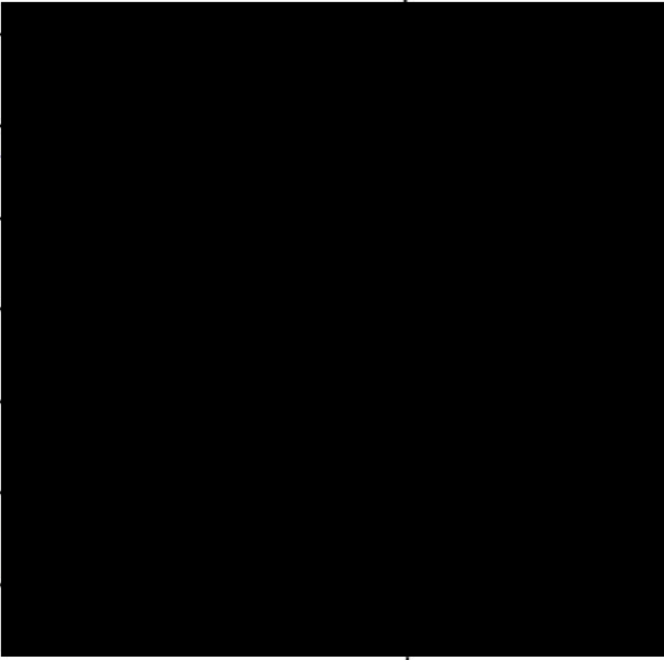
Name	Address	Signature
Bill Spence		
tracy chasfain		
Ana Quiroz		
SHARON WOLPERT		
Reza Ghaisari Ghaisari		

¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

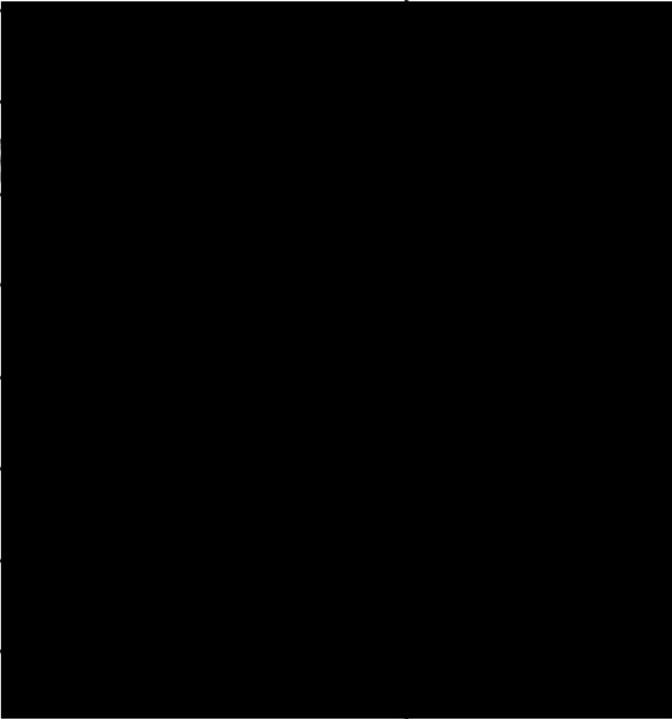
Name	Address	Signature
Miguel Rivas		
Edith Rivas		
Akshay Shukla		
Poochi Shukla		
Hengda Shi		
ZHIJING CHEN		
3/10/2011		
Peter		
Vicki Allen		

NAOMI
BEN-DAVID
Bo Sun

¹ This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose,

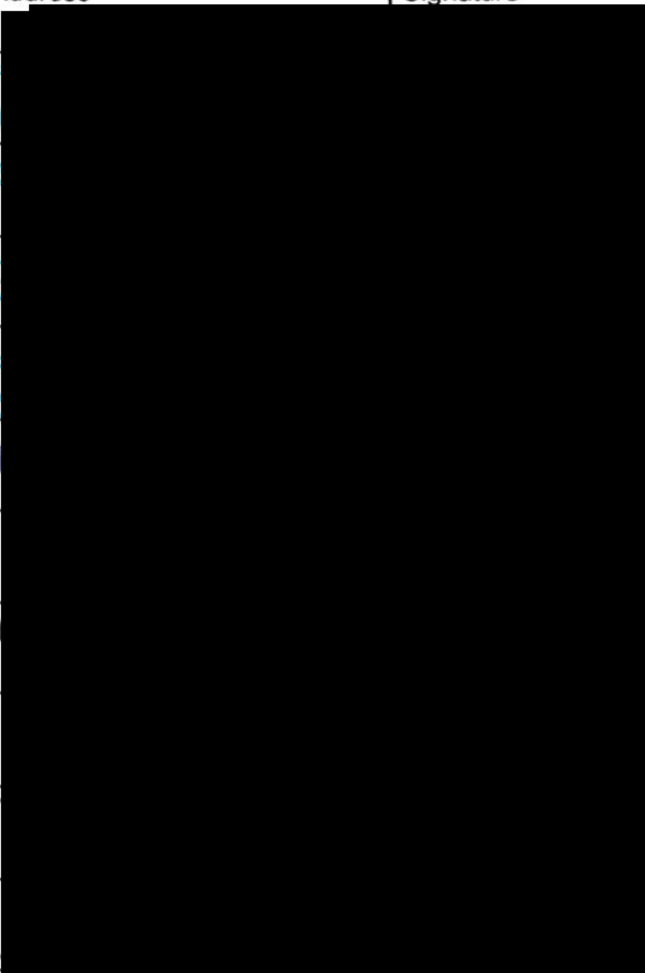
Name	Address	Signature
Salvador Moreno		
Virginia Rodriguez		
Jacinto Rodriguez		
Jack Shi		
Jane Chen		
Terrill Neilson		

