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**Fw: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 10/17/2024 5:01 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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**From:** Joann Moritz [REDACTED]  
**Sent:** Thursday, October 17, 2024 4:59 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the

quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community. No to Costco.

JoAnn Moritz

A 39 year resident



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**Fw: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:16 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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**From:** Sharlene Wong [REDACTED]  
**Sent:** Thursday, October 17, 2024 5:23 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do

not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

According to the plans, there will be a multi-level parking structure. Personally, I do not feel safe in such structures especially when shopping at night and this will likely attract crime like at Main Street Cupertino's parking structure.

I never patronize the Sunnyvale Costco because of the small parking spaces where there is more likelihood of people denting my car doors. People no longer care so they will hit your car and drive off (not many abide by the law and leave a note). Even though this proposed Westgate West Costco is less than three miles from my home, I will not shop there. I would rather drive to the Mountain View or Almaden Costcos which are better planned warehouse locations.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

I have a lot of empathy for the Country Lane neighborhood residents. How many Costco executives or San Jose Council members live in a neighborhood next to a Costco warehouse? I would definitely be concerned about my home's value if my house was located near a Costco. It would become a less desirable neighborhood to live in or to sell from.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

What will happen to the Wheel Works across the street?

Surely Trader Joe's must be concerned about the impact on their business because they will no longer be considered the anchor store at Westgate West.

As with everything in Santa Clara County, decisions are determined by corporate and government greed. Jobs are lost due to corporate greed, poor decisions and restructuring while executives still make millions a year. The San Jose City Council also decided to move forward with this project because of greed and not the welfare of the people. People



voiced their concerns but they are ignored in favor of potential revenues. San Jose residents are already paying a lot to live here. Most residents did not get rich with big corporate stock options but by working in middle class jobs so retirement is a challenge.

The real problem with revenues is that a lot of money is already collected through taxes but it is grossly mismanaged and wasted by the government. Even school funds are mismanaged by having multiple vice principals and administrators but not enough teachers (who are extremely underpaid).

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Sharlene Wong  
San Jose 95129

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---

**Fw: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:21 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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---

**From:** Ximin Zhang [REDACTED]  
**Sent:** Thursday, October 17, 2024 6:06 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Ximin

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**Fw: Opposition to Noise and Pollution from Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:22 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
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**From:** Jerry Li [REDACTED]  
**Sent:** Thursday, October 17, 2024 7:04 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Noise and Pollution from Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I strongly oppose the Costco Warehouse at this location. It's a massive, intrusive project that will bring serious environmental impacts to our community.

The increased auto emissions, construction pollutants, noise, and light pollution will be overwhelming. These hazards won't stop at Costco's property line. Nearby residents, including sensitive receptors less than 50 feet away, will experience significant health risks. Who will take responsibility for these issues?

Our community cannot thrive amidst acres of heat-reflective concrete and parking lots filled with thousands of cars pumping pollutants into the air. The noise from daily operations: transformers, trash compactors, forklifts, and the constant clanging of shopping carts, will be relentless. It will create a harsh, unsustainable environment that affects not only the surrounding area but also other neighborhoods across San Jose.

This Costco will become a permanent fixture, bringing permanent issues for residents and the city of San Jose. The stakes are high. Please vote NO on this proposal.

San Jose Resident who lives 50 feet away from this future Costco site. I wish our voices can be heard and our feelings can be considered.

Sincerely,  
Jerry Li



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**Fw: Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:22 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
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Fax: 408-292-6207

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**From:** Jerry Li <[REDACTED]>  
**Sent:** Thursday, October 17, 2024 7:08 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to strongly oppose the proposed Costco Warehouse project due to serious safety and traffic concerns for our community. This massive, high-traffic development poses an unacceptable risk, especially for students traveling to and from nearby Prospect High School and Country Lane Elementary on foot, by bike, or by car.

Placing a car-centric warehouse in this residential area will significantly worsen traffic congestion and create hazardous conditions. The current traffic studies do not fully account for the realities of the local traffic patterns and should be redone to give accurate, up-to-date data. I urge the Council to require comprehensive studies that genuinely reflect the impact on pedestrian safety and vehicle traffic.

The most precious thing you can find at Costco is a parking space, and this proposed project has the least dedicated parking of any Costco in the area. It is surrounded by undersized roads and turn lanes and it will

inevitably cause gridlock, leading to frustrated drivers. And you know that frustrated drivers are unsafe drivers.

The anticipated gridlock will lead to dangerous conditions as frustrated drivers navigate crowded roads and parking areas. This creates a clear risk for accidents, especially given the limited infrastructure to handle such a significant increase in traffic volume. The potential for serious accidents should be enough reason to reconsider the suitability of this project for our community.

All this will only save all area Costco customers an average of LESS THAN ONE MILE of driving, with any such savings being offset or eliminated entirely by being stuck in traffic. This Costco will also make shopping other stores in the plaza more time consuming by increasing more in and out traffic and time to look for parking.

Last, despite claims of engagement, Costco has not meaningfully addressed concerns from West Valley schools and neighborhoods regarding cut-through traffic and safety on nearby roads. Their current plan offers minimal contributions and cosmetic changes that will not mitigate these risks. For the safety of our community, especially its most vulnerable members, I urge you to deny or at least reconsider this proposal.

Thank you for prioritizing the safety and well-being of our community.

Sincerely,  
Jerry Li



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**Fw: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:24 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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---

**From:** June Ong [REDACTED]  
**Sent:** Thursday, October 17, 2024 9:50 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

My name is June Ong and I have lived in the Country Lane neighborhood for 15 + years. I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

My 15 year old daughter attends [REDACTED] and has been biking to school through the park and along the sidewalk where the proposed Costco will be. Earlier this year there was a major car accident where a car ran right through the protective fence along the sidewalk (along side the proposed Costco building along Lawrence). My kids both use this sidewalk frequently. I am really concerned about their safety given that there

will be so much more traffic once Costco moves to this location. Many students cross this path on the way to and from school and it is very surprising that a big box store is even being considered in this location. My 15 year old told me that a student in her class last year got hit by a car while riding his bike along prospect/Lawrence area. This is not worth the risk, please do not allow Costco to be in this location!

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Costco "donated" 1 million dollars towards making the Lawrence/ Prospect intersection safer, which was a surprise even to the city just to try and "sweeten the deal" but we know that 1 million dollars won't even be enough to make meaningful changes that would ensure the safety of our students and cyclists.


Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on. With the upcoming urban village project within a 1 mile radius of the proposed Costco, this area will cause significant harm and fatalities to our students, pedestrians, cyclists and drivers.

I respectfully ask that you PLEASE DENY or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Sincerely,

June Ong  
15+ year resident of country lane

  
Mother to 2 teenage daughters

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**Fw: Support for New Costco at Westgate West Shopping Center**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:24 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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San Jose, CA 95113  
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Fax: 408-292-6207

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**From:** Praveena Mallya Gupte <[REDACTED]>  
**Sent:** Thursday, October 17, 2024 10:40 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; lcuadra <[REDACTED]>  
**Subject:** Support for New Costco at Westgate West Shopping Center

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Dear Mayor Mahan, Vice Mayor Kamei, and the City Council,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers

(resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Praveena Mallya  
Sent from my iPhone

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**Fw: Support for New Costco at Westgate West Shopping Center**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:24 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Praveena Mallya Gupte [REDACTED]  
**Sent:** Thursday, October 17, 2024 10:41 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; lcuadra [REDACTED]  
**Subject:** Support for New Costco at Westgate West Shopping Center

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Dear Mayor Mahan, Vice Mayor Kamei, and the City Council,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.


Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers

(resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Praveena Mallya

  
Campbell, CA 95008

Sent from my iPhone

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---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 8:36 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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**From:** Sstropics [REDACTED]  
**Sent:** Friday, October 18, 2024 8:31 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.



This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Susan Smyth

Sent from my iPhone

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**Fw: Oct. 22 Agenda Item Noo. 24 - Costco**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 2:43 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (2 MB)

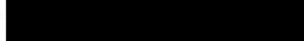
Ltr to Mayor and City Council Re Costco Cup.pdf;

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

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

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

---

**From:** Norm Matteoni   
**Sent:** Friday, October 18, 2024 2:41 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Burton, Chris <Christopher.Burton@sanjoseca.gov>  
**Subject:** Oct. 22 Agenda Item Noo. 24 - Costco

[**External Email.** Do not open links or attachments from untrusted sources.]

Dear City Clerk

Please include this letter in the Council's material for next Tuesday's hearing.

Thank you.

Norm Matteoni



**NORMAN E. MATTEONI**



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Norman E. Matteoni  
Peggy M. O'Laughlin  
Bradley M. Matteoni  
Barton G. Hechtman  
Gerry Houlihan

October 18, 2024

Via Electronic Mail

Hon. Mayor and City Council  
Office of the City Clerk  
200 E. Santa Clara St.  
Tower 18th Floor  
San José, CA 95113  
Ph: (408) 535-1260

**Re: COSTCO CUP – October 22, 2024 Agenda,. Item #24-2114 [CP21-022 & ER21-280: Conditional Use Permit to Allow Construction of a New Approximately 165,148 - Square Foot Commercial Retail Building at 5287 Prospect Road.]**

Dear Mr. Mayor and Members of the City Council:

I write on behalf of West Valley Center, an existing shopping center at Saratoga Avenue and Prospect Avenue, with key tenants of Sprouts and BevMo.

If Costco is to be approved, this center will suffer impacts that must be addressed in proposed conditions of approval. See attached map showing points of vehicular access through West Valley Center to serve Costco.

Based on the Staff report imposing certain restrictions, I request further restrictions or means to insure protection of the West Valley Shopping Center:

- A. There is access to the site via 2 driveways "along Saratoga Ave. internally accessed through the adjacent West Valley Shopping Center".

Comment: That is a definite impact to the adjacent property by inviting customers to traverse the West Valley Shopping Center and thus increase congestion and take parking within that center. There should be signs posted:

1. At the eastern edge of the Costco site common driveway to WVC stating: NO COSTCO PARKING IN ADJACENT SHOPPING CENTER
2. On the western edge of the WVC: COSTCO PARKING AHEAD

"Costco trucks will be restricted from using Graves Avenue and will instead utilize existing access via Saratoga Avenue..."

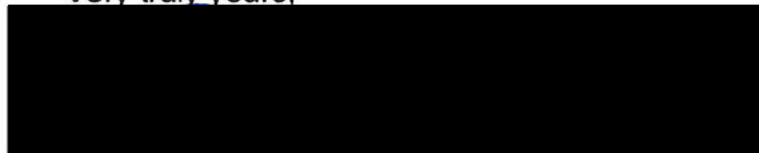
Comment: This is to protect the neighboring residential area, but it also increases the use of the alleyway behind the WVC.

- A. Loading and delivery operations will occur at the southeast corner of the building, facing away from residential uses to the north. The store is expected to receive an average of 10 truck deliveries per weekday, with trucks ranging in size from 26 feet for single-axle trailers to 70 feet for double-axle trailers. Receiving times for truck deliveries range from 2:00 AM to 1:00 PM.

Comment: First, this is inconsistent with the delivery hours of the WVC that is prohibited deliveries from 9PM to 7AM. This conflict can give rise to a violation on the permit for WVC because trucks will be proceeding through its site. Signs with fixed delivery hours should be posted at the dock, at Saratoga Avenue entrance to the driveway behind the West Valley Shopping Center, and at the entry point to Costco parcel to assure enforcement. Finally, you should know that deliveries to the former Orchard Supply did not utilize the driveway behind West Valley Shopping Center, and instead took entry directly from Graves Avenue.

Appropriate conditions as indicated above need to be placed on any Costco approval, to protect and be consistent with the adjacent WVC. Failure to provide parking protections will overwhelm the existing center.

Very truly yours,

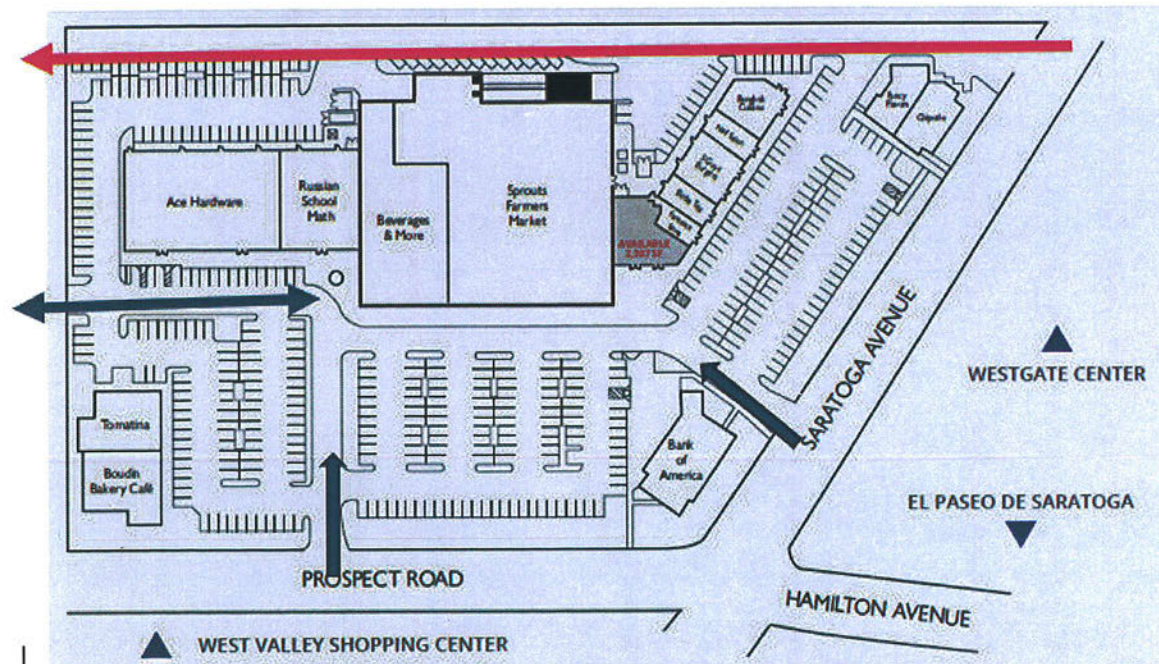


NORMAN E. MATTEONI

Cc: Christopher Burton  
Toni Taber



**COSTCO**



**RED ARROW** – trucks

**BLUE ARROWS** – shopper's entry points

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**Fw: LETTERS OF SUPPORT: Costco - Item 10.4 on the Oct 22nd Agenda**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 4:13 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (1 MB)  
Costco Westgate West PC Support Letters.pdf;

**Office of the City Clerk | City of San José**  
200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

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

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**From:** Erik Schoennauer [REDACTED]  
**Sent:** Friday, October 18, 2024 4:09 PM  
**To:** Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Cc:** Burton, Chris <Christopher.Burton@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Mike Okuma <mokuma@costco.com>; Lynette Dias [REDACTED]  
**Subject:** LETTERS OF SUPPORT: Costco - Item 10.4 on the Oct 22nd Agenda

[External Email. Do not open links or attachments from untrusted sources.]

