

From: Joseph Herrity

Sent: Wednesday, June 17, 2020 6:24 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]  
[REDACTED] City Clerk <city.clerk@sanjoseca.gov>  
Subject: Input on 6/23 Agenda Item 10.2 - Strangis Properties's 259 Meridian Project

[External Email]

Dear City Council, Planning staff, & Strangis Properties,

The 259 Meridian project is excellent! It is significantly improved from when Catalyze SV members first reviewed it in 2018. Strangis Properties made tremendous efforts multiple times to incorporate input from Catalyze SV.

Here are the best parts of the current proposal:

- On top of the less expensive micro-units proposed, the project recently decided to integrate affordable homes on-site as 15% of the total homes
- The design balances the need for as many new homes as possible with the existing single-family homes nearby
- The developer is committed to reducing vehicle miles traveled by providing stipends for residents to be used on alternative modes of transit
- In turn, the number of parking spaces for this site near transit is appropriately low
- An improved layout for the public plaza on-site will add vibrancy to the neighborhood

Here are some things the Council might consider in its final vote:

1. The project could increase the number of bike parking spaces.
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I want the best possible development projects to be built in our community. Catalyze SV members have good

ideas for how to make projects like this even better. Will you please consider asking the developer to incorporate the 3 ideas above?

Thank you for considering my perspective.

Sincerely,

Sent from my iPhone

**From:** Milo Trauss

**Sent:** Wednesday, June 17, 2020 8:20 AM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]

[REDACTED] City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Support for 6/23 Agenda Item 10.2 - Strangis Properties's 259 Meridian Project

Dear City Council, Planning staff, & Strangis Properties,

The 259 Meridian project is excellent! It is significantly improved from when Catalyze SV members first reviewed it in 2018. Strangis Properties made tremendous efforts multiple times to incorporate input from Catalyze SV.

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Thank you for considering my perspective.

Sincerely,  
Milo Trauss

From: kirk vartan

Sent: Wednesday, June 17, 2020 8:49 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]  
[REDACTED] City Clerk <city.clerk@sanjoseca.gov>  
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Sincerely,

Kirk Vartan

**From:** Jack Axelrod

**Sent:** Wednesday, June 17, 2020 9:35 AM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]; [REDACTED]; City Clerk <city.clerk@sanjoseca.gov>

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Thank you for considering my perspective.

Sincerely,

**Jack Axelrod**  
Business Development Manager

**From:** Anthony Perry

**Sent:** Wednesday, June 17, 2020 10:44 AM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]; City Clerk <city.clerk@sanjoseca.gov>

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Catalyze SV members have good ideas for how to make projects like this even better.

Will you please consider asking the developer to incorporate the 3 ideas above? Thank you for considering my perspective.

Many thanks!  
Anthony

From: Daniel Zazueta

Sent: Wednesday, June 17, 2020 4:51 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>;

[REDACTED]; City Clerk <city.clerk@sanjoseca.gov>

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Dear City Council, Planning staff, & Strangis Properties,

I am helping voice support for the 259 Meridian project as part of Catalyze SV's effort.

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Thank you for considering my perspective.

Sincerely,

Daniel Zazueta

**From:** Marvel Ang

**Sent:** Thursday, June 18, 2020 10:28 AM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>;

[REDACTED]

[REDACTED]

[REDACTED] City Clerk  
<city.clerk@sanjoseca.gov>

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Thank you for considering my perspective.