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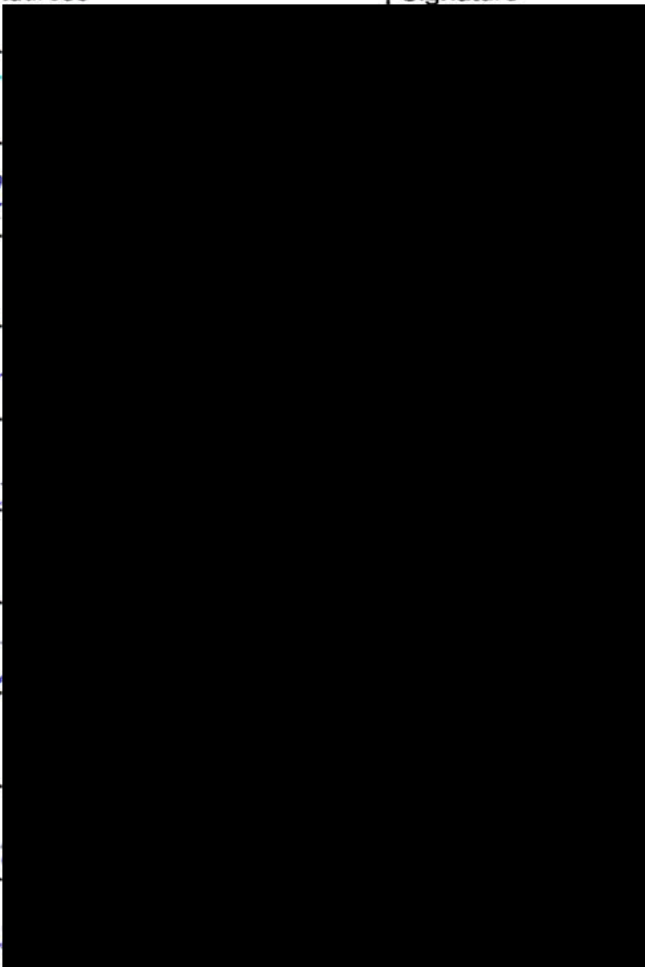
Name	Address	Signature
Mary Agnus		
Joseph Emmanuel		
Aaron Azul		
Art		

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(33)

Name	Address	Signature
Terry McGlench		
David McGlenchen		
Hector Camacho		
Arebene Spencer		
PHIL Castle		
CHRISTY CASTLE		
Noah Castle		
Deb Steele		
SEAN STEELE		
Hyo Choi		

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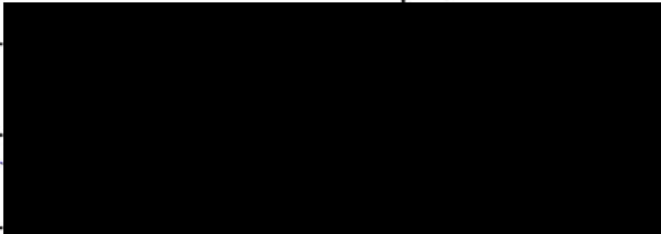
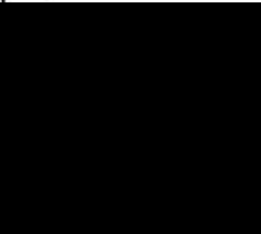
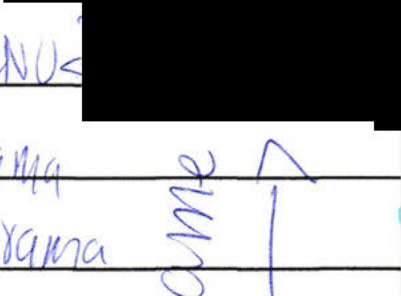

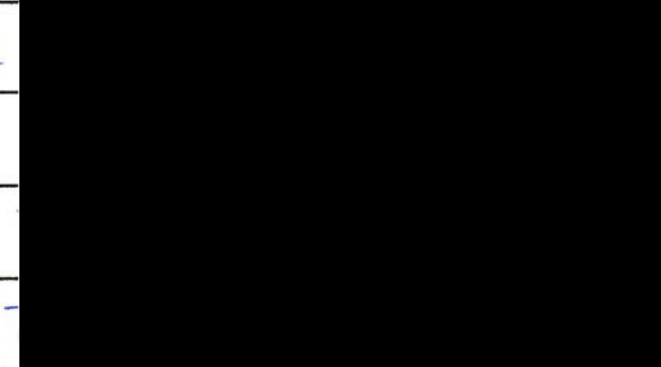
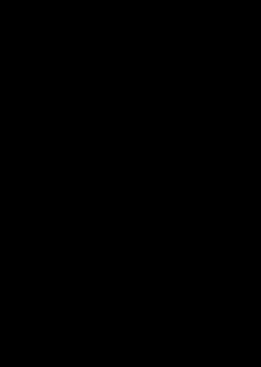
Name	Address	Signature
Greg Simpson		
Rafael Paula		
Jenny Yeung		
Angela Milo		
Keith Jansma		
Keith Jansma		
Tian Zheng		
→ Zebiba Ahmed		
Yonas ESSA		

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Name	Address	Signature
Selim moussa		
Steve Arcolino		
Florence Arcolino		
Nicole Arcolino		
PARJAT BHATTACHARYA		
ANKITA BANERJEE		
SRIDEVI Ramesh		
Ganesh S		
KEN COLE		
Lu Kinn		
Ther Rivett		

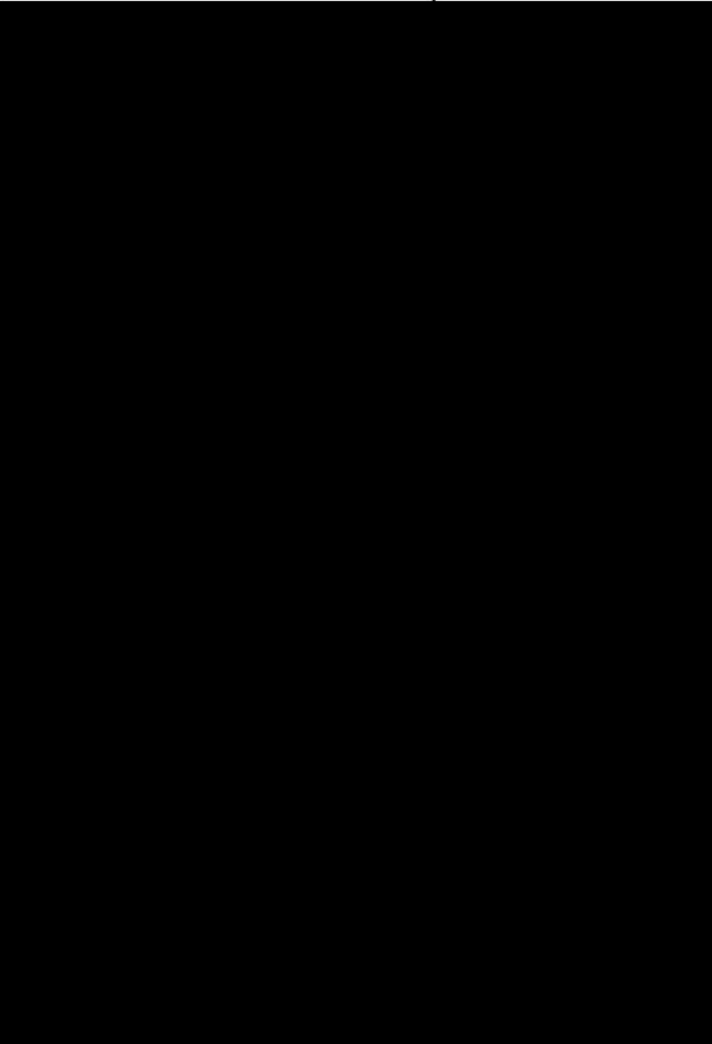
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(36)