Good afternoon, Mayor and City Councilmembers:

More than 1,800 neighbors, community members, and local businesses have signed up to express their support for the proposed new Costco at Westgate West Shopping Center. They want convenient shopping near their homes. And, they want to bring vitality, jobs, and new customers to the existing shopping center.

Please find attached and in the link below letters/emails of support. Thank you for your consideration.



## [Costco Westgate West Support Letters](#)

Please email or call if you have any questions. Thanks,  
ERIK

--

**Erik E. Schoennauer**

**THE SCHOENNAUER COMPANY**

### **The Planning Staff AND the Planning Commission unanimously recommend approval.**

Below are the key features of the project that we hope you will consider:

- 1) **Replacing Existing Buildings With A New Costco Building In An Existing Shopping Center:** This project will replace existing buildings totaling 188,265 square feet that were occupied by Orchard Supply, Ethan Allen, Smart & Final, and Goodwill with a single new 165,148 square-foot building for Costco (**23,117 less square feet**). The Costco is fully within the 50-year old Westgate West Shopping Center. **(Please see aerial photo & site plan below.)**
- 2) **Reducing Truck Traffic On Graves Avenue:** For over 50 years, the tenants of Westgate West Shopping Center have had the legal right to use the two existing driveways on Graves Avenue, including Trader Joe's. Many nearby residents requested that both driveways be closed due to concerns about increased traffic along Graves Ave, particularly delivery trucks. In response to concerns, Costco: 1) closed the driveway at the terminus of Graves; and 2) will **not allow** its trucks to use Graves Avenue, substantially reducing the number of trucks that used Graves Avenue when the buildings were occupied. Based on counts taken in March 2022 the average trucks per day on Graves was 17 and without Smart and Final that is reduced today to an average of 6 trucks trips per day and Costco will not add any truck trips to that number.
- 3) **Improving The Interface With The Neighborhood:** The project will install a new 6-foot high wall along most of Graves Avenue to reduce noise and visual impacts in the neighborhood. The project will preserve the 55 mature magnolias and olive trees along Graves and will add new landscaping to screen the building and wall. A roof will be constructed over the loading dock and the dock wall is extended to the front of the dock to contain noise. And, this will be the first Costco store in the United States with rooftop parking to use land efficiently and provide additional on-site parking. The roof lighting was also modified in response to neighbors' concerns and is now dark sky compliant.
- 4) **Improving Pedestrian And Bike Safety:** There are pre-existing community concerns about students walking across Lawrence Expressway and Prospect Road. To contribute to the solutions, Costco will construct new sidewalk, walking trail, and crosswalk improvements **along the Lawrence Expressway** frontage. In addition, Costco has voluntarily agreed to contribute an additional \$1 million towards the City's pedestrian upgrades to the Lawrence & Prospect intersection.
- 5) **Creating New Jobs And Tax Revenue:** The new Costco is expected to create **250 to 300 jobs**. The average wage for Costco's San Jose locations is **\$29.04/hour** (compared to San Jose's current minimum wage of \$17.00/hour). This average hourly wage rises to \$45.45 when benefits are included. An analysis by the City's Office of Economic Development estimates **\$2 million in annual sales tax** from a typical big box store.
- 6) **Robust Community Outreach:** Over the past 3 years, Costco has hosted, co-sponsored, and participated in 6 publicly-noticed meetings. In addition, Costco has met with numerous neighborhood groups, Prospect High School officials, and City of San Jose and City of Saratoga officials. **(Please see list below.)**
- 7) **No Significant And Unavoidable EIR Impacts:** The improvements and contributions detailed in items 2, 3 and 4 above are voluntary and do not have a direct nexus to any significant impacts that would result from the project as detailed in the project EIR. Additionally, the EIR did not identify any

significant and unavoidable impacts and the project is committed to implementing all the recommended mitigation measures.

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

Thank you for your consideration. Please email or call me if you want to schedule a meeting time with the Costco team before October 22nd.

Best Regards,  
ERIK

\*\*\*\*\*

**Costco's Community Outreach List:**

## Community Outreach

In addition, to hosting, co-sponsoring and participating in six publicly-noticed meetings, Costco has engaged in robust outreach to the following community stakeholders:

**Neighborhood Stakeholders**

- Country Lane Neighbors
- English Estates Neighbors
- Moreland West Neighbors
- Westgate West Shopping Center Tenants
- Westgate West Valley Professional Medical Center

**Prospect High School**

- Campbell Union High School District Superintendent
- Prospect High School Parent Teachers Association

**San Jose and Saratoga City Officials**

- Mayor Matt Mahan
- Vice Mayor Rosemary Kamei
- Former Vice Mayor Chappie Jones
- Saratoga City Manager, James Lindsay



**Costco new building footprint within existing Westgate West Shopping Center:**



**Proposed Shopping Center Plan with Costco:**





**Rendering of main entrance to Costco store:**



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[REDACTED]

August 29, 2024

To: San Jose City Officials

My name is Michele Vennard, owner of Bikram Yoga San Jose. I have been a long-time tenant in the Westgate West Shopping Mall, opening our first yoga studio, 2500 square feet, on the end cap next to what was the Huddle Lounge, Galactica Arcade, and Saturday Night Live for AA members in 2003. I have seen this center grow and change. In 2012, we moved into what was The Fencing Academy, taking on 7000 square feet. In 2019, just before COVID-19 hit, we opened in our current location of about 4500 square feet, in what was Genius Kids and Dolce Bella. To say that I love this center is an understatement. I come from a restaurant background, and location is drilled in as a key component to any success a business will have. I knew this location was ideal, and to this day, I am so grateful that we stuck to staying here. It's accessible and central to shopping, work, and play. ***In our 20+ years, we've had over one million visits to Bikram Yoga San Jose to take yoga in this center – that is not an exaggeration.***

Losing Orchard Supply was sad and sudden and started the "downfall" of the center in terms of curb appeal. While still busy with good tenants, it has been losing a pleasing desire to want to shop here. Our business relies on ease of parking and convenience in getting here. Our regular practitioners still enjoy the ease and convenience, yet we have lost so much potential business. We no longer have much drive-by-traffic, and there is not much foot traffic in this center with fewer tenants and more closures. The abandoned buildings have been sitting way too long, and now, with these buildings all boarded up, it makes it even less desirable and even gives off an unsafe feeling to anyone coming by this area.

Costco will undoubtedly make this area dense with people and traffic, but if done right (which I believe it will be), it will again enhance this area with life. Currently, the energy here is stuck. The tenants here have to work extra hard to bring in new business; there is no cohesiveness. In addition, many feel that this center will no longer exist, so any habits to build a routine in shopping here are disregarded given the uncertainty. That is detrimental to our business as people buy memberships, and many already question whether we will be here or not, so they don't commit.

This area, this sweet location, is a neighborhood in and of itself. The location brings in customers from Saratoga to Sunnyvale and Cupertino to San Jose. Shopping, eating, and entertaining in an area accessible to 280, 85, and Lawrence is perfection. Costco will bring in new people to this gem of a location, bringing new business to us, Trader Joe's, and all the other tenants here, too!

We were hesitant about Costco at first hearing [a few years ago], but what we have now is worse. There is no movement, more closures and darkness looming that will surely grow if we don't change it up. Costco and this modern model, along with the other changes to happen in the area, will make this location relevant again and bring good people, good business, and consistent long-term business to this center and this area.

Bikram Yoga San Jose supports the project and has been waiting for it to start! The time is now to modernize this area, making it the premier location again with all things to get and do in the neighborhoods it serves. Bikram Yoga San Jose provides yoga to everybody. Our yoga is designed to be administered to everyone. In 2003, we used to get 200-300 new people each month. Now, we are getting 50-80 new people as fewer come into this shopping center. Most don't know we are here as the reasons to come here are less and less.

It's our hope that this project comes to fruition. It may have some hurdles to work through, but it will be worth it to everyone in the end!



August 27<sup>th</sup>, 2024

Dear San Jose City Official,

I am the President of Kids Care Dental and Orthodontics, Enrique Figueroa. Our company is a professional pediatric dentistry corporation providing exceptional service to kiddos and families in the San Jose area from our practice located within the Westgate West shopping center in San Jose, California. We have been operating in this location since March of 2021. My team and I were very excited to hear about the potential Costco warehouse location coming to Westgate West. Not only would the addition of a Costco warehouse increase foot traffic and visibility for the businesses located within the center, but it would be a benefit to the local economy as a whole. Patrons would benefit from the outstanding deals Costco is known for, and residents of San Jose would benefit from the excellent employment opportunities created by the new Costco location. For these reasons I urge you to support the proposed Costco warehouse location to be added in Westgate West. My team and I appreciate your time and consideration of this matter.

Sincerely,

Enrique Figueroa

*President*

**kids care**  
DENTAL & ORTHODONTICS™

3100 Zinfandel Drive, Suite 400

Rancho Cordova, CA 95670

**kids care**

DENTAL & ORTHODONTICS™





SportClips Haircut (West San Jose)

[Website](#) | [Google](#) | [Facebook](#) | [Yelp](#)

To,  
The San Jose City Official  
San Jose, CA


Dear sir/madam,

I am a small business owner at Westgate West Shopping Center. I own a SportClips Haircut, West San Jose franchise in the abovementioned shopping center. My store is a haircutting salon for men, women, and kids. I have owned the store in the shopping center since 2018, and my store has been part of the plaza since 2015.

Currently, a proposal for Costco Wholesale to come to our plaza as a tenant is pending approval. I humbly request that you approve the proposal as soon as possible. Costco will bring a lot of foot traffic to the plaza, which will help small businesses like mine that have been struggling since the pandemic. I fully support of Costco Wholesale coming to our city and to our plaza.

Thank you for your time!

Best,

  
Amit Kinger  
Owner, Sport Clips Haircut, West San Jose  
5255 Prospect Rd., San Jose, CA 95129

3:32 PM

Mail - Atienza, Manuel - Outlook

## Comments in support of the Costco proposal

Katie Sarkhosh [REDACTED]

[REDACTED] 6/2024 3:03 PM

To: Hawkins, Kara <Kara.Hawkins@sanjoseca.gov>

Cc: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

[External Email]

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Hello,

I am a constituent of District 1 and live near the proposed Costco site; I represent my household of 4 people. I am sharing that we are in support of the Costco proposal and wish for the planning team to be aware there is both a need and a desire from local citizens for this project to be implemented.

I am outraged at the possibility that a small amount of individuals, living 1-2 per household in long-ago mortgaged homes with no future ties to the area, could force a project to fail. We are two hard working parents (my husband is a teacher at our local D1 public middle school) with a toddler and preschooler. Our children will be attending the local public schools, who may eventually attend Prospect HS. We are not going anywhere---we will be in D1 for the foreseeable future due to jobs and schools.

We are the ones, like so many in D1, who need easy and quick access to an incredible company like Costco, which actually treats their employees well and is a generally well-loved business. We need diapers, fresh food, home staples, and we don't want to spend 20m+ driving one way when it could be 10min or less (not to mention the substantial cost savings, much-needed for people who pay for daycare). We don't want empty, unsightly lots where there could be a business offering hundreds of jobs, some of which could go to local HS students and become a path to a career.

I attended our first call on this topic when I was pregnant in 2022, and am still baffled and concerned with the divide amongst our neighbors who cannot see beyond their own discomfort and made-up potential offenses.

Please know that we do not want the needs of young families to be drowned out in the negative attitudes of our shortsighted neighbors.

Thank you,  
Katie Sarkhosh, D1 constituent since 2012

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3, 4:11 PM

Mail - Atienza, Manuel - Outlook

**Costco Westgate West (5287 Prospect Road)**

Susan Stecklair

Thu 2/23/2023 3:36 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Blanco, Maira <Maira.Blanco@sanjoseca.gov>

Cc: District1 <district1@sanjoseca.gov>

[Some people who received this message don't often get email from [redacted] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[External Email]

Hello —

Regarding: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/major-development-projects/costco-westgate-west-5287-prospect-road>

As a senior citizen in District 1 of San Jose, I live about 1 mile from the proposed project. I support the development of Costco on the site. I currently drive up Lawrence to the Sunnyvale Costco, and would prefer to drive instead to the Prospect Westgate West location; and have the city of San Jose collect the Costco taxes.

I know that there is a very vocal group on Nextdoor that is against the development, and collecting signatures at the farmers markets. However, in my view, the area was already zoned for retail business. Costco is a great business, is a responsible employer, and will be a good tax paying citizen in San Jose. Right now, much of the proposed site is boarded up, and is a blight. Doing nothing is not a great solution.

However, the traffic there is not a problem unless the students are coming or going to Prospect High School. I drive there often to either shop/eat at Westgate, go to my gym along W. Campbell Ave. in Campbell, or visit my sister at the memory care in Villa Fontana across from Prospect High School. Will traffic increase? Sure. But any successful business will create more traffic than shuttered buildings. Will parking be a problem there? Maybe. But, it it should lessen the parking issues at the Sunnyvale location. Is traffic complicated by the development also at El Paseo. Sure, but adding additional development at El Paseo will develop needed housing in the area.

After another post on Nextdoor today, I thought I should express that some of us are fine with the project.