Sincerely,

Marvel Ang



2001 Gateway Place, Suite 101E  
San Jose, California 95110  
(408)501-7864 svlg.org

CARL GUARDINO  
President & CEO

**Board Officers:**

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Western Digital Corporation  
JAMES GUTIERREZ, Vice Chair  
Insikt  
RAQUEL GONZALEZ, Treasurer  
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STEVE BERGLUND, Former Chair  
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TOM WERNER, Former Chair  
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ClearStreet  
RYAN POPPLE  
Proterra  
RUDY REYES  
Verizon  
BILL RUH  
GE  
SHARON RYAN  
Bay Area News Group  
RON SEGE  
Echelon  
DARREN SNELMGROVE  
Johnson & Johnson  
JEFF THOMAS  
Nasdaq  
JED YORK  
San Francisco 49ers

Established in 1978 by  
David Packard

June 17, 2020

Mayor Liccardo and Honorable Councilmembers  
City of San José  
200 E Santa Clara St,  
San José, CA 95113

**RE: June 23, 2020 City Council Meeting, Agenda Item 10.2  
259 Meridian Proposed by Strangis Properties, 259 Meridian Avenue, San Jose, CA  
95126**

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable Councilmembers Arenas,  
Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis, and Peralez,

On behalf of the Silicon Valley Leadership Group, I am writing to express support for 259  
Meridian proposed by Strangis Properties. We are pleased to see dense, mixed-use  
development proposed near the shops, restaurants, and amenities of the San Carlos  
thoroughfare.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder  
of Hewlett Packard. Today, the Leadership Group is driven by more than 330 CEOs/Senior  
Executives to proactively tackle issues to improve our communities and strengthen our  
economy, with a focus on education, energy, the environment, health care, housing, tax  
policy, tech & innovation policy, and transportation.

It is vital that our communities build more homes of all types and at all income levels so  
that our region, our workers, and their families have a place to prosper and thrive. With  
that, we are happy to endorse developments such as 259 Meridian that are dense,  
mixed-use, and along busy thoroughfares such as San Carlos. The unit mix, featuring 206  
studios that are "affordable-by-design," are appropriate for the location near rail, shops,  
restaurants, and the downtown core.

Further, the location itself is ripe for new, high-quality housing as the site is located next to  
many transit modes, including CalTrain, VTA lightrail, and buses. The developer has  
focused their attention on building a bicycle repair facility and ample bicycle parking  
spaces on site.

At a time when the region is experiencing a housing shortage that is displacing longtime  
residents and stifling the opportunities for new residents to join the community, we need  
to build more housing to remain competitive in the innovation economy. For these  
reasons we fully support innovative residential projects like the one before you.

Sincerely,



Vince Rocha  
Sr. Director, Housing & Community Development  
Silicon Valley Leadership Group

From: Carlin Black

Sent: Saturday, June 20, 2020 11:46 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; advocacy@catalyzesv.org; projects@catalyzesv.org; Jerry@strangis.com; Anthony@lpmd-architects.com; jmoniz@rja-gps.com; City Clerk <city.clerk@sanjoseca.gov>  
Subject: Input on 6/23 Agenda Item 10.2 - Strangis Properties's 259 Meridian Project

Dear City Council, Planning staff, & Strangis Properties,

The 259 Meridian project is excellent! It is significantly improved from when Catalyze SV members first reviewed it in 2018. Strangis Properties made tremendous efforts multiple times to incorporate input from Catalyze SV.

Here are the best parts of the current proposal:

- On top of the less expensive micro-units proposed, the project recently decided to integrate affordable homes on-site as 15% of the total homes
- The design balances the need for as many new homes as possible with the existing single-family homes nearby
- The developer is committed to reducing vehicle miles traveled by providing stipends for residents to be used on alternative modes of transit
- In turn, the number of parking spaces for this site near transit is appropriately low
- An improved layout for the public plaza on-site will add vibrancy to the neighborhood

Here are some things the Council might consider in its final vote:

1. Consider suggesting parking spaces stacked on top of each other - as developers are now doing - to allow additional space for more homes.
2. Consider adding retail space to add vibrancy to a developing area of W. San Carlos St.

I want the best possible development projects to be built in our community. Catalyze SV members have good ideas for how to make projects like this even better. Will you please consider asking the developer to incorporate the 2 ideas above?

Thank you for considering my perspective.