Name	Address	Signature
Chris Bergeron		
Morgan Bergeron		
ANABELL MORENO		
Refugio Balderrama		
Adelie Balderrama		
Arlyn Balderrama		
Michelle Amezcua		
Charlize Morales		
Paula Jabloner		
LISA MILLER		

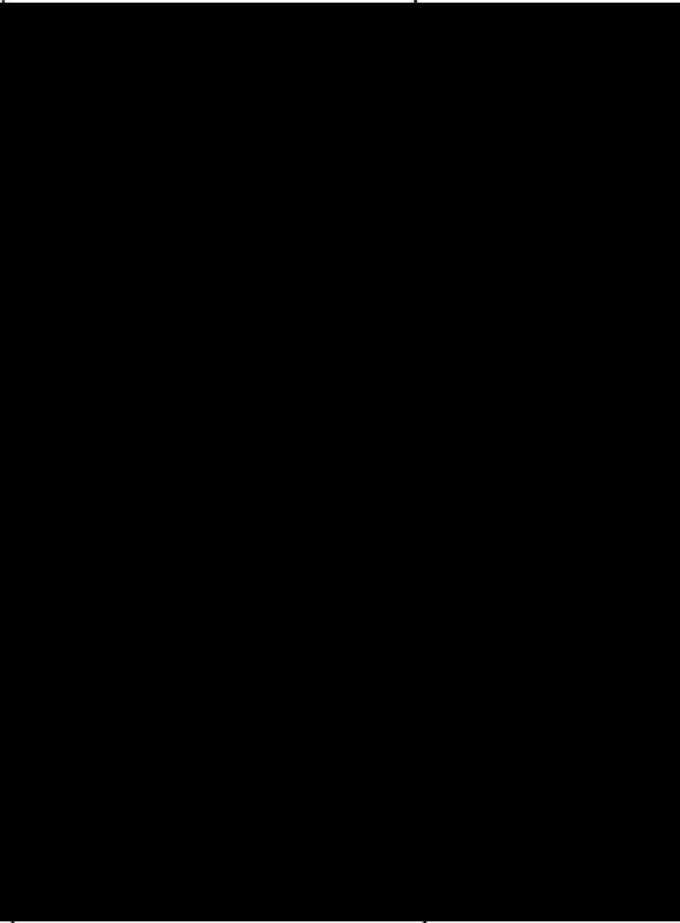
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(37)

Name	Address	Signature
Walter Deane		
Mary A Deane		
ALBERT BRESSETTE		
* Libby Taylor		
Sabrina Luce		
* Per Fawn		
Bruce Robert		
* Margaret Hewitt		
Maria Ortiz		
* Francisco Ortiz		

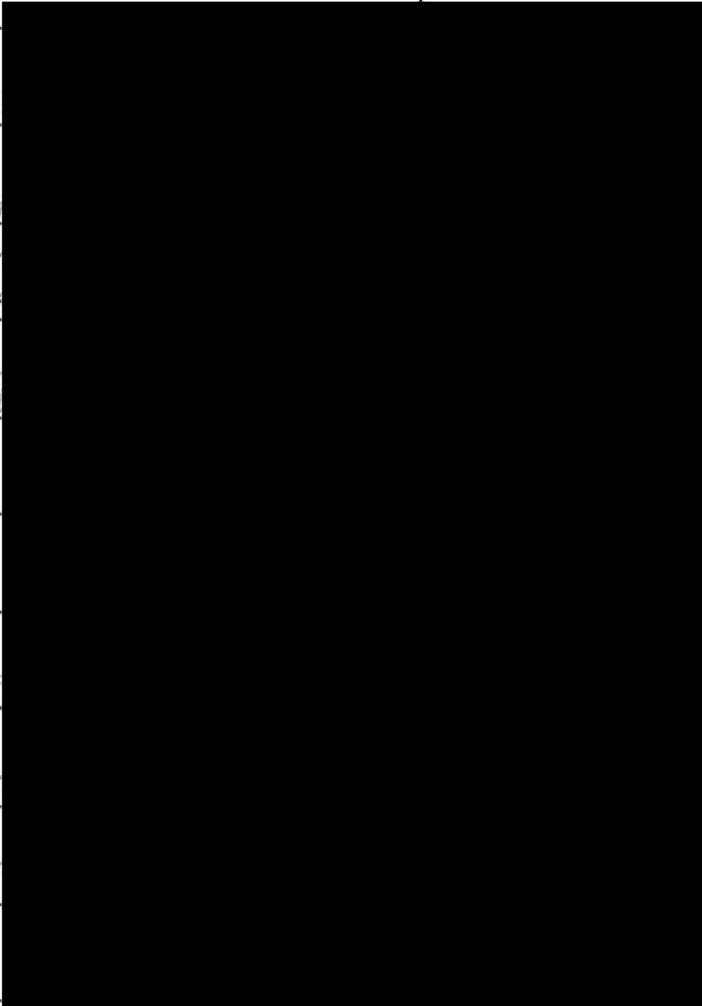
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(38)

Name	Address	Signature
Curtis Cobb		
ARTHUR BALIZAN		
Erin Haney		
Stephanie Haney		
→ Juan Navarro		
Maria Navarro		
Hana Luong		
David Vesa		