Thank You,  
Susan Stecklair

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[outlook.office365.com/mail/inbox/id/AAQkAGVINTU1YzU4LWNmYjctNDFkZC05ZTVmLWJINzE3OTYyYmE5NgAQAIxhqVQHYY9Gns8vTcJpM...](mailto:outlook.office365.com/mail/inbox/id/AAQkAGVINTU1YzU4LWNmYjctNDFkZC05ZTVmLWJINzE3OTYyYmE5NgAQAIxhqVQHYY9Gns8vTcJpM...)

---

3, 4:11 PM

Mail - Atienza, Manuel - Outlook

sources.


jane l [REDACTED]

Mon 12/25/2023 12:45 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

[External Email]

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Dear city permit officer,

I am writing to express my strong support for the proposed construction of the project. This development has the potential to revitalize an area that has, unfortunately, seen better days.

As a concerned citizen and resident, I have observed the decline of this commercial plaza. At present, it's akin to a "ghost town" if not for a few successful players such as trader joes still hanging there. This desolation not only detracts from our community's vibrancy but also poses safety and aesthetic concerns.

The introduction of Costco, a well-established retail giant, can serve as a catalyst for rejuvenation. Costco's ability to attract a significant consumer base is undeniable. This influx of shoppers has the potential to breathe new life into the surrounding small businesses, many of which have struggled.

Moreover, the current state of the plaza presents safety concerns. The prevalence of empty storefronts has created an environment that may attract unlawful activities and become a potential haven for homelessness. Such conditions not only pose a risk to public safety but also tarnish the image of our city.

Additionally, the unkempt and abandoned appearance of the plaza is a blight on our community. It detracts from the aesthetic appeal of the area and could potentially decrease the value of nearby properties.

In light of these considerations, I strongly urge the city permit office to favorably consider the application for the construction of Costco. This project is not just about the establishment of a retail store; it's about the revitalization of a community space, enhancing public safety, and boosting our local economy.

I understand that many of nearby residents have expressed concerns regarding the potential safety and noise issues associated with the expected increase in traffic.

Firstly, it is crucial to recognize that the current state of the vacant plaza poses a greater safety risk than any potential traffic increase. The lack of activity and empty storefronts have unfortunately made the area more susceptible to unsafe conditions, including the possibility of attracting criminal activities. The introduction of Costco and the subsequent increase in foot traffic and regular monitoring will significantly mitigate these risks, making the area safer for everyone.

Regarding the concern of increased traffic, it is true that the presence of Costco will lead to more vehicles in the vicinity. However, this should be viewed in the context of reviving a now dormant commercial space. A slight increase in traffic is a small trade-off for the benefits of having a lively business hub. Moreover, effective traffic management plans and infrastructure improvements can be implemented to ensure smooth traffic flow and minimize any potential disturbances.

It's also important to consider the broader benefits. A thriving Costco will not only bring new life to the plaza but also enhance the overall look and feel of the area. This revitalization is likely to have a positive impact on property values. A well-maintained, active commercial plaza is a more attractive feature for any neighborhood than a deserted, run-down one. The presence of a major retailer like Costco signifies a thriving community and can be a strong selling point for potential property buyers.

83

<https://outlook.office365.com/mail/inbox/id/AAQkAGVINTU1YzU4LWNmYjdNDFkZC052TVmLWJINzE3OTYyYme5NgAQAJuUOzUP955AqNUm2Rks...> 1/2

1/3/24, 9:06 AM

Mail - Atienza, Manuel - Outlook

In conclusion, while the concerns regarding traffic are valid, they are outweighed by the benefits of improved safety, increased business activity, and enhanced property values. The proposed Costco development represents an opportunity for positive change in our community, transforming a currently underutilized area into a vibrant and safe commercial hub.

to our community, transforming a formerly abandoned area into a vibrant and job-generating area.

Human nature often leads us to resist change, harboring a deep-seated fear of the unfamiliar and the uncertain. This apprehension stems from a concern that things might spiral out of control if they deviate from the tried and tested paths. Such fears can act as blinders, preventing us from opening our minds to the myriad possibilities that change can bring. Underneath this veil of fear, we frequently overlook the potential benefits that embracing new ideas and approaches can offer. It's this reluctance to venture beyond our comfort zones that sometimes hinders our ability to see the transformative power of change...

Thank you for your attention to this matter. I am hopeful that our community will see the positive changes brought by the project.

--

Best,  
Jane

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1/8/24, 8:15 AM

Mail - Atienza, Manuel - Outlook

## Support Costco west gate

Xiao Geng [REDACTED]

Sun 1/7/2024 4:09 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

67

[External Email]

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

Hello,

I am writing this email to support building the Costco west gate. I am curious of the schedule of this new costco construction so I searched it up and noticed it's still applying the permit. Hope my email can show my support to this Costco.

This Costco will reduce a lot of traffic on Lawrence, as the saratoga residents have to drive on Lawrence all the way to Costco Sunnyvale. This new Costco will save us time, save the road, reduce the emission, and bring the west gate mall back to life. It's a win-win for everyone. And hope this will attract more business to west gate area as this is the most convenient place for many residents.

Thanks,

Xiao Geng  
[REDACTED]

Sent from my iPhone

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8/5/24, 11:41 AM

Mail - Atienza, Manuel - Outlook

## I support westgate costco

Michael Agha [REDACTED]

Sat 6/29/2024 6:24 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

[External Email]

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

As a long term resident and costco member I wholehearted support the new location.

Michael Agha  
[REDACTED]

Sent from a mobile device. Please excuse brevity.

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[REDACTED]

## Costco Development at Westgate

jonramos [REDACTED]

Sat 2/3/2024 2:45 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

[External Email]

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

February 3, 2024

Good Afternoon,

As a resident that lives within 2 miles of Westgate, I **support** the development that includes a new Costco.

I understand the objections, but I'm willing to accept additional traffic in the area.

Historically Costco has an excellent reputation working with the cities and communities.

I also look at this way, I will drive less instead of going to Costco in Sunnyvale, I will go to the one within 2 miles of my house.

Thanks

Jon Ramos  
[REDACTED]

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

2:59 PM

Mail - Atienza, Manuel - Outlook

## My comments on the proposed Westgate Costco project

Chris Seitz [REDACTED]

Mon 2/5/2024 2:58 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

Cc: Hawkins, Kara <Kara.Hawkins@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>

[External Email]

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

Hi folks

I'm strongly in favor of a new Costco. I'm a longtime resident near forest hill school.

Thanks

Chris

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



## Costco project

Chad Lloyd [REDACTED]

Thu 1/27/2022 2:32 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Blanco, Maira <Maira.Blanco@sanjoseca.gov>

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

[External Email]

Hello,

I live in this area and just want to say I fully support having a Costco that will bring jobs and taxes to this area.

Chad

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

## Costco at Westgate

Suyash Ganu [REDACTED]

Wed 8/17/2022 7:58 PM

To: District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Blanco, Maira <Maira.Blanco@sanjoseca.gov>

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

[External Email]

66

Hello,

I am a resident of the neighborhood next to Mitty High School in West San Jose and I am 25 years old. I just want to let you know that I fully **support** this Costco project. If this Costco is built, I can see myself driving to it every week or two. Usually I go to the one in Sunnyvale which requires me driving several miles. Having a Costco closer would help me reduce my emissions. In addition I am an avid ebicycle user. Costco provides very affordable food in their food court. I can definitely see myself, biking down to Costco for a meal. I am not really concerned about traffic since it is at the end of Lawrence. In addition having more food & grocery options within a walkable distance would be great for the future residents of the Paseo de Saratoga project. I really hope you allow this project to be built without major modifications.

Thank you,  
Suyash Ganu

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

7/10/23, 3:28 PM

Mail - Atienza, Manuel - Outlook

## Graves Ave Access for Bicyclists and Pedestrians

Suyash Ganu [REDACTED]

Mon 7/10/2023 3:24 PM

To: Atienza, Manuel <Alec.Atienza@sanjoseca.gov>; Blanco, Maira <Maira.Blanco@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>

65

[External Email]

Hello,

I read online that there is a potential plan for Graves Ave to be cutoff to pedestrians and bicyclists in the Costco Westgate Project.

This seems very unfortunate. As a West San Jose resident for the past 15 years and a supporter of Costco's arrival, I was hoping that it would be easy for me to bike to Costco to grab their low cost food court options.

Graves Ave should be closed to cars but have a small opening for pedestrians and bikers so local residents can access it easily without going through the parking and driving hassle.

Thank you,  
Suyash Ganu

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

**From:** Linda Barboza <[REDACTED]>

**Date:** Sunday, September 22, 2024 at 9:30 PM

**To:** Planningcom2@sanjoseca.gov <Planningcom2@sanjoseca.gov>,  
Planningcom5@sanjoseca.gov <Planningcom5@sanjoseca.gov>,  
PlanningCom10@sanjoseca.gov <PlanningCom10@sanjoseca.gov>,  
PlanningCom8@sanjoseca.gov <PlanningCom8@sanjoseca.gov>,  
PlanningComCW@sanjoseca.gov <PlanningComCW@sanjoseca.gov>,  
Planningcom7@sanjoseca.gov <Planningcom7@sanjoseca.gov>,  
planningcom6@sanjoseca.gov <planningcom6@sanjoseca.gov>,  
Planningcom1@sanjoseca.gov <Planningcom1@sanjoseca.gov>,  
planningcom4@sanjoseca.gov <planningcom4@sanjoseca.gov>

**Subject:** Support for New Costco at Westgate West Shopping Center

Dear Chair Tordillos and Commissioners,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

-- Ms. Linda Barboza

[REDACTED]

**From:** Dan Batryn [REDACTED]

**Date:** Friday, September 20, 2024 at 12:38 PM

**To:** Planningcom2@sanjoseca.gov <Planningcom2@sanjoseca.gov>, Planningcom5@sanjoseca.gov <Planningcom5@sanjoseca.gov>, PlanningCom10@sanjoseca.gov <PlanningCom10@sanjoseca.gov>, PlanningCom8@sanjoseca.gov <PlanningCom8@sanjoseca.gov>, PlanningComCW@sanjoseca.gov <PlanningComCW@sanjoseca.gov>, Planningcom7@sanjoseca.gov <Planningcom7@sanjoseca.gov>, planningcom6@sanjoseca.gov <planningcom6@sanjoseca.gov>, Planningcom1@sanjoseca.gov <Planningcom1@sanjoseca.gov>, planningcom4@sanjoseca.gov <planningcom4@sanjoseca.gov>

**Subject:** Support for New Costco at Westgate West Shopping Center

Dear Chair Tordillos and Commissioners,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

-- Mr. Dan Batryn  
[REDACTED]

**From:** Peggy Albert <[REDACTED]>

**Sent:** Monday, September 23, 2024 8:25 PM

**To:** Planningcom2@sanjoseca.gov <Planningcom2@sanjoseca.gov>;  
Planningcom5@sanjoseca.gov <Planningcom5@sanjoseca.gov>;  
PlanningCom10@sanjoseca.gov <PlanningCom10@sanjoseca.gov>;  
PlanningCom8@sanjoseca.gov <PlanningCom8@sanjoseca.gov>;  
PlanningComCW@sanjoseca.gov <PlanningComCW@sanjoseca.gov>;  
Planningcom7@sanjoseca.gov <Planningcom7@sanjoseca.gov>;  
planningcom6@sanjoseca.gov <planningcom6@sanjoseca.gov>;  
Planningcom1@sanjoseca.gov <Planningcom1@sanjoseca.gov>;  
planningcom4@sanjoseca.gov <planningcom4@sanjoseca.gov>

**Subject:** Support for New Costco at Westgate West Shopping Center

Dear Chair Tordillos and Commissioners,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

-- Ms. Peggy Albert

[REDACTED]



**From:** Lil Tuu [REDACTED]

**Date:** Saturday, September 21, 2024 at 8:32 PM

**To:** Planningcom2@sanjoseca.gov <Planningcom2@sanjoseca.gov>,  
Planningcom5@sanjoseca.gov <Planningcom5@sanjoseca.gov>,  
PlanningCom10@sanjoseca.gov <PlanningCom10@sanjoseca.gov>,  
PlanningCom8@sanjoseca.gov <PlanningCom8@sanjoseca.gov>,  
PlanningComCW@sanjoseca.gov <PlanningComCW@sanjoseca.gov>,  
Planningcom7@sanjoseca.gov <Planningcom7@sanjoseca.gov>,  
planningcom6@sanjoseca.gov <planningcom6@sanjoseca.gov>,  
Planningcom1@sanjoseca.gov <Planningcom1@sanjoseca.gov>,  
planningcom4@sanjoseca.gov <planningcom4@sanjoseca.gov>

**Subject:** Support for New Costco at Westgate West Shopping Center

Dear Chair Tordillos and Commissioners,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

-- Ms. Lil Tuu  
[REDACTED]

Dear Chair Tordillos and Commissioners,

As a local resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

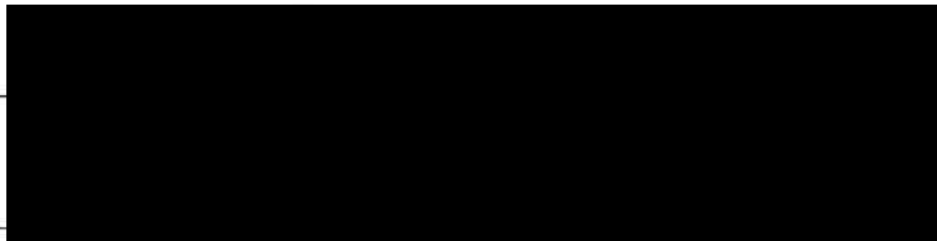
Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Name:

Address:



Dear Chair Tordillos and Commissioners,

As a local resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

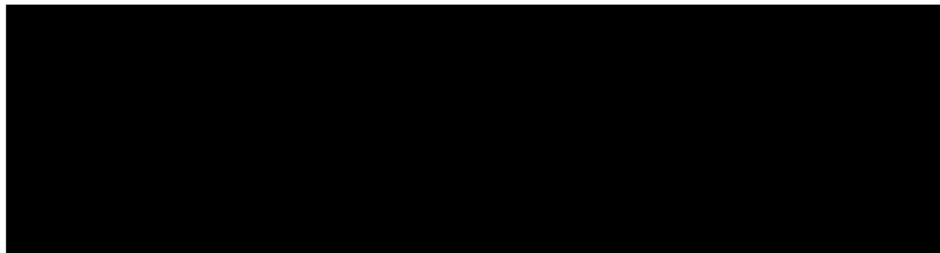
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Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Name:

Address:



Dear Chair Tordillos and Commissioners,

As a local business owner, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

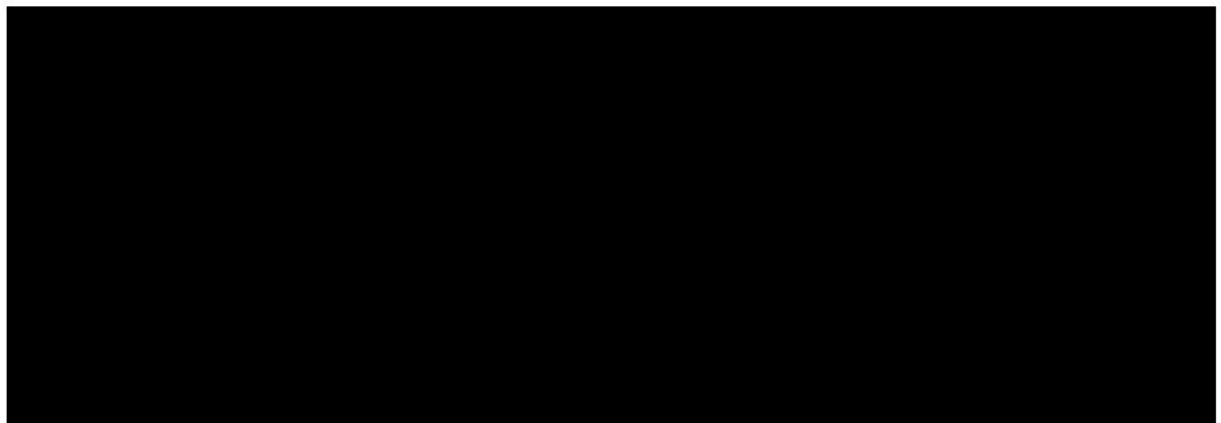
Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Name:

Business:

Address:



Dear Chair Tordillos and Commissioners,

As a local resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

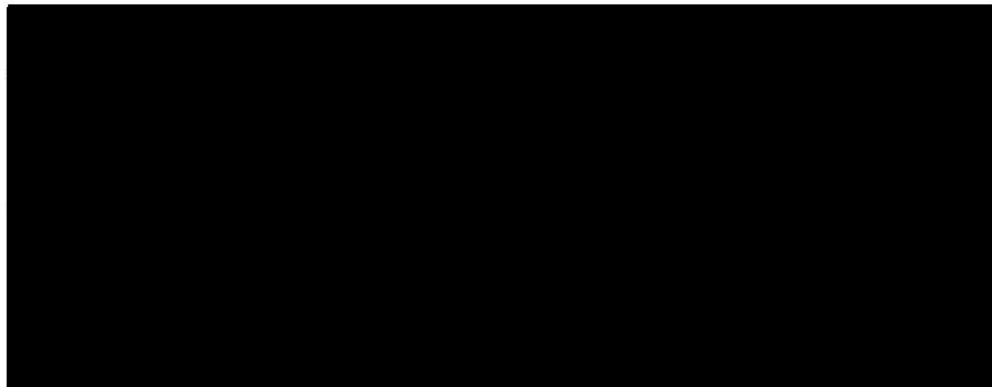
Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Name:

Address:



---

**Fw: Support for New Costco at Westgate West Shopping Center**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 10/18/2024 3:19 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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

---

**From:** Jing Liu <[REDACTED]>  
**Sent:** Friday, October 18, 2024 3:10 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; lcuadra <[REDACTED]>  
**Subject:** Support for New Costco at Westgate West Shopping Center

[External Email. Do not open links or attachments from untrusted sources.]

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

Dear Mayor Mahan, Vice Mayor Kamei, and the City Council,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers



(resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Jing Liu



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---

**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:47 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Alex Swanner [REDACTED]  
**Sent:** Friday, October 18, 2024 5:30 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

[External Email. Do not open links or attachments from untrusted sources.]

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

Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. Many Prospect high school students walk through this area to get to school. The increased traffic will pose a danger to them, both on weekdays but also on weekends when there are events at the school.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. It is inevitable that Costco shoppers will cut through the adjacent

neighborhood yet that traffic has not ben addressed.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Alex Swanner



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**FW: Costco @Westgate - please mandate 2 changes before approval**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:48 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** rameshb [REDACTED]  
**Sent:** Friday, October 18, 2024 6:54 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fw: Costco @Westgate - please mandate 2 changes before approval

[**External Email.** Do not open links or attachments from untrusted sources.]

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

Dear City council members,

Costco project at Westgate West.is coming to the council for approval on Oct 22.  
My family live on Graves ave - our voices should count more than others because we have to live with your decision EVERY DAY.  
I am out of town that day so I am sending this to you in advance.

I request that you please mandate these changes before you approve it.

- 1. Force closure of ALL driveways to Graves ave (they want to keep one open).**
- 2. Limit Costco from loading/unloading between 9pm and 7 am - as in done in the adjacent site development permit.**

**Please read the short email below for details.**

Graves drieway: ALL OTHER stores on the EAST side of Westgate west, including Sprouts, that 'could' have trucks using a driveway to Graves (medical center or Westgate West) - THE SITE GAVE UP THAT RIGHT in THEIR SITE DEVELOPMENT PERMIT (H00-37) - copy attached. I negotiated this language, with the planning director, for their permit in 2000:

- c. The developer shall relinquish cross-access agreements that facilitate access onto the rear areas of adjacent commercial properties to the satisfaction of the Director of Planning at such time as the Director believes- that such access\_ can be eliminated upon further development or redevelopment of adjacent parcels.
- d. Deliveries and loading/unloading of merchandise shall not take place between the hours of 9:00 P.M. and 7:00 A.M

Closing Graves driveway was always agreed to as long term plan with your predecessors - See Mike Enderby's email committing to close Graves ave driveways - planning staff was copied in his email - so this was a department wide commitment - not just a 1:1 commitment.

Thanks

Ramesh

[REDACTED]

---

**From:** Enderby, Mike <[mike.enderby@sanjoseca.gov](mailto:mike.enderby@sanjoseca.gov)>

**To:** [REDACTED]

**Cc:** "[Jenny.Nusbaum@sanjoseca.gov](mailto:Jenny.Nusbaum@sanjoseca.gov)" <[Jenny.Nusbaum@sanjoseca.gov](mailto:Jenny.Nusbaum@sanjoseca.gov)>; "[rameshbemail-shop2@sanjoseca.gov](mailto:rameshbemail-shop2@sanjoseca.gov)" <[rameshbemail-shop2@sanjoseca.gov](mailto:rameshbemail-shop2@sanjoseca.gov)>; "[Laurel.Prevetti@sanjoseca.gov](mailto:Laurel.Prevetti@sanjoseca.gov)" <[Laurel.Prevetti@sanjoseca.gov](mailto:Laurel.Prevetti@sanjoseca.gov)>; "[John.Baty@sanjoseca.gov](mailto:John.Baty@sanjoseca.gov)" <[John.Baty@sanjoseca.gov](mailto:John.Baty@sanjoseca.gov)>; "[Andrew.Crabtree@sanjoseca.gov](mailto:Andrew.Crabtree@sanjoseca.gov)" <[Andrew.Crabtree@sanjoseca.gov](mailto:Andrew.Crabtree@sanjoseca.gov)>; "[JEANNIE.HAMILTON@sanjoseca.gov](mailto:JEANNIE.HAMILTON@sanjoseca.gov)" <[JEANNIE.HAMILTON@sanjoseca.gov](mailto:JEANNIE.HAMILTON@sanjoseca.gov)>; "[sai.yakubu@sanjoseca.gov](mailto:sai.yakubu@sanjoseca.gov)" <[sai.yakubu@sanjoseca.gov](mailto:sai.yakubu@sanjoseca.gov)>

**Sent:** Tuesday, October 30, 2012 at 08:41:16 AM PDT

**Subject:**

RE: How can Westgate West construction permit be issued without residential input?

Hi Rajesh,

Nice to hear from you. I appreciate your on-going interest in the project. It is still very much our goal to close off vehicle access to the back of West Valley and Westgate West shopping centers as previously negotiated with the developer(s). As you know, there are permit conditions with triggers in place with the Westgate West project to close off the Graves Avenue driveways upon expansions of building square footage and/or construction of new buildings. The recent modifications that were approved technically constitute remodels and not physical expansions and therefore the trigger for access closures have not been met. The ownership of Westgate West has recently changed. That said, we have reminded the developer of the previously negotiated requirements and the obligations to conform to the permit conditions. We'll keep you posted about any future expansion proposals.

Thanks, Mike

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

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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:49 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Margi Kim [REDACTED]  
**Sent:** Friday, October 18, 2024 10:41 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.



Thank you for prioritizing the safety and well-being of our community.

Best,  
Margi Kim  
Homeowner in Siena at Saratoga

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

---

**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:50 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** FengWenChi [REDACTED]  
**Sent:** Friday, October 18, 2024 10:59 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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

Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will

have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Regards  
Wen-Chi Feng

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---

**FW: COSTCO decision topic for 10/22/24 meeting**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:50 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Dan Rhoads [REDACTED]  
**Sent:** Saturday, October 19, 2024 10:34 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** COSTCO decision topic for 10/22/24 meeting

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We are writing to express our concern and urge rejection of this project at the old Orchard supply site. For the following reasons:

- San Jose does NOT respect or show concern for neighboring communities like Saratoga, Cupertino, Campbell. A good regional city like San Jose as part of the bay area needs to involve and respect the concerns of surrounding cities and to date San Jose has NOT done this, else they would reject this site.
- Costco builds near freeways and main traffic routes. There is NO close freeway access at this site. Rt 280 or Rt 85 access will require shoppers to clog already busy streets like Lawrence, Prospect and Saratoga and others. These streets are already busy with Prospect HS traffic and local businesses. A Suggestion would be to consider the old shopping center in Santa Clara at Lawrence and 280 overpass as a better site.
- The EIR is flawed in that it failed to address the recently approved El Paseo 994 Condo complex a mere couple of hundred yards down Lawrence expressway from this proposed Costco site.
- citing tax revenue from Costco as a reason to approve this plan is ludicrous. There are many other options that should be considered with less community impact.

In summary:

Increased traffic, congestion and noise at this site will put students, residents and business at high risk of serious accidents. Property values and quality of life for residents living near this site will have a negative impact. San Jose must do the right thing as a good regional city member and refuse this project and/or offer alternatives.

We are Daniel and Carolyn Rhoads, [REDACTED] Saratoga and writing on behalf of ourselves of other concerned neighbors

---

**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:50 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Maybellene Orque <[REDACTED]>  
**Sent:** Saturday, October 19, 2024 12:50 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will

have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Additionally, it cannot be overlooked that the planned development at El Paso de Saratoga will further complicate and congest the traffic in the area. The traffic and lack of planning will negatively impact our community's safety and quality of life. This is not an insignificant concern.

Thank you for prioritizing the safety and well-being of our community.

Sincerely,  
Maybellene Orque

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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:50 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** kathi peverini <[REDACTED]>  
**Sent:** Saturday, October 19, 2024 4:09 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

**[External Email. Do not open links or attachments from untrusted sources.]**

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Dear San Jose City Council Members and Mayor Mahan, I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where

pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit. Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning. Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes. Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on. I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community. Thank you for prioritizing the safety and well-being of our community.

There are other projects expected to be developed in this area that will cause so much traffic that our Community will be totally gridlocked and all will fail!!!!

Thank you

Kathleen Peverini  
[REDACTED]

**FW: Costco project at Westgate**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:50 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Charlotte Pitts [REDACTED]  
**Sent:** Saturday, October 19, 2024 6:26 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Costco project at Westgate

[External Email. Do not open links or attachments from untrusted sources.]

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

Dear Sirs,

As a concerned neighbor, I want to register my disapproval for the proposed Costco project at Westgate. The impact of the increased traffic, both from cars driven by people purchasing things there, plus the truck traffic to deliver goods to be sold, is going to be horrific. The access roads are not going to be widened, so all the increased traffic will be the burden of existing streets which are already heavily traveled. Parking for Trader Joe's, which is one of the few businesses remaining, will be impacted by Costco headed shoppers who will use their premier parking spaces as they will be easily walking distance to Costco. The owners of the new homes across the street are certainly not going to walk to Costco, so they too, will drive across the street making traffic worse.

This is the smallest parking lot of any nearby Costco, thereby necessitating the construction of a multi-story parking structure as well as a two story Costco to fit it all into the small area available. Obviously a tight fit.

It is not worth the increased tax dollars the business would generate.

Do not approve this bloated project.

Sincerely,  
Charlotte Pitts  
Nearby homeowner

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**FW: Objection to Costco at Lawrence and Prospect**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Doris Livezey [REDACTED]  
**Sent:** Saturday, October 19, 2024 11:38 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@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:** Objection to Costco at Lawrence and Prospect

[**External Email.** Do not open links or attachments from untrusted sources.]

Dear City Council members

Please consider the residents and families who live in the area. You already approved a 12-story and a couple of 8 story buildings at El Paseo, just 1/2 a mile away. Wasn't that enough and now this? Four million cars a year pouring through the neighborhoods as we try to maintain our normal lives and regular trips to get to Highway 85.

I will probably start shopping at Cupertino Target and Trader Joe's to avoid the Costco traffic. I have a Costco membership but shop in the Sunnyvale store where they have gas. But my neighbors and families with students at Prospect won't be so lucky.

Look at their plan to have Prospect Road be the main entrance into the parking lot. That is a major heavily-traveled corridor already. Consider Trader Joe's that frequently has several rows of parked cars. Where will their customers park when Costco overruns the parking lot?

Please vote No. Let us deal with El Paseo and then bring normal stores, not a warehouse, into WestGate West. Do an Urban Village Plan and make a wise decision.