Sincerely,

Carlin Black  
District 1,  
San Jose, CA.  
Sent from my iPad

**F** [REDACTED]

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**From:** Tam, Tracy <[tracy.tam@sanjoseca.gov](mailto:tracy.tam@sanjoseca.gov)>  
**Sent:** Monday, June 22, 2020 2:01 PM  
**To:** Kishor Patel [REDACTED]  
**Cc:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>; Piozet, Jennifer <[Jennifer.Piozet@sanjoseca.gov](mailto:Jennifer.Piozet@sanjoseca.gov)>  
**Subject:** Re: PDC18-016 & PD19-011: 259 Meridian Avenue Public Hearings

Hi Kishor,

Thanks for reaching out with your questions and comments. The City Council meeting tomorrow is for the elected representatives to discuss the project and to make a decision on the project. They can vote to decide if they want to approve the project, deny the project, or defer the project to a future meeting. I will be passing along your thoughts and comments to the Council for consideration.

Thanks again for reaching out and please let me know if there are any further questions.

Best,

**TRACY TAM** | Planner  
City of San José | Planning Division | PBCE  
200 E. Santa Clara Street, San Jose, CA 95113

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**From:** Kishor Patel [REDACTED] >  
**Sent:** Monday, June 22, 2020 11:58 AM  
**To:** Tam, Tracy <[tracy.tam@sanjoseca.gov](mailto:tracy.tam@sanjoseca.gov)>  
**Cc:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>; Piozet, Jennifer <[Jennifer.Piozet@sanjoseca.gov](mailto:Jennifer.Piozet@sanjoseca.gov)>  
**Subject:** Re: PDC18-016 & PD19-011: 259 Meridian Avenue Public Hearings

[External Email]

Reference PDC18-016 & PD19-011: 259 Meridian Avenue Public Hearings

Hello Ms Tam,

I am not sure, but is this a meeting to approve the project?

I am a resident at [REDACTED]. From my past email communications, I have already presented my concerns and opinions of the project. Two things I would still like to bring up again.

First, with a tall structure, I am still concerned about the shadowing effect on my yard and my house due to the height. I am basing on the shadowing effect created by the five storey building at 1432 WestSan Carlos Ave ( called Meridian at Midtown and located at southwest corner of West San Carlos and Meridian Ave). I have observed that building casts a shadow northwards, that covers up all of West San Carlos street, both north and south sidewalks of West San Carlos. This shadow, in my estimate, is about 110 feet long (based on 75 feet wide West San Carlos street and two 15 feet wide sidewalks. So with a similar tall building adjacent to my property, you can see why I am worried about the shadow it would create and cover my yard and the house.This is why, I still think the proposed building is too tall ....is there any chance that the height will be lowered?

Second if they decide to plant trees along the north property line adjacent to the three Norton Avenue properties, I would suggest that they plant Italian Cypress trees which are skinny and not wide and can be no more than 15 to 20 feet tall. Please do NOT plant trees with wide canopy. No Sycamores! No Sequoia or Redwood family trees! They are too wide and tall and cause more shadowing which would affect my vegetable garden and fruit trees. Also they shed too many leaves and needles and a pain to clean up.

Thank you for your time and letting me present my opinions.

Kishor Patel

On Tue, Jun 9, 2020 at 2:51 PM Tam, Tracy <[tracy.tam@sanjoseca.gov](mailto:tracy.tam@sanjoseca.gov)> wrote:

Hi everyone,

I am writing to let you know that the Council hearing on this project **will occur in the afternoon session, which begins at 1:00 p.m. on June 23, 2020** and not in the evening session, which begins at 6:00 p.m. I have just been made aware of this time shift. If you are interested in this item, please tune in at 1:00 p.m. on June 23, 2020. The City Council agenda will be available on June 12, 2020 where instructions to how to participate will be available in the agenda itself.

Thanks for your understanding.