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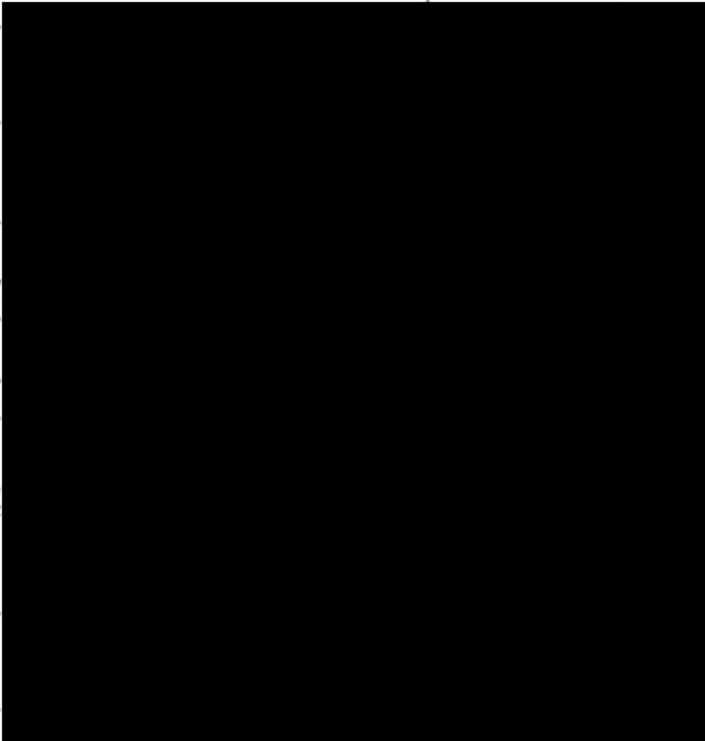
(39)

Name	Address	Signature
DIANA L. RODRIGUEZ		
Eric S. Rodriguez		
Bruce Jin		
Anna Vaquerano		
David Lo Prad		
DAVID YAO		
TRANG NGUYEN		
Chris Kasper		
Rachel Kasper		
Su Yeh, CHOE		

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(40)

1

Name	Address	Signature
Tomy Rodriguez		
Dean Rodriguez		
BRIAN WADA		
Marcia Wada		
JAVIER BUSTAMANTE		

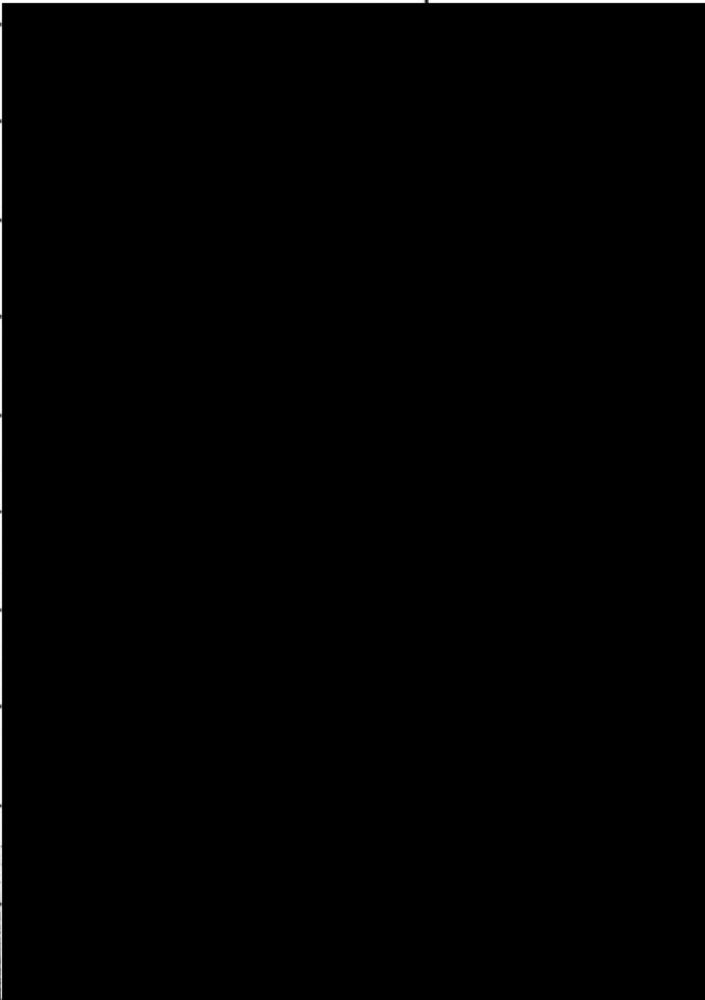
(41)

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Name	Address	Signature
Read Zaro		
Melbny Thompson-Zero		
Denice LeBarbuean		
JENNITER NKAR		
Reynaldo Nocar Jr		
ANJANAH.C		
Nalync Hunt		
Tim Hunt		
Stefan Syayk		
Jonathan Escobar		

(42)

* This is the Signature Form for Petition of 3-story building, 826 Winchester Blvd, San Jose

Name	Address	Signature
Saad Causevic		
Diane DeDominick		
MIKE DE DOMINICKS		
Nadia Rodriguez		
Iben Rodriguez		
Mamuel Rodriguez		
Christa Bustamante		
Hui Li		
Jiyan Pan		

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(43)

FW: Item 10.3, GP23-011 City Council mtg 6-10-2025, Oppose the Winchester Development

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

Date Thu 6/5/2025 12:47 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (1 MB)

Item 10.3, GP23-011 City Council mtg 6-10-2025, Oppose the Winchester Development.pdf; In Liquefaction Zone - Cal MyHazards-compressed.pdf;

From: Ken Hittleman <[REDACTED]> **On Behalf Of** Ken Hittleman

Sent: Thursday, June 5, 2025 11:54 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>

Cc: kcox@santaclaraca.gov; lgillmor@santaclaraca.gov

Subject: Item 10.3, GP23-011 City Council mtg 6-10-2025, Oppose the Winchester Development

[**External Email.** Do not open links or attachments from untrusted sources. [Learn more](#)]

Some people who received this message don't often get email from hittleman@computer.org. [Learn why this is important](#)

If possible, please use the two attached documents since they also contain images illustrating the issues:

- "*Item 10.3, GP23-011 City Council mtg 6-10-2025, Oppose the Winchester Development.pdf*" — my comments (also below without images)
- "*In Liquefaction Zone - Cal MyHazards-compressed.pdf*" — Map from *Cal MyHazards* website showing the location is within a liquefaction zone

I have also pasted just the text below in case the attachments are blocked. Thanks!