Thank you,

Doris Livezey, concerned nearby neighbor  
[REDACTED]



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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Hang Ma [REDACTED]  
**Sent:** Saturday, October 19, 2024 11:46 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. In the responses to comments of the draft EIR, page 28, it says "the (Saratoga Ave and) Graves Ave intersection, which was projected to operate at LOS E (operation at capacity) during the PM peak hour". This is a big pain for students going home from Country Lane Elementary. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I went to the planning commission meeting on 9/25. The commissioners were frank to share their perspective that the Costco project was favored mainly because of the potential sales tax. Nevertheless, in my humble opinion, other businesses in this area might be affected to neutralize it. This has been happening to other Costco locations that nearby stores are not doing as well and closing.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Hang Ma (San Jose resident)

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---

**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** young heart [REDACTED]  
**Sent:** Sunday, October 20, 2024 1:40 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. The project simply doesn't fit.

Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.

This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.

Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.

Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Best Regards,  
Tao Yan (Parent)

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---

**FW: Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Bobi Levine <[REDACTED]>  
**Sent:** Sunday, October 20, 2024 11:00 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4

[External Email. Do not open links or attachments from untrusted sources.]

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

Dear San Jose City Council Members and Mayor Mahan,

I am writing to strongly oppose the proposed Costco Warehouse project due to serious safety and traffic concerns for our community. This massive, high-traffic development poses an unacceptable risk, especially for students traveling to and from nearby Prospect High School and Country Lane Elementary on foot, by bike, or by car.

Placing a car-centric warehouse in this residential area will significantly worsen traffic congestion and create hazardous conditions. The current traffic studies do not fully account for the realities of the local traffic patterns and should be redone to give accurate, up-to-date data. I urge the Council to require comprehensive studies that genuinely reflect the impact on pedestrian safety and vehicle traffic.

The most precious thing you can find at Costco is a parking space, and this proposed project has the least dedicated parking of any Costco in the area. It is surrounded by undersized roads and turn lanes and it will inevitably cause gridlock, leading to frustrated drivers. And you know that frustrated drivers are unsafe drivers.

The anticipated gridlock will lead to dangerous conditions as frustrated drivers navigate crowded roads and parking areas. This creates a clear risk for accidents, especially given the limited infrastructure to handle such a

significant increase in traffic volume. The potential for serious accidents should be enough reason to reconsider the suitability of this project for our community.

All this will only save all area Costco customers an average of LESS THAN ONE MILE of driving, with any such savings being offset or eliminated entirely by being stuck in traffic.

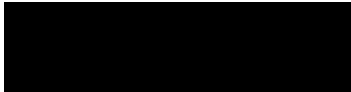
Last, despite claims of engagement, Costco has not meaningfully addressed concerns from West Valley schools and neighborhoods regarding cut-through traffic and safety on nearby roads. Their current plan offers minimal contributions and cosmetic changes that will not mitigate these risks. For the safety of our community, especially its most vulnerable members, I urge you to deny or at least reconsider this proposal.

You all ask for our support when you ran for office and we supported you! Please support our neighbors who have been asking for your support to oppose this Costco - it does not belong in a residential neighborhood - Costco belongs in a commercial area with a large area for parking - this site is smaller than the Lawrence Expwy store but larger than that store!!!

I am a home owner in the Happy Valley area. We have many seniors and others who walk to Westgate West shopping center. Our area will be used by people cutting through from Doyle Road to Graves Ave. This additional traffic will cause a hazard to children riding their bikes and walking to school as well as dog walkers and our neighbors who walk daily in our area.

Please vote NO to Costco at Westgate West - thank you for prioritizing the safety and well being of our community!!!!

Barbara Levine



Sent from my iPad

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**FW: Support for New Costco at Westgate West Shopping Center**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Mark Bongiorno - [REDACTED]  
**Sent:** Sunday, October 20, 2024 12:09 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; lcuadra [REDACTED]  
**Subject:** Support for New Costco at Westgate West Shopping Center

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear Mayor Mahan, Vice Mayor Kamei, and the City Council,

As a nearby resident, I want to express my support for the proposed Costco Warehouse. Costco's proposal would activate the current Westgate West Shopping Center's northern portion by replacing 188,265 square feet of primarily vacant retail with a 165,148-square-foot Costco warehouse.

Costco has demonstrated its willingness to be a good neighbor by ensuring its operations will not impact surrounding businesses and residences. In fact, the proposal will provide many improvements to the shopping center that will benefit the existing tenants and shoppers, including new landscaping and traffic calming measures to increase visibility and allow safer pedestrian and cyclist circulation throughout the interior and exterior of the shopping center. Additionally, Costco is dedicating 687 parking spaces for its customers (resulting in a net increase of 281 parking spaces in the shopping center).

Most importantly, Costco will serve as an anchor location, attracting hundreds of new customers to patronize existing small businesses and bolster the city's retail base and tax revenue. The shopping center has undergone many transformations over the years, and I feel that Costco would be a positive addition. I encourage your support of Costco's proposal.

Sincerely,

Thankyou,

Mark Bongiorno

---

**FW: Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Dongling Ding <[REDACTED]>  
**Sent:** Sunday, October 20, 2024 3:41 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Traffic Danger at Westgate West Costco, 10/22/2024 Agenda item #10.4

[External Email. Do not open links or attachments from untrusted sources.]

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

Dear San Jose City Council Members and Mayor Mahan,

I am writing to strongly oppose the proposed Costco Warehouse project due to serious safety and traffic concerns for our community. This massive, high-traffic development poses an unacceptable risk, especially for students traveling to and from nearby Prospect High School and Country Lane Elementary on foot, by bike, or by car.

Placing a car-centric warehouse in this residential area will significantly worsen traffic congestion and create hazardous conditions. The current traffic studies do not fully account for the realities of the local traffic patterns and should be redone to give accurate, up-to-date data. I urge the Council to require comprehensive studies that genuinely reflect the impact on pedestrian safety and vehicle traffic.

The most precious thing you can find at Costco is a parking space, and this proposed project has the least dedicated parking of any Costco in the area. It is surrounded by undersized roads and turn lanes and it will inevitably cause gridlock, leading to frustrated drivers. And you know that frustrated drivers are unsafe drivers.

The anticipated gridlock will lead to dangerous conditions as frustrated drivers navigate crowded roads and parking areas. This creates a clear risk for accidents, especially given the limited infrastructure to handle such a

significant increase in traffic volume. The potential for serious accidents should be enough reason to reconsider the suitability of this project for our community.

All this will only save all area Costco customers an average of LESS THAN ONE MILE of driving, with any such savings being offset or eliminated entirely by being stuck in traffic.

Last, despite claims of engagement, Costco has not meaningfully addressed concerns from West Valley schools and neighborhoods regarding cut-through traffic and safety on nearby roads. Their current plan offers minimal contributions and cosmetic changes that will not mitigate these risks. For the safety of our community, especially its most vulnerable members, I urge you to deny or at least reconsider this proposal.

Thank you for prioritizing the safety and well-being of our community.

Dongling Ding  
The resident of Cameo Drive, Country Lane Neighborhood

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---

**FW: Opposition to Unsafe Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:52 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** SHERRY XUE [REDACTED]  
**Sent:** Sunday, October 20, 2024 4:05 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Unsafe Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear San Jose City Council Members and Mayor Mahan,

I am writing to strongly oppose the proposed Costco Warehouse. As a concerned West Valley neighborhood resident I do not want the negative effects of this oversized Warehouse endangering residents and students 🚧 at Prospect High School and Country Lane Elementary, which are only 1,000 feet from the proposed Warehouse.

A car-centric Warehouse that will generate 11,000+ vehicle trips a day (4M a year) in this location will worsen traffic 🚦 conditions near Prospect High, Country Lane Elementary and other neighborhood schools, putting students walking, riding bikes, or driving to and from school at risk.

The proposed Warehouse is located in a residential area. Costco plans to use Graves Ave, a small, two-lane residential street, for customer and delivery trucks to access the Warehouse. When traffic on surrounding streets backs up, impatient and frustrated shoppers will look for easier ways to get the warehouse through surrounding neighborhoods. They will speed past Easterbrook Discovery School and Country Lane from multiple directions to the primary Costco entrance on Graves Avenue. This increases the chances for dangerous collisions between cars and students, pedestrians, and bicyclists.

This project fails to adequately prioritize student, pedestrian, and cyclist safety:

- a) The currently proposed limited changes to the Lawrence / Prospect intersection fall far short of what will make the intersection truly safe.
- b) Cut-through traffic impact has not been analyzed or addressed, particularly on identified Country Lane neighborhood streets. Studies must be done now, before it's too late! Proposed crosswalks need to be placed where they will do the most good.
- c) Customer and truck traffic from the Warehouse into the Country Lane neighborhood and past the Country Lane

Elementary School must be eliminated by closing off the primary entrance on Graves Avenue.

The safety of students and residents is of paramount importance. Please deny or reconsider this project.

Thank you for prioritizing the safety and well-being of students and residents.

Sherry Xue

Resident of Cameo Drive

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**FW: Close the eastern Graves Avenue at Westgate West Costco, 10/22/2024 Agenda item #10.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:52 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** ding.dongling [REDACTED]  
**Sent:** Sunday, October 20, 2024 7:58 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Re: Close the eastern Graves Avenue at Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

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

Hello,

My name is Dongling Ding and I am a member of Save West Valley. I live [REDACTED]  
[REDACTED] San Jose.

In the Costco plan a new driveway will be opened up by removing the sidewalk between Trader Joe's and the previous Smart for customers to enter and exit the Costco site from Grave Avenue. This will create cut-through traffic around Country Lane Elementary school and nearby streets to the north. This means much more traffic and danger to kids walking and biking to the very closeby Country Lane Elementary school.

To mitigate this issue, I strongly request the closure of the eastern driveway from Graves Avenue. This would help ensure the safety of students at Country Lane School and minimize traffic impacts on nearby residents. In the past Costco used various reasons(excuses) to refuse doing that. I believe **Costco intends to use that driveway to reduce the flow of traffic**



**to and from their business on other driveways, which will be very crowded. It is very bad to the Country Lane neighborhood and student safety.**

If this body unfortunately decides to approve the Costco project, I strongly urge you to require closing off the eastern Graves Avenue to address this serious safety issue.

Dongling

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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:52 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Ramesh Gunna [REDACTED]  
**Sent:** Sunday, October 20, 2024 10:35 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

You don't often get email from [REDACTED] [learn why this is important](#)  
Dear Mayor Matt Mahan, Vice Mayor Rosemary Kamei and City Council members.

I am resident of the country lane neighborhood and I have been living here for 20 years.

We have been studying the project for almost 3 years since the proposal came out.

Nothing meaningful has changed in terms of modifications to address the various concerns that have been brought by several concerned residents including myself and my concern remains the same that Costco is not a good fit at this location. We have participated in meetings and discussions to voice our concerns and look for solutions, continue to do so but nothing has changed !

There are many issues that have not been addressed despite DEIR comments, several individualized emails, writings and reaching out to planning, city officials, Costco and elected representatives.

This has turned out to be a Tax revenue issue for the city with a developer pitching the project. The city has done the bare minimum, threading the needle on several critical issues and tried to see how it can make the project fit without CEQA violations while ignoring the grave concerns and consequences that will forever change this area.

However bare minimum is not adequate, that should not be the acceptable standard for San Jose city standards and its residents, we need to hold everyone to the highest standards and be a role model.

The city and developer have not addressed the real issues, there haven't been substantial changes that would make a difference to alleviate the concerns regarding the project.

The concerns of land use violation, student safety, inadequate parking, access to Graves Avenue, traffic in arterial roads, turn pocket issues, cut through traffic concerns of country lane neighborhood, noise related issues all remain unresolved.

I understand that development and change is inevitable but one needs to look at development in the right context and make sure it is done in a responsible manner without up ending the quality of life while making sure safety is not compromised at any cost, no amount of tax revenue dollars are worth that compromises safety.

People are discussing a myriad of issues and mitigations at this point, for some of which there are no solutions.

We need to step back & take a look as to how we got here in the first place while we are lost looking for solutions. We have introduced a problem here to begin with, first by considering Costco to be a viable project while it is apparent to most of us that it is not a fit at this location and hence a multitude of problems have risen forcing everyone to scramble when there are no viable solutions.

I urge you to **REJECT** the Costco proposal by voting **NO**

### ***LAND USE ISSUE***

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The Westgate West property is designated as Neighborhood/Community Commercial (NCC) in GP 2040 land use and zoned as commercial general (CG zoning).

New development and land uses **must conform** to the Land Use/Transportation Diagram and the Land Use goals and policies of the [Envision San José 2040 General Plan](#). (This is verbatim from the city page)

“If the zoning district and land use designation differ, the **land use designation trumps the zoning district.**”, see [ALIGNMENT PROJECT FAQs](#)

#### ***Neighborhood Community Commercial (NCC):***

- This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighboring serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban **form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.** This designation also support one hundred percent (100%) deed restricted affordable housing developments that are consistent with General Plan Policy H-2.9 and Policy IF-5.12.

COSTCO **does not confirm** to (NCC) land use. The city is **violating** the rule by designating Costco as general retail. Costco is not any ordinary retail by any means with 11K daily car trips, requiring 900 car parking spaces, extensive EIR studies.

None of the existing Costco locations in the city of San Jose or anywhere in the Bay Area are in an NCC land use designated site. They are all industrial or commercial designation.

2201 Senter Road, San Jose - Heavy Industrial  
1709 Automation Pkwy - Combined Industrial/Commercial Zone  
5301 Almaden Expressway - Regional Commercial  
6898 Raleigh Rd, San Jose - Combined Industrial/Commercial Zone

### ***SITE PARKING***

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The number of parking spaces for the proposed project is **688** dedicated stalls for Westgate West Costco (~165,000 sq ft store)

Sunnyvale Costco which has **838** dedicated parking spots. (~137,000 sq ft store)

Napa Costco which just opened on [October 18, 2024](#) has **983** dedicated stalls (~157,000 sq ft store)

Costco is shirking the parking responsibility while it knows its stores need more parking.