Best,

**TRACY TAM** | Planner

City of San José | Planning Division | PBCE

200 E. Santa Clara Street, San Jose, CA 95113

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**From:** Tam, Tracy



**Sent:** Friday, May 15, 2020 11:08 AM

**To:** Tam, Tracy <[tracy.tam@sanjoseca.gov](mailto:tracy.tam@sanjoseca.gov)>

**Cc:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>; Piozet, Jennifer <[Jennifer.Piozet@sanjoseca.gov](mailto:Jennifer.Piozet@sanjoseca.gov)>

**Subject:** PDC18-016 & PD19-011: 259 Meridian Avenue Public Hearings

Hi everyone,

I am emailing to let you know that the development project located at 259 Meridian Avenue (project file numbers: PDC18-016 & PD19-011) has been scheduled for the **Planning Commission public hearing on May 27, 2020** and the **City Council public hearing on June 23, 2020**. Please see the attached public hearing notice.

The project web page contains the latest project plans and information related to the Planning Commission and City Council public meetings. The project web page can be found at the following link: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/projects-of-high-interest/pending/259-meridian-avenue>

The Environmental Documents are also available online and can be accessed at the following link: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/negative-declaration-initial-studies/259-meridian-ave-residential-mixed-use-development>

**Planning Commission Meeting Information:**

The May 27, 2020 Planning Commission meeting will be held virtually at 6:30 p.m. using a Zoom conference call. This meeting is open to the public and enables public comments. The agenda and attachments for the May 27, 2020 Planning Commission meeting will be available for your viewing by the afternoon on May 20, 2020.

If you would like to submit your comments prior to the meeting, please e-mail [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) or dial 408-535-3505. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

For participants that will use their telephone to call into the meeting, there will be a telephone number provided on the Planning Commission agenda and when promoted, the meeting code will need to be entered (also will be provided on the Planning Commission agenda). Before or during the Commission meeting, email [PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov) or call 408-535-3505 and provide your name, phone number, and what item you would like to speak on. You may also click \*9 on your telephone to raise a hand to speak.

For participants that would like to join electronically from a PC, Mac, iPad, iPhone or Android device, a URL will be provided on the Planning Commission agenda. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+.

Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.

2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
3. When the Chair calls for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.
4. When called, please limit your remarks to the time limit allotted.

**City Council Meeting Information:**

It is currently anticipated that the City Council public hearing on June 23, 2020 will occur virtually using a Zoom conference call at 6:00 p.m. Should the meeting format change from a virtual meeting to an in-person meeting, the project web page will be updated. Per the information on the attached hearing notice, you may also contact Support Staff at 408-535-3505 or at [PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov) for the latest information on meeting location for this City Council public meeting. The City Council agenda will be available on June 12, 2020.

Should the City Council meeting on June 23, 2020 proceed as a virtual meeting, instructions on how to submit public comments will be found on the June 23, 2020 City Council agenda, once made available. If you would like to observe the meeting and would not like to submit a public comment, you may choose one of the following options:

1. Watch Cable Channel 26,
2. Navigate to the following URL: <https://www.sanjoseca.gov/news-stories/watch-a-meeting>,  
or
3. Navigate to the following URL: <https://www.youtube.com/CityofSanJoseCalifornia>

Thank you for your time and please let me know if there are questions.

Best regards,

**TRACY TAM** | Planner

City of San José | Planning Division | PBCE

200 E. Santa Clara Street, San Jose, CA 95113

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

**From:** Gavin Lohry

**Sent:** Monday, June 22, 2020 10:06 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]; Project Specialist [REDACTED]; [REDACTED] City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Input on 6/23 Agenda Item 10.2 - Strangis Properties's 259 Meridian Project

Dear City Council, Planning staff, & Strangis Properties,

The 259 Meridian project is excellent! It is significantly improved from when Catalyze SV members first reviewed it in 2018. Strangis Properties made tremendous efforts multiple times to incorporate input from Catalyze SV.