Dear Mayor and City Council Members,

I am writing to express my strong opposition to the 826 N. Winchester Boulevard project under consideration at the June 10th meeting. Please support the city planning staff recommendation to deny the request to amend the Envision San José 2040 General Plan Land Use/Transportation - Item 10.3 GP23-011.

As a resident of the affected neighborhood, I am concerned that a 17 & 15 story narrow tower building is being constructed in a liquefaction zone. A liquefaction zone means that the ground can effectively act like quicksand during an earthquake.

<image>

This happened in the Marina District and other Bay Area liquefaction zones during the 1989 Loma Prieta earthquake.

<5 images>

The proposed building will already be digging down 2.5 stories for the parking section, and I suspect that it will need to be further anchored beyond that with deep drilling into undisturbed soil to satisfy building codes. It would be best to anchor into bedrock, or if not, drilling down an equal 17 stories with anchoring rods. Merely building on a platform may stop the building from fracturing, but it will likely start to tilt and/or topple over during a liquefaction event.

Here is an example (picture below) what happened to a building damaged by liquefaction during the 1999 Izmit earthquake, Turkey:

<image>

And here (picture below) is a taller building damaged in Taiwan by a 2018 liquefaction event:

<image>

A gas station was previously located at that corner, and it most likely had leaky underground gasoline tanks when it was present. As the station was removed years ago, what level of mitigation was performed to address the dangerous underground chemicals left behind? Deep drilling in this area to anchor this extremely tall structure will disturb this soil and possibly leach dangerous chemicals deeper into the ground -- potentially contaminating the water table and causing other issues. A study needs to be performed to determine the effects of this deep drilling on the environment, and the **builders should be required to post a significant bond to cover any remediation efforts** that arise from their project.

In addition, building this tall narrow structure seems to be a real danger if/when a liquefaction event occurs and the building tilts/sinks or is otherwise damaged with it being located so close to other residential and commercial buildings!

I do realize housing is greatly needed, but this location is not appropriate for a towering complex. This project is **emphatically opposed by the majority of residents** who live in the area. **This is not NIMBY pushback -- the city planning staff also recommends denying the request** to amend the General Plan. The residents would welcome a project that conforms to zoning consistent with the General Plan.

This project should be rejected for the following reasons:

1. **Zoning Incompatibility:** The project's scale and nature are incompatible with the existing and planned zoning for this area:
 1. There is very little public transit near this location.
 1. From page 8 of the Planning Commission staff report:

“Analysis: While the subject site is located within half of a mile of a local bus line, it is not near a regional transit facility, that provides access to major transit services such as BART, High-Speed Rail, and Caltrain. The nearest

regional transit station is around 1.5-miles north of the site. The proposed 135-unit residential project reliant on a single bus route with a 15-minute headway **would unlikely reduce reliance on single occupancy vehicle trips.**"

1. This location is not designated as an Urban Village.
2. The General Plan does not envision high-density developments of this magnitude for this area.
3. The proposed building is out of scale and character with the surrounding single-family residential neighborhood.

<image>

1. From page 8 of the Planning Commission staff report:

"Analysis: The subject site is adjacent to multiple single-story single-family residences, and the adjacent commercial properties are no more than two-stories in height. This area is characterized as a low-density mixed neighborhood. The proposed 17-story high-density mixed-use or residential tower directly adjacent to these properties would be **incompatible with the existing residential neighborhood and the prevailing neighborhood form, highly contrasting in scale and form to adjacent properties. There are no major expressways, riparian corridors, or other barrier to separate the proposed structure, the tallest within a 2- mile radius, from the existing neighborhood.** Therefore, the proposed General Plan Amendment is inconsistent with these above-mentioned land use policies."

1. **Seismic Risk:** As detailed above, the site's identification within a seismic liquefaction zone presents a significant and unacceptable risk of structural damage, potentially leading to catastrophic collapse during earthquakes due to the loss of soil integrity.
2. **Environmental Impact (Shadowing):** The immense shadow cast by the high-rise twin towers will significantly reduce the efficiency of existing residential rooftop solar power systems and negatively impact the productivity of neighborhood landscaping and summer gardens.
3. **Inappropriate Density:** Skyscraper apartment buildings are more appropriately located in dense urban cores or designated urban villages; Cory Neighborhood is neither.

1. From page 3 of the Planning Commission staff report:

"This area is characterized as a low-density neighborhood with mixed residential and commercial uses. All the single-family residences adjacent to