**Planning commission member Oliverio** commented that there is no minimum parking with, everyone is aware of that but that is **true only** for housing and small businesses , **Costco is not a small business retailer !!!**

It is a **travesty** to put a wholesale center which needs adequate parking and not meeting the standards it has set at other warehouses.

- All this points to an **inadequate site for a retail warehouse with insufficient parking**, the project should not be accepted & approved as proposed in its current form.
- [Costco Sunnyvale application for additional parking](#) as of 9/26/2020
  - Costco cited the need for more parking from an existing number of 762 adding 102 more parking spots to make it 868
  - Sunnyvale Costco site is smaller at 137,450 square foot compared to 165,148 square footage
  - **So, the developer is clearly underselling the parking requirements for the new location (687 here vs 868 at Sunnyvale)**
- Here is a Costco proposal in Central Point Oregon that states
  - [https://www.centralpointoregon.gov/sites/default/files/fileattachments/community\\_development/project/934/costco\\_findings\\_11-6-2015.pdf](https://www.centralpointoregon.gov/sites/default/files/fileattachments/community_development/project/934/costco_findings_11-6-2015.pdf)
  - **Costco Building & Site Design: With over 30 years of building membership warehouses** Costco has 686 warehouses worldwide. This experience has allowed Costco to develop a carefully thought out program for constructing new facilities.
  - **Costco is proposing to build a warehouse having roughly 163,000 sq. ft. For a warehouse of this size Costco has discovered through their experience from building over 600 warehouses that 800 parking stalls (+/-) are needed to effectively handle the volume of members that use their facilities. The size of the property under consideration, about 18.28 acres, is large enough to accommodate these improvements.**
- Here is the Napa valley register article where **Costco Napa** store asked for additional 187 spaces, bringing the total to **983** spaces
  - <https://archive.is/b1qdT>
  - [https://napavalleyregister.com/news/local/napa-costco-napa-pipe-riversound-homes-for-sale/article\\_18200cb0-2775-11ef-848f-ff5acaf96a8d.html](https://napavalleyregister.com/news/local/napa-costco-napa-pipe-riversound-homes-for-sale/article_18200cb0-2775-11ef-848f-ff5acaf96a8d.html)

## ***CLEAN ENERGY***

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- DEIR on page 42 - Gas water heaters will be direct vent and 94% efficient or greater.
  - [As of March 2023, BAAQMD adopted amendments](#) for residential and commercial natural gas and water heater appliances to be **zero Nox**
  - Is the current project in compliance with this regulation ?, if not why - Please explain.
  - This would be a great opportunity for a new development to take the lead and become compliant even though the regulation kicks in 2027

## ***TRAFFIC ANALYSIS ISSUES***

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[The Kittleson Traffic Analysis Report Appendix I](#) on the following pages identified several intersections having adverse effects, there is no mitigation or remedies planned by the city. This is a **serious deficiency** that needs to be addressed by the city, this has been called out multiple times & despite me



rising this in the DEIR, here is what I have seen as a response which is **NOT** a remedy for project approval compliance.

### [Response by the city]

As part of this review, the City of San José has the discretion to impose conditions of approval that require off-site improvements to address issues related to transportation. Any required conditions of approval that may be imposed by the City of San José would be required to be implemented by the Project in order to receive the Conditional Use Permit

However, I have not seen any off-site improvements to address the issues related to the following transportation, **I don't see how this is being released, please address this.**

- **Lawrence Expwy / Bollinger Rd-Moorpark Ave (Intersection 5) (Page 56 of Appendix I - Transportation analysis)**
  - Options are provided to mitigate adverse effect
  - No commitment from the city to say these will be implemented
  - What is the city's commitment - shouldn't a mitigation or remedy plan be part of the DEIR before the project is sought for approval
- **Saratoga Ave / Graves Ave (Intersection 6) (Page 56/57)**
  - Why isn't option B the default option
  - Report says option A has adverse affect under all conditions
  - Options are provided to mitigate adverse effect
  - No commitment from the city to say these will be implemented
  - What is the city's commitment - shouldn't a mitigation or remedy plan be part of the DEIR before the project is sought for approval
- **Lawrence Expwy / Prospect Rd (Intersection 11) (Page 57)**
  - There are adverse effects and no mitigations possible
  - What is the remedy here ?? (None have been identified in the DEIR)
- **Prospect Rd / Westgate West shopping center signalized driveway (Intersection 12) (Page 57)**
  - There are adverse effects and no mitigations possible
  - What is the remedy here ?? (None have been identified)
  - During the 5% of the peak hour when this condition may exist, shopping center patrons will likely use other driveways along Lawrence Expressway, Prospect Road, and Saratoga Avenue to spread out the demand at this location.
  - This is speculative in nature, not a solution, how can one rely on such speculative measure to be a mitigating solution - what is the real solution here ?
- **Saratoga Ave / Prospect Rd-Campbell Ave (Intersection 13)**
  - Adverse effect identified
  - Possible solution identified but it is not clear whether that is recommended or a suggestion ?
  - No commitment from the city to say this will be implemented
  - What is the city's commitment - shouldn't a mitigation or remedy plan be part of the DEIR before the project is sought for approval
- **In Summary**
  - for the all above issues where options exist for remedy
    - What is the city plan ?
      - **Is there a commitment from the city on implementing the plan ?**
    - What are the detailed implementations ?
    - **Please list the necessary & required details as part of the required clauses for project approval.**
  - for all the issues where no options exist for remedy
    - What does the city plan to do ?
    - **What are the consequences if they are not remedied ? Please list in detail of any and all the impacts**
    - **Please elaborate all the details , residents need to be aware of such shortfalls for project approval and it is important for project approvers as well.**

### ***SAN JOSE VISION ZERO CONSIDERATION***

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The City of San José takes traffic safety seriously. In 2015, we became the fourth U.S. city to officially adopt a Vision Zero initiative. The goal of [Vision Zero](#) is to reduce and eventually eliminate traffic deaths and severe injuries.

- **Saratoga Ave** from 280 to Lawrence Expressway is a city identified **Priority Safety Corridor**.

- City data points to 42 crashes for year 2022, this is the most current data available from [vision zero crash data](#)
- [Transportation Analysis report](#) (page 37, Fig-8) shows the assigned trip distribution. At 10% for Saratoga Ave, this equates to 1100 car trips added.
- How does the safety get impacted on Prospect Ave with 17% (page 37, Fig-8) increase of 1870 cars, please study this and detail the impacts.
- As far as I am aware, there was no evaluation from a safety perspective on this corridor ?, the city has only done an LoS evaluation on Saratoga, this was communicated as such by EIR & Traffic consultants at the Feb-5, 2024 Vice Mayor Rosemary [meeting](#)
- Isn't it imperative that the safety aspects also be evaluated and what impacts it has on the users of this stretch of a priority safety corridor.
- Traffic study completion date is October 2023, prior to San Jose's Saratoga Avenue safety improvements and lane reductions. Has the EIR sufficiently analyzed the revised configuration on Saratoga Avenue? **The Costco development increased traffic counts trigger a role back on these safety and bike lane improvements !!!**
- The City/Costco should go back, evaluate the safety impacts and publish a report before the project is sought for approval.

## ***STUDENT SAFETY***

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- The proposed Costco location is within 800 feet of Prospect high school
- There is no other Costco that is right across from a high school, why are we proposing a **retail warehouse in a school zone** ?
- The retail warehouse business highlights how car centric the project is at 11K daily vehicle trips
- There is no meaningful discussion of safety issues related to prospect high school students in the DEIR which is a significant deficiency
- Please explain if there was any crash data analysis that was done in the radius zone (1/4 mile, 1/2 mile) of Prospect high school and how the proposal with its car centric approach alleviates safety concerns.
- Please explain what traffic calming measures have been explored and what are the detailed plans to implement ?
- The city needs to have evaluation and answer the questions related to safety before the project can proceed further.
- Another important aspect is that the traffic analysis is done during peak hours. According to the DEIR: "Existing traffic operations data were collected for two 2-hour peak periods: 7:00 - 9:00 AM and 4:00 - 6:00 PM" (page 209)
- **Plotting a 1/2 mile radius of crash data for Prospect high school (Jan-1-2012 - Dec-31-2022) shows the impacts happen in an extended time period window (a) 15:00 - 17:59 hours and (b) 12:00-14:59, source is [Transportation Injury Mapping System: TIMS](#)**
- It is **incorrect** to draw conclusions based on assuming what the peak periods for traffic and what the critical periods for a school zone are leads to fundamental errors. This needs to be rectified, please reevaluate the traffic study and crash impact potential from having this project within 1000 feet proximity of a school
- 

## ***COUNTRY LANE NEIGHBORHOOD ISSUES***

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- Residents on Graves Ave and the Country lane neighborhood right behind the Costco have the highest burden
- The current access to the site from Graves being open allows for potential cut through traffic done from country lane neighborhood
- Once Lawrence, Saratoga, Prospect arterial roads experience traffic backups, there is a very high likelihood of access from Doyle road using Teresita Dr, Happy Valley Ave or Brenton Ave landing at Graves Ave.
- Country Lane Elementary School sits right on these streets and will be in the cross hairs
- From my understanding, there was no evaluation of traffic access studies done from country lane neighborhood, this is just poor planning.
- Any evaluation on the impacts to the neighborhood from traffic issues and traffic related safety issues cannot be an after thought, it has to be done before the project is approved and evaluated as part of the DEIR if Graves Avenue access to Costco site remains.
- Please evaluate traffic issues and traffic related safety concerns for the country lane neighborhood from the Costco proposal, please advise and detail what traffic calming measures will be implemented in the DEIR
- **All access points to the sites from Graves should be cut off** (see Alternative "B" as studied in EIR Appendix I - Transportation Analysis which excludes access through Graves)
- **Residential Roadways should not be used to access Costco warehouse site.** No other Costco location that we are aware of provides such an access.

- A full perimeter fence should be installed (with no pedestrian access directly into Costco) along Graves to prevent Costco members or employees from intruding into the neighborhood for parking.

## ***NOISE IMPACTS***

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- The DEIR mentions that the construction would last for 21 months, this long of a proposed project with many sensitive receptors identified in the vicinity ranging from 50 feet to 1000 feet is not an acceptable solution. This has the potential to cascade into long term effects.
- Where are the studies showing that such a long term construction length with sensitive receptors in close proximity do not pose health risks, please publish data so that the residents understand.
- The DEIR simply points to noise ordinances, none of the city ordinances or project proponents have put together data to show there aren't health risks associated while residents continue to live within 50 feet of such a major construction.
- Post construction, where is the data that shows that the retail warehouse noise is acceptable for residents from ordinances, this is a significant risk in allowing a retail warehouse operations 50 feet from residential homes. There is a reason why Costco or retail warehouses are limited to industrial areas or regional commercial areas, the 2040 GP plan specifically excludes the retail warehouse from NCC zoned areas and for a good measure. A regular retail store operation is orders of magnitude different than a retail warehouse operation, the impacts and effects that come with it are why retail warehouses are excluded in NCC.
- **It would be almost impossible to create a 1 dB environment outside of scientific labs and we are within 1dBA of the limit threshold !, this is very clear that the project is right on the threshold of noise levels with no room for margin and noise is logarithmic scale.**
  - How are we guaranteeing that the data is accurate with barely any margin to say that the thresholds are acceptable ?
  - What happens when memberships increase, more goods & services are introduced as the site evolves even from Costco projection ?
  - This clearly makes it with such narrow margins that the warehouse is not a good fit right against residential neighborhood with residences within 50 feet.
    - Page 190 of the DEIR states the following
    - Section 20.30.700 of the City's Municipal Code establishes a limit of 55 dBA for commercial areas adjacent to residential areas and 60 dBA for commercial uses adjacent to commercial areas. As shown in Table 3.13-14: Project Operational Noise Levels, Project-generated noise levels at the nearest residential uses would range from 33.8 dBA Leq to **54.0 dBA Leq** and would not exceed the **City's Municipal Code noise limit of 55 dBA** for residential areas. Further, Project-generated noise levels at the nearest commercial uses would reach a maximum of **58.8 dBA Leq** and would not exceed the City's Municipal Code **noise limit of 60 dBA** for commercial areas. As shown in Table 3.13-15, it is anticipated that Project operations would comply with City's Municipal Code.

## ***PROJECT CONTRADICTS SAN JOSE URBAN VILLAGE***

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- The City of San José's [Urban Villages](#) Concept describes a policy framework that "directs most of San Jose's new job and housing growth to occur within walkable and bike friendly Urban Villages that have good access to transit and other existing infrastructure and facilities." Saratoga Avenue and Paseo de Saratoga is a designated Urban Village located in Horizon #3 according to the [Planned Growth Areas](#) Map and Growth Areas and [Urban Village Horizon Map](#).
  - Urban villages are areas that include residential and jobs-based developments; have access to transit; and are walkable and bicycle-friendly. Creating urban villages is the fifth of 12 major strategies in [San José's General Plan](#). The urban village strategy fosters:
    - Engagement of local residents in planning the urban village;
    - A mix of housing and employment to reduce traffic;
    - Revitalizing underutilized properties;
    - Densities that support transit use, bicycling, and walking; and
    - High-quality urban design.
- The DEIR on page 217 says the following
  - Due to the function and operational characteristics of the Project site as a retail warehouse building, the Project is not anticipated to add substantial trips to the existing pedestrian, bicycle, or transit facilities in the area. Therefore, the Project would not create an adverse effect to the existing pedestrian, bicycle, or transit facility operations.
  - The project is adding 687 parking spots plus a rooftop parking
- **The DEIR itself is self revealing in many ways that this project is not meeting the [Urban Villages](#) concept as it is not meeting the criteria as listed above, it fails short of almost all of the goals.**
- The proposed project is in **direct conflict** with the Urban villages policy framework.