Here are the best parts of the current proposal:

- On top of the less expensive micro-units proposed, the project recently decided to integrate affordable homes on-site as 15% of the total homes
- The developer is committed to reducing vehicle miles traveled by providing stipends for residents to be used on alternative modes of transit
- In turn, the number of parking spaces for this site near transit is appropriately low
- An improved layout for the public plaza on-site will add vibrancy to the neighborhood

Here are some things the Council might consider in its final vote:

1. The project could increase the number of bike parking spaces.
2. The developer could add VTA Smart Passes as part of its mobility stipend. This would cost Strangis Properties \$90 per resident while if an individual resident wanted to purchase a yearly VTA pass it would cost \$990.

Site Context: With VTA's 2020 re-organization there is now the 523 Express that runs every 15 minutes with limited stops to Downtown San Jose, Downtown Sunnyvale, and Berryessa BART, 500 feet from 259 Meridian. Bus 23 also stops at the same station which means there will be a bus to Downtown San Jose every 7.5 minutes during the day. Also, VTA has 2 light rail stations - Diridon and Race Street - within a 15-minute walk. All these transit modes would be free to 259 Meridian residents with the VTA Smart Pass which is only \$90 per resident.

I want the best possible development projects to be built in our community. Catalyze SV members have good ideas for how to make projects like this even better. Will you please consider asking the developer to incorporate the 2 ideas above?

Thank you for considering my perspective.

Sincerely,

Gavin Lohry - SJSU Student and Catalyze SV employee

**From:** Nupur Gunjan

**Sent:** Tuesday, June 23, 2020 11:33 AM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED]

[REDACTED] City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Input on 6/23 Agenda Item 10.2 - Strangis Properties's 259 Meridian Project

Dear City Council, Planning staff, & Strangis Properties,

We need more density!! San Jose is trying but we need to do better.

The 259 Meridian project is excellent! It is significantly improved from when Catalyze SV members first reviewed it in 2018. Strangis Properties made tremendous efforts multiple times to incorporate input from Catalyze SV.

Here are the best parts of the current proposal:

- On top of the less expensive micro-units proposed, the project recently decided to integrate affordable homes on-site as 15% of the total homes
- The design balances the need for as many new homes as possible with the existing single-family homes nearby
- The developer is committed to reducing vehicle miles traveled by providing stipends for residents to be used on alternative modes of transit
- In turn, the number of parking spaces for this site near transit is appropriately low
- An improved layout for the public plaza on-site will add vibrancy to the neighborhood

Here are some things the Council might consider in its final vote:

1. The project could increase the number of bike parking spaces.
2. The developer could incorporate more green features that will make the project more sustainable.
3. Consider suggesting parking spaces stacked on top of each other - as developers are now doing - to allow additional space for more homes.

I want the best possible development projects to be built in our community. Catalyze SV members have good ideas for how to make projects like this even better. Will you please consider asking the developer to incorporate the 3 ideas above?

Thank you for considering my perspective.

Sincerely,

Nupur Gunjan

**From:** Alex Shoor [REDACTED]

**Sent:** Friday, June 19, 2020 3:33 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Tam, Tracy <tracy.tam@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; advocacy [REDACTED]

[REDACTED] Jerry Strangis [REDACTED] Anthony Ho [REDACTED]

[REDACTED] John Moniz [REDACTED] City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Catalyze SV on 10.2 - Strangis Properties's 259 Meridian Project

# CATALYZE SV

Dear City Council, Planning staff, & Strangis Properties,

In the lead up to Juneteenth today and in this moment in our country of important social change, I've been reflecting back this week on some of the words of Martin Luther King Jr. in his "[Letter from a Birmingham Jail](#)."