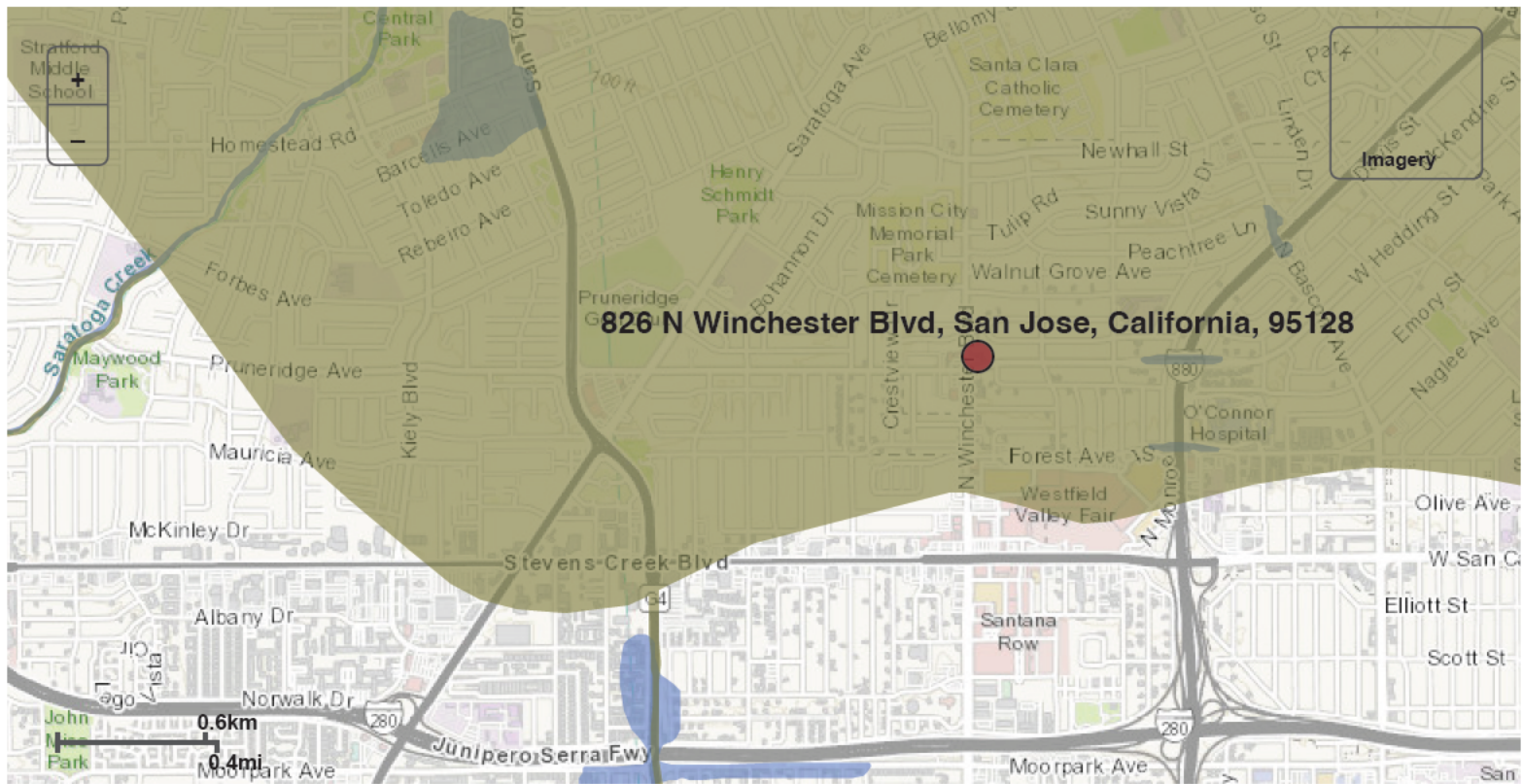
the subject site are 1-story tall. All the adjacent commercial properties are 1- to 2-stories in height. Most buildings in the vicinity are 2 to 4 stories tall. The tallest building within a 500-foot radius is 4 stories tall. As detailed further below, the subject site is not located in a designated Growth Area. The closest Growth Area is approximately 1,200 feet to the south at the Westfield Valley Fair shopping mall. The closest regional transit station is approximately 1.5 miles to the north at the Santa Clara Caltrain Station. The closest bus stop is 200 feet north of the site which is serviced by one bus route (VTA bus route 60) with 15-minute headway.”

1. **Traffic and Parking Overburden:** The high-density nature of this development would dramatically increase traffic congestion and strain existing parking infrastructure, negatively impacting current homeowners. This is particularly concerning given the proximity of three senior housing facilities (including assisted living and skilled nursing), whose residents frequently walk to nearby shops at this intersection.
 1. This project will cause terrible traffic gridlock. It adds the traffic equivalent of more than 135 single family homes at a single point! All those cars forced to enter and exit via a single bi-directional driveway that crosses a marked bike lane onto a busy street already heavily congested during commute times – that will back up even more because of the compounding delays due to the use of parking stackers!

A lot of thought and effort went into the development of the 2040 General Plan – let’s stick to it! Smart Growth is important!

Don't break the promise to SJ Neighborhoods when both the City's General Plan and the City's Professional Planning Staff are saying, "No". Please listen to the residents and deny this General Plan amendment request!

Best regards,
Kenneth Hittleman



The State Responsibility Area (SRA) is the area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. FEMA's Flood Map Service Center (<https://msc.fema.gov/portal/>)

All Risks

EARTHQUAKE HAZARD

HIGH Ground Shaking

This map shows the potential level of ground shaking hazard from earthquakes that geologists and seismologists agree could occur in California. It takes into consideration the uncertainties in the size and location of earthquakes and the resulting ground motions that can affect a particular location. (more information at <https://www.conservation.ca.gov/cgs/rghm/psha> (<https://www.conservation.ca.gov/cgs/rghm/psha>))

Liquefaction Seismic Hazard zone*

Earthquakes can cause certain types of soils to lose strength and behave like liquid. This can severely damage buildings and other structures. (more information at <http://geomaps.wr.usgs.gov> (<http://geomaps.wr.usgs.gov>))

What Should I do?

Based on the above results, use the following mitigation checklist and information to reduce injuries, protect your life and those of others, and reduce damage to your home and property.

Recommended Actions for your Ground Shaking Intensity:

- ★ [Secure your water heater](http://www.earthquakecountry.org/step1/waterheater.html) (<http://www.earthquakecountry.org/step1/waterheater.html>)
- ★ [Secure your tall furniture and bookcases](http://www.earthquakecountry.org/step1/bookcases.html) (<http://www.earthquakecountry.org/step1/bookcases.html>)
- ★ [Secure your TVs, computers, and electronics](http://www.earthquakecountry.org/step1/electronics.html) (<http://www.earthquakecountry.org/step1/electronics.html>)
- ★ [Secure your kitchen cabinets](http://www.earthquakecountry.org/step1/cabinets.html) (<http://www.earthquakecountry.org/step1/cabinets.html>)
- ★ [Secure wall-mounted objects](http://www.earthquakecountry.org/step1/hangingobjects.html) (<http://www.earthquakecountry.org/step1/hangingobjects.html>)
- ★ [Secure objects on opens shelves or table tops](http://www.earthquakecountry.org/step1/objects.html) (<http://www.earthquakecountry.org/step1/objects.html>)
- ★ [Secure natural gas appliances](http://www.earthquakecountry.org/step1/gassafety.html) (<http://www.earthquakecountry.org/step1/gassafety.html>)
- ★ [Secure garage - Chemicals](http://www.earthquakecountry.org/step1/chemicals.html) (<http://www.earthquakecountry.org/step1/chemicals.html>)
- ★ [Secure garage - Propane Tanks](http://www.earthquakecountry.org/step1/propanetanks.html) (<http://www.earthquakecountry.org/step1/propanetanks.html>)
- ★ [Secure your unreinforced masonry chimney](http://www.earthquakecountry.org/step4/chimneys2.html) (<http://www.earthquakecountry.org/step4/chimneys2.html>)