## ***ALCOHOL SALES IN AN AREA OF UNDUE CONCENTRATION***

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- Everyone including the city is aware of the census specific tract limitations for **off-sale alcohol** for the proposed area is 3 and it is currently **over that threshold limit** & the distance regulations to residences, parks will necessitate a city council vote.
- There is an exclusive alcohol retailer in BevMo in the census tract, so there is no need to justify adding more off sale alcohol retailers which is what Costco attempts here !. There is no overwhelming convenience factor that supports the neighborhood in the decision for planning/city council to override the alcohol census tract limits.
- As this goes to **city council**, I urge every single member of the city council to strongly think through all the issues as to why the current development does not add convenience that outweighs all the issues associated with such a development. It is imperative that the city council not override the off sale alcohol limit with an ill planned and unwarranted development that is being forced upon this community.

## ***FALSE CLAIMS OF REVITALIZATION***

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The site has been kept vacant by the REIT company that owns the property deliberately. They have kicked out businesses by raising rents, the displaced owner stories are in the media.

<https://www.mercurynews.com/2021/12/28/with-the-rent-doubling-bens-bbq-brew-in-san-jose-will-close>

<https://www.mercurynews.com/2019/02/04/san-joses-dolce-bella-chocolate-cafe-closing-rent-is-doubling/>

Local businesses are getting displaced, so claiming existing businesses will get more customers is not accurate as traffic, parking issues & chaos would more likely push people towards not patronizing the smaller businesses as Costco customers will overwhelm the under sized site taking up parking spaces

People spend more time shopping at Costco, hence the parking spots get occupied for a longer time thus preventing reuse for smaller businesses where shoppers would want to come in quickly & leave, so the impact is much larger on existing small businesses in the site.

To make it worse, there is no protected parking to existing businesses on the site, this will in turn impact the small businesses & their patrons.

## ***SUMMARY***

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Having been involved in this project for over a period of more than 2+ years, **I cannot advocate for this project to be approved** as it violates many of the requirements, does not advance Envision San Jose 2040 General Plan, it is antithetical to Urban villages concept, does not lend itself promoting pedestrian or bike friendly environment, drives the car centric bulk retail warehouse concept deeper into the residential neighborhoods attracting customers from far and near for bulk shopping which will not enrich the lives of anyone who live in the vicinity.

**The residents deserve pedestrian, bicycle friendly, variety of local businesses, as the cities push for higher density housing.**

As the world moves towards online shopping, relying on such a brick & mortar business economy model for city's sales tax revenue is not a good long term vision, it does not enhance the quality of life for its residents, does not align with the city's mixed-use urban villages theme, does not promote vibrant life in the suburban areas which we would want to transform to attract folks into higher density housing like the El Paseo project, it does not promote local businesses nor have a bike or pedestrian friendly appeal.

Do we really want to stand up and say - a bulk retail warehouse is the best that we have got to offer & say please come to our district area, I sure hope that is not the case.

The city **should follow** the Envision San Jose General Plan 2040 rules, uphold them and let San Jose grow into a “city of great places” and NOT a “city of retail warehouses”

If approved, a Costco warehouse would forever deteriorate the Westgate and West Valley areas, ensuring that the City's vision for its Western gateway and the Paseo de Saratoga Urban Village will not be achieved.

Ramesh Gunna  
Country Lane Neighborhood resident

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**FW: No to Costco // Agenda item: 10.4 24-2114**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:52 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Annie March <[REDACTED]>  
**Sent:** Sunday, October 20, 2024 11:23 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>  
**Cc:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** No to Costco // Agenda item: 10.4 24-2114

[**External Email.** Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Hello Mayor Mahan, Vice Mayor Kamei, and other Councilmembers,

Cc: City Clerk

This is Annie March, San Jose resident of District 1. I appreciate my comments being included in the Letters from the Public attached to Agenda item: 10.4 24-2114 on Oct 22.

I live within a block of Easterbrook Discovery School, where my kids attend school. After speaking with several neighbors and fellow Moreland Public Schools parents and Prospect parents, I know of no one who wants Costco to move in to Westgate West. I hope you are able to deny the Conditional Use Permit on the grounds that the neighbors do not want this type of business at that intersection, if you are also finding that the vast majority of citizenry does not want this Costco. Don't take the \$ if no one likes where it's coming from.

I personally ride a bike as my main mode of transit. We decided to rent in this neighborhood partially because it is walkable and bikeable. I bike to Trader Joes, Sprouts and Target every couple of days for my family's groceries. People do not bike for Costco for groceries. Costco requires a car. I worry that the traffic from Costco will make our streets less safe for pedestrians and bikes, in addition to causing more pollution in our neighborhood.

If Costco must go in, please ensure they are making our environment cleaner, not more carbon-filled.

Thanks for your time!

Annie

Annie March

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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 7:53 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Connie Tietze [REDACTED]  
**Sent:** Sunday, October 20, 2024 11:43 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear San Jose City Council Members and Mayor Mahan:

I am writing to oppose the proposed Costco warehouse project.

I urge you to prioritize and protect the health and safety of residents in the neighborhoods surrounding the site, the well-being of existing neighborhood-serving businesses, and our city's own plans, visions, and goals by voting against the proposed Costco project when it comes before you on October 22nd.

I am a long time resident of San Jose living in the Country Lane neighborhood a mere 400 feet from the proposed Costco warehouse project.

The Country Lane neighborhood is a community bordered by Doyle Road, Saratoga Avenue, Graves Avenue, and Lawrence Expressway. It comprises single-family homes, a townhouse complex, multiple two-story apartment buildings and several duplexes.

The neighborhood includes preschools, Country Lane Elementary School, and Saratoga Creek Park (a public park that includes a playground and a recently renovated dog park) and is a short distance from other local elementary/middle and high schools.

The neighborhood is also immediately north of the West Valley Professional Center, a complex of neighborhood and community serving medical offices, and Westgate West, a neighborhood shopping center made up of neighborhood-serving businesses.



Residents of all ages regularly walk and bike through the neighborhood for exercise and to get to these local schools, parks, and shops/businesses.

This ahead of its time (albeit horizontal) urban village in San Jose, a pedestrian and bicycle friendly neighborhood with a mixture of housing options and easy access to neighborhood schools, a park, and neighborhood-serving healthcare and retail businesses, is the place where my husband and I chose to live when we moved to San Jose in 1988.

Since that time, we, along with many of our neighbors, have actively chosen to stay in this great place and invest in our futures in San Jose by growing our families or aging in place here instead of moving away.

Imagine our dismay when we learned that the city was even considering Costco's proposal to shove an oversized, members-only serving, warehouse (20% larger than the Sunnyvale Costco) that will generate 11,000+ vehicle trips a day (4 million yearly car trips), on an undersized lot (33% smaller than the Sunnyvale Costco), with insufficient parking (18% less parking than the Sunnyvale Costco) in an existing neighborhood serving shopping center, directly across from a high school and in the front yards of homes less than 100 feet away, and with a primary entrance directly off Graves Avenue, a small residential two-lane street.

If the proposed Costco warehouse project is approved, the character and function of our neighborhood streets and the Country Lane neighborhood itself will be **adversely affected forever**. Specifically,

1) Traffic congestion and gridlock on area streets exacerbated by the 11,000+ vehicle trips a day generated by Costco will cause shoppers to cut-through Country Lane and other nearby neighborhoods when traffic on Saratoga Avenue and Lawrence Expressway backs up, taking shoppers right by elementary and middle schools, to access the Costco via the entrance on Graves Avenue, a small residential two-lane street, threatening the safety of residents and students walking and cycling in the neighborhood.

2) Costco's lack of sufficient parking to meet the needs of its warehouse members and its employees will cause parking spillover into parking spaces for other businesses and nearby residences. This will hurt parking for these businesses, impacting our ability to access and shop at these businesses and jeopardizing their ability to stay in business. The spillover of Costco members into the nearby residential neighborhood for parking will jeopardize parking for and access to the Saratoga Creek Park and our homes.

Thus, Country Lane residents will no longer be able to safely walk and bike through the neighborhood due to cut-through traffic, will have difficulty getting out of their driveways or the neighborhood to get to schools, work, etc. due to traffic congestion and parking spillover into the neighborhood, and will lose access to our favorite local shops/businesses due to lack of parking or closure.

The city has already acknowledged that communities like the Country Lane neighborhood are the future of the city by adopting the Urban Village plan within the San Jose Envision 2040 General Plan, which raises the following questions:

Is it progress to allow inappropriate development to destroy a community that long ago embodied all of the tenets of the city's urban village plan and at the same time ensure that the designated Paseo de Saratoga Urban Village in the subsequently adopted San Jose Envision 2040 General Plan will never be achieved or is allowing the proposed development a repudiation of the city's Urban Village plan altogether?

To ensure that neighborhood serving businesses can continue to thrive and San Jose residents can continue to safely live in great places that align with our city's plans, visions, and goals, I once again urge you to reject the proposed Costco warehouse.

Connie Tietze

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**FW: Opposition to Unsafe Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 8:40 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Sara Ludwig [REDACTED]  
**Sent:** Monday, October 21, 2024 8:34 AM  
**To:** Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Opposition to Unsafe Westgate West Costco, 10/22/2024 Agenda item #10.4

[**External Email.** Do not open links or attachments from untrusted sources.]

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

Hello,

I am writing in regards to the Westgate West Costco that will be voted on October 22, 2024.

For the record, I am a Country Lane neighbor and parent of four children. Let me give you a day in my life as it pertains to navigating Graves Avenue. While I know this is not about me, maybe it will give you an idea of what the conditions here are already like without the Costco because clearly the analyses laid out for this project are not based in reality.

I live on Crespi Dr between Country Lane elementary school and the Siena townhomes. In the morning, I take my younger children to Moreland Middle School at 7:40 am and exit my neighborhood via Country Lane onto Saratoga Ave. When I return home (at about 7:55 am), I return via Saratoga Ave (heading north) and turn into the Westgate West Shopping center between the Siena townhomes and Chipotle. The light at Graves is frequently backed up and I am often unable to get through it on the first time so I prefer to head through the shopping and medical center which leads me onto Graves Ave. I know I'm not the only one who prefers to do this. On occasion, I will go past the light on Graves while traveling on Saratoga northbound and turn into the neighborhood on Country Lane. Once I return home, I take my dog for a walk and start on Graves Avenue walking in the direction of the dog park. At that time Graves is busy with cars as well as student bicyclists and pedestrians. As I conclude my walk, there are elementary students crossing Graves with their parents walking to Country Lane Elementary School. In the afternoon, just reverse this process but with Costco coming, add those customers per the current plans. Currently,

in the afternoon there are times I am unable to make a left turn off Crespi Dr onto Graves Ave because it is backed up beyond the Siena townhomes to the medical offices. I am pretty sure that this will be common place ALL day long with Costco customers using Graves as a main exit into and out of Costco. That should be just amazing for us neighbors in that we will have a very difficult time using our neighborhood streets. Not to mention more speeding cars heading down our streets, cutting through the neighborhood. I'm sure you won't be surprised that many drivers do not obey the speed limit. Oh, and don't forget my newer teenage drivers who have to navigate this impending chaos on Graves Ave to get to and from school. I understand that I am just one person, but I am also living the reality that studies and paper documents just cannot convey. Not to mention I have lived here for going on twenty years.

Despite the multiple reasons we have been given over the years about closing off Graves which include... Costco traffic would cut through the doctor's office lot if the east entrance was closed, emergency vehicles would not be able to access the site, non-Costco trucks will need to use that entrance for deliveries, and most recently other tenants of the center need to have access for their customers, I truly believe the reason is because everyone knows that Lawrence and Prospect cannot possibly handle all the traffic that Costco will bring to the roads so they are sending it through the neighborhood. I understand that ultimately money is the driving force for the decision from the city council. That has been made more than clear which is most unfortunate and telling. Graves Ave east access to the site needs to be closed to customer traffic. A gate that is closed overnight is pointless and seems like just a ruse to say "hey, we did something." It is not a good faith recommendation but rather just a band aid to put on a precarious situation. The problem is going to be the Costco customers who will NOT be there between those hours of 9pm and 7am which is what has been proposed most recently. Imagine if you actually worked with the local community and truly valued their reality, how much better and easier this process would be. You can make meaningful changes that protect the local community and still have your money too. Close the eastern exit out of the Costco site on Graves Ave to customer traffic.

I think most of us like to go to see a doctor for a well check or preventive care because it results in the best outcome for our health and catches problems early before they become bigger and more serious. I believe it behooves those involved in the planning process to be preventive and not just wait for 12 months after to evaluate the already known outcome. Thankfully, I do not work in public service for the City of San Jose because I do not think I would be popular in that I would not prioritize money over peoples' safety and quality of life. It really appears that this process has been fraught with deceit and Costco and the city "toot their horn" about changes they have made that are of little to no consequence in ensuring the safety of the community. We do not feel heard and it is clear that the local community is expected to sacrifice all for this project with virtually nothing in return.

With much disappointment in the process,

Sara Ludwig

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**Michele Vennard, Costco Project Support, Owner Bikram Yoga San Jose, Westgate West**

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From Michele Vennard [REDACTED]  
Date Mon 10/21/2024 9:27 AM  
To Agendadesk <Agendadesk@sanjoseca.gov>

[External Email. Do not open links or attachments from untrusted sources.]

My apologies for not being able to open my support letter.

I've placed here in the body of the email

Bikram Yoga San Jose  
[REDACTED]

October 18, 2024

To: Mayor Mahan and City Council

My name is Michele Vennard, Owner of Bikram Yoga San Jose. I have been a long time tenant in the Westgate West Shopping Mall opening our first yoga studio, 2500 square feet, on the end cap next to what was the Huddle Lounge, Galactica Arcade and Saturday Night Live for AA members in 2003. I have seen this center grow and change. In 2012, we moved into what was The Fencing Academy taking on 7000 square feet. In 2019, just before Covid-19 hit, we opened in our current location of about 4500 square feet to what was Genius Kids and Dolce Bella. To say that I love this center is an understatement. I come from a restaurant background and location is drilled in as a key component to any success a business will have. I knew this location was ideal and to this day, I am so grateful that we stuck to staying here. It's accessible and central to shop, work and play. ***In the 20+ years, we've had over one million visits to Bikram Yoga San Jose to take yoga in this center - that is not an exaggeration.***

Losing Orchard Supply was sad and sudden and started the "downfall" of the center in terms of curb appeal. While still busy with good tenants, it was and has been losing a pleasing desire to want to shop here. For our business, we rely on ease of parking and convenience in getting here. Our regular practitioners still enjoy the ease and convenience yet we have lost so much "new" business as we no longer have drive-by-traffic and certainly no one is walking around this center with less tenants and more closures. The abandoned buildings have been sitting way to long and now with these buildings all boarded up, it makes it even less desirable and even gives off an unsafe feeling to anyone coming by this area.