Dr. King talked about his disappointment with the "white moderate," who "prefers a negative peace which is the absence of tension to a positive peace which is the presence of justice; who constantly says: 'I agree with you in the goal you seek, but I cannot agree with your methods of direct action'; ... who lives by a mythical concept of time and who constantly advises ... to wait for a 'more convenient season' ..."

As a grassroots community-based organization that accepts no money from the development community, Catalyze SV often engages in direct action and advocacy, urging developers & governments to build the most sustainable, vibrant, & equitable projects possible on behalf of the community.

- We sometimes do this through healthy tension - the back-and-forth conversations with developers & city employees about building developments that bring the greatest good for the greatest number of people.
- Our approach resists the temptation to wait for a "more convenient season" for the number of homes we need now.
- We push back on the often quickly discarded promises of "let's make the next project better, not this one."

- We reject the fear, impatience, or skepticism that drives some to resist the long-term engagement & process necessary over multiple months to make projects that will last many decades.

These conversations & this approach bear fruit that align with the goals of this City Council on priorities such as housing production, shifts in mobility, & environmental sustainability. There are few better examples of the results of Catalyze SV's model than on the 259 Meridian project before you on Tuesday, June 23.

Before we get into those results, let's share credit where it is due: Catalyze SV has rarely encountered a developer as willing to listen to collaborative input from our members & incorporate those constructive ideas into its project as Strangis Properties. Jerry Strangis, Anthony Ho, John Moniz & the rest of their team should be commended for their responsiveness!

Catalyze SV believes they have submitted an excellent proposal deserving of our support and yours. Yet for this proposal to get as good as it is now, it took a great deal of effort by Strangis Properties and city staff, with repeated input from Catalyze SV.

In 2018, the developer brought this project to CSV. Frankly, it was just average and our members scored it that way then. But to their immense credit, the developer kept engaging with Catalyze SV, reading [our scorecards](#) and our [requests for follow up](#). And they kept making revisions to their proposal.

Fast forward to last month: Strangis Properties presented their much improved final proposal to the Planning Commission. Here's much of what changed in the proposal over the course of 18 months based on the input Catalyze SV gave:

- On [affordable housing](#): Since 2018, Catalyze SV has said we want the affordable housing units to be built on-site. A few weeks ago, Strangis Properties changed course and decided to go the route of building 15% of the homes on-site as affordable.
- On [family-friendly housing](#): We gave the developer positive feedback on their initial idea of building micro-units while making the case for more family-friendly housing too. The final proposal includes both micro-units AND two-bedrooms.
- On the [parking to homes ratio](#): We told City staff & the developer we don't support more parking & less housing, helping support the goal of more homes, our community's greatest need when it comes to development.
- On [encouraging transit versus more car traffic](#): Strangis Properties is providing residents with a monthly "mobility stipend" that may be used for services such as transit passes or bike share to balance having fewer parking spaces.
- On [environmental sustainability](#): Strangis Properties increased the number of trees & adopted native landscaping.
- On [community engagement](#): Strangis Properties went to neighborhood groups we suggested they engage.



- On vibrancy: Strangis Properties added public art & made the plaza a 24-hour space for the neighborhood

These are the awesome results when community members as part of an organization speak up on behalf of the broader community for equity, vibrancy, & sustainability.

We will continue & fine-tune this approach because it leads to better outcomes for our community. And because **every project Catalyze SV members have reviewed that went to the San Jose or Santa Clara Planning Commission or City Council for a vote has passed.**

So you see, the “tension” created from our approach & process leads to positive outcomes and, dare I say, the presence of justice. A just community in which more people can afford to live, breathe cleaner air, live healthier lives with more walking & less driving, have more access to community amenities we can all enjoy, & live in more integrated communities.

This project is another step in the right direction. Even when we have to reluctantly embrace the difficult work for us to come together & build consensus, let’s keep moving in that direction as quickly as we can.

A happy Friday to all of you - Alex

Alex Shoor  
Executive Director  
Catalyze SV