★ [Secure propane tanks \(http://www.earthquakecountry.org/step1/propanetanks.html\)](http://www.earthquakecountry.org/step1/propanetanks.html)

★ [Secure your kitchen appliances \(http://www.earthquakecountry.org/step1/refrigerators.html\)](http://www.earthquakecountry.org/step1/refrigerators.html)

★ [Secure your shop or gym equipment \(http://www.earthquakecountry.org/step1/shopequip.html\)](http://www.earthquakecountry.org/step1/shopequip.html)

Earthquake-Induced Landslide Hazard zone*

Earthquakes can trigger landslides that may cause injuries and damage to many types of structures. (more information at <http://www.conservation.ca.gov/CGS/shzp/SHMPfact.htm> (<http://www.conservation.ca.gov/CGS/shzp/SHMPfact.htm>))

Earthquake Fault zone*

Active earthquake faults may pose a risk of surface fault rupture hazard. Surface rupture can damage buildings. (more information at <https://www.conservation.ca.gov/cgs/alquist-priolo> (<https://www.conservation.ca.gov/cgs/alquist-priolo>))

More information and ideas on how to secure the contents of your home can be found at <https://www.earthquakecountry.org/prepare/> (<https://www.earthquakecountry.org/prepare/>).

Recommended actions for Earthquake Fault zones

If the property is not developed, a fault study may be required before the parcel can be subdivided or structures permitted. If a property is developed, you will not need a geologic study unless you plan to extensively add onto or remodel an existing structure. (more information at <https://www.conservation.ca.gov/cgs/alquist-priolo> (<https://www.conservation.ca.gov/cgs/alquist-priolo>)).

Recommended actions for Liquefaction Seismic Hazard zones

<https://www.usgs.gov/media/audio/i-saw-a-map-i-live-area-high-liquefaction-probability-what-does-mean-and-can-i-do> (<https://www.usgs.gov/media/audio/i-saw-a-map-i-live-area-high-liquefaction-probability-what-does-mean-and-can-i-do>) also See Chapter 6 https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_117a.pdf (https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_117a.pdf)

Recommended actions for Earthquake-Induced Landslide zones

See Chapter 5 https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_117a.pdf (https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_117a.pdf)

*About the Seismic Hazard Zonation Maps:

These maps prepared by the California Geological Survey are State-mandated regulatory maps that show "Zones of Required Investigation" for surface fault rupture, liquefaction and landslide hazard. They do not depict different degrees of hazard, rather they identify zones within which site specific studies will be required for new construction. These maps also are used in real estate transactions - when a property falls within a "Zone of Required Investigation," sellers of that property must disclose that fact to prospective buyers.

NOTE: Some areas of the State scheduled for Seismic Hazard Zonation for liquefaction and earthquake-induced landslides are yet to be evaluated. If you are informed that you are not in a Seismic Hazard Zone, please check whether the Official Seismic Hazard Zone Map covering your area has been released (<https://www.conservation.ca.gov/cgs/shma>)

(<https://www.conservation.ca.gov/cgs/shma>).)

Also, map scale limitations on this website do not always allow accurate determination of whether a property falls inside or outside a Zone of Required Investigation. This degree of uncertainty is addressed herein by use of the term "in or near" a zone. To determine property location relative to a zone boundary, please visit your local planning agency to view appropriate Official Seismic Hazard, Earthquake Fault Zone maps, and parcel maps. Click here (https://www.conservation.ca.gov/cgs/documents/program-sh/SHZ_FactSheet.pdf) for more information about the Seismic Hazard Zonation Mapping Program.

FLOOD HAZARD

Flood Hazard

NOTE: FEMA is currently updating the Flood Insurance Rate Map (FIRM) inventory through its Map Modernization Program. The updated maps will be added to this site as they are available, however, the digital information for many California counties has not been completed. Please be sure to check on-line at FEMA's Map Service Center website to view the most current FIRMs and use the search function for a ""Public Flood Map."" Your local Community Map Repository can provide information on how to view or obtain copies of FIRMs."

Your location is IN or NEAR an area of Unknown hazard of flooding.

Coastal floodplains have additional hazards associated with storm waves and wind. Flood insurance purchase may be required.**YOU ARE OUTSIDE A FIRE HAZARD ZONE**

YOU ARE OUTSIDE A TSUNAMI HAZARD ZONE

This location is not within a tsunami hazard zone. However, when near the coast, still be aware of tsunami warning signs as these events can be unpredictable:

You feel an earthquake and you are near the coast.

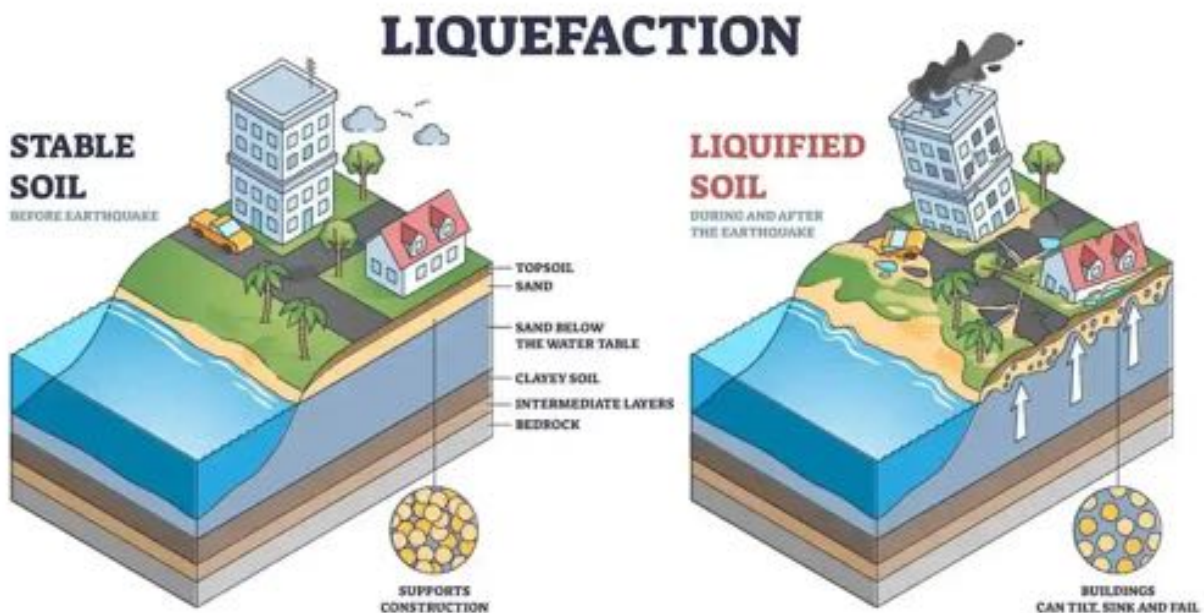
You observe "draw back," which is an unusual lowering of ocean water exposing the sea floor.