Costco will certainly make this area dense with people and after being at the commission meeting recently, you can see that they, Costco, are doing so much to help with traffic and proper flow in the center. Costco will enhance this area once again with LIFE! And we need it! Currently, the energy here is stuck. The tenants that are here have to work extra hard to drive in new business; and there is no cohesiveness. In addition, many feel skeptical about this location in particular, so any habits to build a routine in shopping here are disregarded given the uncertainty. That is detrimental to our business as people buy memberships and many already question if we will be here or not, so they don't commit.

This area, this sweet location is a neighborhood in and of itself. The location brings in Saratoga to Sunnyvale; Cupertino to San Jose. To shop, eat and entertain in an area accessible to 280, 85 and Lawrence is perfection. Costco will bring in new people to this gem of a location bringing new business to us, Trader Joes, and all the other tenants here too!

We were hesitant about Costco at first hearing (a few years ago) but what we have now is worse. There is no movement, more closures and darkness looming that will surely grow if we don't change it up. Costco and this modern model that they showed along with the other changes to happen in the area, will make this location relevant again and bring good people; good business; consistent long term business to this center and this area.


Bikram Yoga San Jose supports the project and has been waiting for it to start! The time is now to modernize this area making it the premier location again. Bikram Yoga San Jose provides yoga to everybody. In 2003, we used to get 200-300 new people each month. Now, we are getting 50-80 new people as fewer come into this mall. It's our hope that this project comes to fruition. It may have some hurdles to work through but it will be worth it to everyone in the end!

Michele Vennard  
Owner and Founder  
Bikram Yoga San Jose

**10/22/24: Public Correspondence: Item 10.4: Costco**

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**From** Mitre, Betty <Betty.Mitre@sanjoseca.gov>  
**Date** Mon 10/21/2024 10:49 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>  
**Cc** Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

 1 attachments (186 KB)

\_Palumbo - 10.19.24\_Redacted.pdf;

Hi,

Please post the public correspondence for item 10.4 (Costco) scheduled for 10/22 City Council.

Thank you,

**Betty Mitre, Staff Specialist**

Planning Division, Planning, Building and Code Enforcement Department  
\_City of San José | 200 E. Santa Clara Street | San José, CA 95113  
408.535.7893 | betty.mitre@sanjoseca.gov



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## My comments on the proposed Westgate Costco project: Thank you and I Have received multiple awards -

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From lisa [REDACTED]

Date Sat 10/19/2024 8:49 AM

To Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

Cc Hawkins, Kara <Kara.Hawkins@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>

[External Email. Do not open links or attachments from untrusted sources.]

Hi,

My name is Lisa Palumbo and I have been in the Westgate area of San Jose for over 25 years. **I have received multiple awards for serving this local community.** I bring that up because – **I care.** I care enough to be mentally, physically, socially, financially, spiritually involved with kids and families in this area for OVER 20 years. Why does that matter. **Because as you know as a public servant – it's about thriving.** NOT ABOUT \$. **It's about relationships and safety and connection.** Costco will bring TRAFFIC and POLLUTION and DANGER and Chaos to our area. Please be willing to look at the business of people and be an **upstander for kids and this community.** With this type of big business it disconnects people and in this case **causes unsafe situations.**

A Costco will not enhance this area and help it thrive. I believe there are **other responsible** businesses that could help this local area thrive. More housing, affordable or businesses with less traffic and air pollution. The environmental standards says to have these be in the plan. Walk ways and beautiful area's – Costco is not pretty!

Show our local community, San Jose's Westgate area, that we have a wonderful diverse community that needs San Jose public officials to acknowledge that **we are thriving** because we have caring local residents that protect each other. That help each other.

I again have **received multiple community awards** for my volunteering and dealt with many School Superintendents in this area over the years. I do not brag. I LOVE the CARING, COLABRATIVE COMMUNITY I live in.

Here is from a **former SUPERINTENDANT:** Mary Kay Going: "Moreland Schools are thriving because the local community (like I have not seen in other areas that I have worked in with the same diversity) work together to help one another and that is the magic in this area" **That is connection.** Thriving. NOT chaos. She said this because our area is like no other area that has Title 1 schools as well as non-Title 1 schools together and thriving - we are connected. We have built this wonderful connection in this community for over 20 years. Costco will bring chaos not order.

Please know you are values as a Public Servant. I appreciate your time and energy. You all work so hard to make our City better. Thank you. This project is just NOT right for West San Jose. There are better projects that fit this area with order and beauty and connection.

Thank you again for all your service,

10/21/24, 10:18 AM

Mail - Atienza, Manuel - Outlook

Lisa Palumbo

Sent from [Mail](#) for Windows

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**FW: Close Costco Eastern Entrance on Graves Ave**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 1:47 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Josh Jiang [REDACTED]  
**Sent:** Monday, October 21, 2024 1:32 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Close Costco Eastern Entrance on Graves Ave

[External Email. Do not open links or attachments from untrusted sources.]

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

Hi,

I am Josh Jiang, a member of Save West Valley and I am living [REDACTED]

We all know that just like water Traffic will flow to where it can and it overflows when there is congestion. It's a common sense that when Lawrence and Prospect get jammed, Costco traffic will find ways to flow into the store from all the nearby streets Teresita, Crespi, El Oso, Greene, Fields, and Cameo. They will cut through Country Lane, Lassen where our kids running,

walking, playing and their parents or caregivers picking them up. The odds of rushing Costco customers having accidents with either kids or their parents will be very high. To reduce such risk, please let Costco close the eastern entrance least all of us regret when such accidents happen. In addition, Signage of “No Costco entrance” should be posted on Doyale Road at Lawrence and Saratoga.

Closing the eastern entrance will also prevent Costco shopping carts being on all nearby streets.

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**FW: No West Valley Costco! #CP21-022. Attach to CC agenda packet for 10/22 for all city council**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 2:30 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Susan Kauffman [REDACTED]  
**Sent:** Monday, October 21, 2024 2:06 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** No West Valley Costco! #CP21-022. Attach to CC agenda packet for 10/22 for all city council

**[External Email. Do not open links or attachments from untrusted sources.]**

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

Not in our residential neighborhood! Honestly now, what would you do if a 165,000 sq ft Costco were proposed across the street from your home on your peaceful quiet street where your family has owned a home for over 60 yrs? You would fight it tooth and nail. We bought our family home on Greene Dr because it was so quiet and peaceful, and being the last street down, it would be the quietest in terms of development and traffic. As a kid, the neighborhood kids played safely out in the middle of the street afterschool each day. Now years later, Greene Dr is still a quiet street with very few cars except for the neighbors.

Please please no on the west valley Costco project!!

A warehouse project that enormous belongs in a Light Industrial zone, not immediately adjacent to our homes and our residential streets. Inappropriate location!

You wouldnt want 11,000 car and truck trips per day in your quiet peaceful neighborhood where our children walk to school and play! Neither do we!

You wouldn't want the noise, dust, vibration, heavy equipment, pounding, etc. of two years of construction going on all day every day driving you nuts! Neither do we!

You wouldnt want to hear huge trucks coming and going each day, everyday. Neither do we.

There are at least 4 other nearbyCostcos.

Costco is this location will destroy the peace and quiet and tranquility of our homes!! Please dont destroy our lives and our homes!!!

Please vote no on Costco.

Susan Kauffman, homeowner, Greene Dr, San Jose, right near the proposed giant Costco



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**FW: Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 3:38 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Karen [REDACTED]  
**Sent:** Monday, October 21, 2024 3:36 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>  
**Subject:** Opposition to Westgate West Costco, 10/22/2024 Agenda item #10.4

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Dear San Jose City Council Members and Mayor Mahan,

I am writing to oppose the proposed Costco Warehouse. The size and scale of this Warehouse are incompatible with a residential area where pedestrian and vehicle traffic is already a significant concern. This neighborhood is also part of one of the Urban Villages in San Jose's General Plan. From the website: "Urban villages are areas that include residential and jobs-based developments; have access to transit; and are walkable and bicycle-friendly." A Costco Warehouse in no way fits the plan for this neighborhood for the following reasons:

1. Adding a high-traffic car-centric Warehouse in this location will worsen congestion and put students at increased risk, especially those walking, riding bikes, or driving to and from school. Current traffic studies do not adequately or accurately reflect the realities of the area and need to be redone. I urge the Council to require updated studies that accurately assess the impact on both pedestrian and vehicle traffic.
2. This development will inevitably create gridlock traffic, which will not only inconvenience residents but also lead to dangerous conditions as impatient drivers struggle to navigate crowded roads and undersized parking lots. I believe that our neighborhood deserves thoughtful planning that prioritizes safety and the quality of life for its residents, particularly our children. This project lacks that planning.
3. Despite their claims to the contrary, Costco has not worked to meaningfully address the major concerns of the West Valley schools and neighborhoods. Neighborhood cut-through traffic is not addressed. Nearby roads will have a minimum of safety and cosmetic changes.
4. Westgate West has been a neighborhood-focused retail hub for years, meeting the community's changing needs. Bulldozing that and replacing it with a large Costco Warehouse will permanently change this neighborhood-focused dynamic, transforming it from a community-oriented space into a high-traffic corporate structure that disrupts the accessibility and convenience residents rely on.

I respectfully request that you deny or at least reconsider this proposal and work to ensure that future developments align with the needs and safety of the West Valley community.

Thank you for prioritizing the safety and well-being of our community.

Karen Wilcox

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**FW: Agenda item #10.4, Westgate West Costco**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 10/21/2024 3:59 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Crystal Carroll <[REDACTED]>  
**Sent:** Monday, October 21, 2024 3:46 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Agenda item #10.4, Westgate West Costco

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I am concerned that not enough is being done to protect children, other pedestrians, and cyclists as a result of the increased traffic that a large box store will bring to a suburban neighborhood.

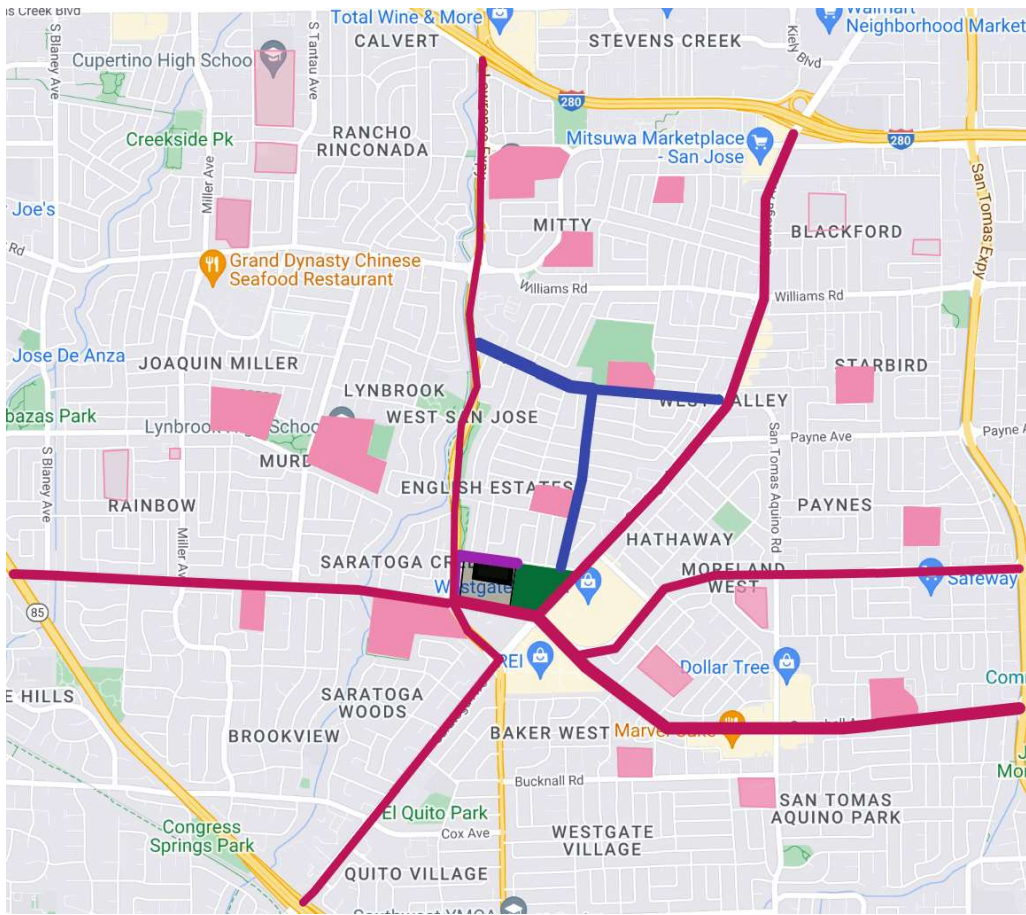
The predicted traffic increase will be:

	% of Traffic	Increase To/From Vehicle Trips
Prospect Road to/from SR85	17%	1870
Saratoga Ave to/from SR85	21%	2310
Lawrence to/from 280	27%	2970
Saratoga Ave to/from 280	10%	1100
Hamilton and/or Campbell to/from Campbell	25%	2750

When cars and pedestrians and cyclists share roads, accidents happen. The more traffic, the more accidents. It's just common sense.

Currently, the only required safety updates are immediately along the borders of the proposed Costco, marked in purple on the map below. I have marked the schools who will be affected both by direct traffic along the routes above and by traffic that will flow through the neighborhoods like water.

If San Jose is truly committed to the Vision Zero plan to reduce accidents, then this project should only be allowed to move forward if the City of San Jose is going to commit to require more safety updates, and work with the County of Santa Clara, and the cities of Saratoga and Campbell for the roadways under their control. Otherwise, I am very concerned about my safety and those of other residents.



Thank you.

Sincerely,

Crystal Carroll

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