Radio or TV broadcasts will carry official warnings of an impending tsunami generated overseas.

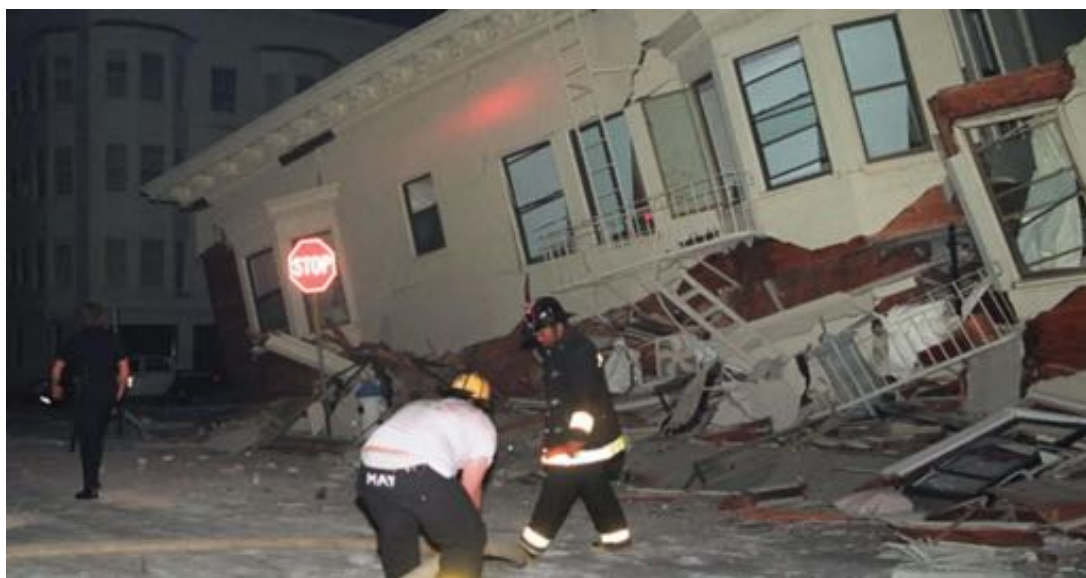
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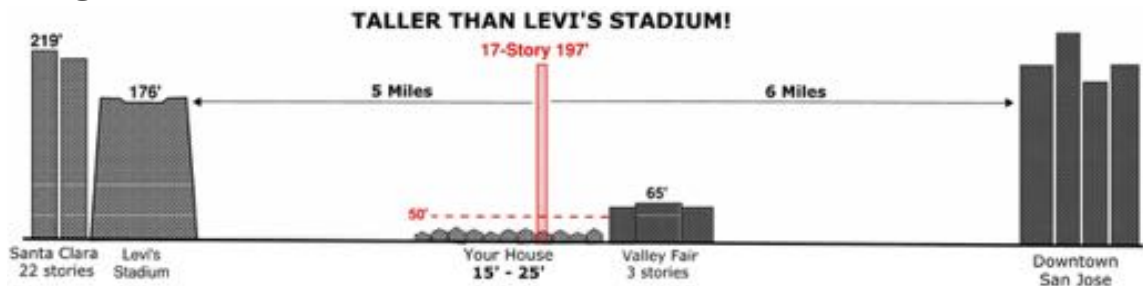
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1.2. This location is not designated as an Urban Village.

1.3. The General Plan does not envision high-density developments of this magnitude for this area.

1.4. The proposed building is out of scale and character with the surrounding single-family residential neighborhood.



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3. Environmental Impact (Shadowing): The immense shadow cast by the high-rise twin towers will significantly reduce the efficiency of existing residential rooftop solar power systems and negatively impact the productivity of neighborhood landscaping and summer gardens.
4. Inappropriate Density: Skyscraper apartment buildings are more appropriately located in dense urban cores or designated urban villages; Cory Neighborhood is neither.
 - 4.1.1. From page 3 of the Planning Commission staff report:

“This area is characterized as a low-density neighborhood with mixed residential and commercial uses. All the single-family residences adjacent to the subject site are 1-story tall. All the adjacent commercial properties are 1- to 2-stories in height. Most buildings in the vicinity are 2 to 4 stories tall. The tallest building within a 500-foot radius is 4 stories tall. As detailed further below, the subject site is not located in a designated Growth Area. The closest Growth Area is approximately 1,200 feet to the south at the Westfield Valley Fair shopping mall. The closest regional transit station is approximately 1.5 miles to the north at the Santa Clara Caltrain Station. The closest bus stop is 200 feet north of the site which is serviced by one bus route (VTA bus route 60) with 15-minute headway.”

5. Traffic and Parking Overburden: The high-density nature of this development would dramatically increase traffic congestion and strain existing parking infrastructure, negatively impacting current homeowners. This is particularly concerning given the proximity of three senior housing facilities (including assisted living and skilled nursing), whose residents frequently walk to nearby shops at this intersection.

5.1. This project will cause terrible traffic gridlock. It adds the traffic equivalent of more than 135 single family homes at a single point! All those cars forced to enter and exit via a single bi-directional driveway that crosses a marked bike lane onto a busy street already heavily congested during commute times – that will back up even more because of the compounding delays due to the use of parking stackers!

A lot of thought and effort went into the development of the 2040 General Plan – let's stick to it! Smart Growth is important!

Don't break the promise to SJ Neighborhoods when both the City's General Plan and the City's Professional Planning Staff are saying, "No". Please listen to the residents and deny this General Plan amendment request!

Best regards,
Kenneth Hittleman