

February 8th Agenda Item 10.4 GP Amendment Sharon Drive GP21 004 and C21 009

Edesa Bitbadal <[REDACTED]>

Tue 2/8/2022 4:35 PM

To: City Clerk <[REDACTED]> Taber, Toni <[REDACTED]> Liccardo, Sam
<[REDACTED]> District1 <[REDACTED]> Jimenez, Sergio <[REDACTED]> Peralez,
Raul <[REDACTED]> Cohen, David <[REDACTED]> Carrasco, Magdalena
<[REDACTED]> Esparza, Maya <[REDACTED]> Arenas, Sylvia
<[REDACTED]> Foley, Pam <[REDACTED]> Mahan, Matt <[REDACTED]> District
6 <[REDACTED]>
Cc: Kohl, Cassidy <[REDACTED]> Kline, Kelly <[REDACTED]> Quevedo, Matthew
<[REDACTED]> Groen, Mary Anne <[REDACTED]> Tran, David
<[REDACTED]> Hughes, Scott <[REDACTED]> Lomio, Michael <[REDACTED]>
McGarrity, Patrick <[REDACTED]> I <[REDACTED]> Brown,
Stacey <[REDACTED]> District2 <[REDACTED]> Arreola, Kiara <[REDACTED]>

1 attachment (3 MB)

Sharon Signed Petitions for Sharon Drive GP21-004 Submittal to the CC.pdf;

Dear Mayor and City Council,

My name is Edesa Bitbadal, owner of [REDACTED] I represent [REDACTED], the owner of [REDACTED]. The property owner is seeking a General Plan Amendment for a .6 acre parcel from Neighborhood/Community Commercial to MUN and Conforming Zoning C21-009.

Although Ben has tried for many years to repurpose the parcel under the current GP, he has been unsuccessful. In fact, his building is only at 38% occupancy where all other buildings on DeAnza Boulevard are at 93%-100%. The current building is a 1970s building that has run its course. In fact, it is one of the least desirable classes of office which is Class C or D. Other uses will never be successful in the current site because it does not have a frontage to a major street. Also because of the proposed hotel development to the West fronting DeAnza Boulevard, this parcel will be landlocked. The intention for the GP Amendment is to develop 10 units of live-work place in an area of the City that will be highly desirable. The proposal will solve many issues at once: infill housing, new housing in west San Jose, retraining of jobs and businesses and environmental stewardship.

Facts about the Current Condition of the Parcel/Building:

- A) The current building is not a medical building. The current building is occupied by:
1. Structural Engineer, single occupant.
 2. Quality Control Engineer, single occupant.
 3. Travel Agent, single occupant.
 4. Accountant, single occupant.
 5. Insurance Agent, single occupant.

6. Specialized eye doctor

B) The current occupancy rate is 38% as stated during the Planning Commission Meeting (Not 60%)

C) Prior to Covid, the occupancy rate was 60%. The property owner lost the following tenants due to the Stay in Place orders:

7. Art Teacher.
8. Math Teacher.
9. English Teacher.
10. Robotics Teacher.

Community Outreach Above and Beyond a Community Meeting

A) The City's community meeting had three attendees from the neighborhood of which one person spoke in support of the GP Amendment.

B) To be good neighbors and respectful of the current neighbors, we walked door to door to present the proposal and gather their feedback. This was done over the course of a couple of months prior to the community meeting. We are pleased to inform you (as stated in the staff report) that no one has opposed our proposal and in fact we have gathered signatures from over Sixty (60) neighbors in support of the GP 21-004 from Neighborhood/Community Commercial to MUN and Conforming zoning C21-009. Sixty neighbors have signed a petition requesting the City to allow for housing and in particular medium density infill live-work housing to be built in their neighborhood.

General Plan 2040 Consistency:

Staff states that it will be a medium density residential. In all our meetings and communications with staff via email, zoom or verbal we have presented the intention to build 10 units of live-work place. In fact, we have worked with Council District One for many months to advance a design concept that was presented to the Planning Department on numerous occasions.

Every reference to the GP policies fails to address that the proposal is for ten live-work units of housing which is the lowest VMT and the most environmentally conscious development. It does not even mention that the site is located at the residential neighborhood Cul-de-Sac that ends in all residential single-family homes and townhomes.

Staff erroneously states that the GP Amendment will be to the detriment of sustainability and environment stewardship. The concept of live-work place that we have advanced is the most sustainable format of development surpassing any other use. Therefore, this land use change is 100% consistent with the following GP Policies that staff has used to deny the change. The concept is consistent:

- LU-10.3: Efficient Use of Residential and mixed-use lands policy; (reduces motor vehicle Travel - VMT)
- H-4.2 Housing -Environmental sustainability policy; and (minimizes greenhouse gas emissions)
- MS-10.6 Air Pollutant and Emission Reduction Policy (minimize automobile dependent development)
- LU- 4.1 Commercial Policy- retain commercial land to provide jobs, goods and services for San Jose's workers, residents and visitors.

Also, the Planning Commission overwhelmingly voted to recommend approval to build this underutilized site into a vibrant use.

We respectfully ask the Mayor and City Council to adopt a resolution for amendment of GP 21-004 from Neighborhood/Community Commercial to MUN and Conforming zoning C21-009.

In closing, we would like to thank you Vice Mayor Chappie Jones and CM Raul Peralez for their memo in support of the GP Amendment. We also would like to thank Vice Mayor Jone's staff and in particular, Cassidy Kohl, Raania Mohsen and Annale Damabeh for their exceptional work with the applicant over the last year.

Best Always,

Edesa Bitbadal
Founder/CEO



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7/12/2021
1st Voting.

Residents, property owners and business owners of Council District One are in support of the GP amendment change for [REDACTED] (GP21-004) from CP-Commercial to Mixed Use Neighborhood. The proposed GP amendment will benefit the neighborhood and the entire community by providing the much-needed high quality housing, retain and enhance the neighborhood character, sustain economic development and jobs.

We respectfully ask the Planning Commission and the City Council to approve the GP amendment for [REDACTED] (GP21-004) from CP-Commercial to Mixed Use Neighborhood.

Name	Address	Signature
1. <u>Ruben Rincon</u>	[REDACTED]	[REDACTED]
2. <u>Yifan Yin</u>	[REDACTED]	[REDACTED]
3. <u>Michael Kim</u>	[REDACTED]	[REDACTED]
4. <u>SUNDEEP CHAWLA</u>	[REDACTED]	[REDACTED]
5. <u>Wei Wang</u>	[REDACTED]	[REDACTED]
6. <u>Chaohe Lin</u>	[REDACTED]	[REDACTED]

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7.

JOHN TSAI

8.

LAUREA DYE

9.

JOSHUA LEE

10.

BALA RAMAKRISHNA

11.

12.

Judy Chang

13.

Ping Yang

14.

Kim Choy

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15.

Vincent Hsieh
naka

16.

Suresh Kurtagi

17.

Soumitra SARKAR

18.

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Name	Address	Signature
1. <u>JOSEPH ZULLA</u>		
Preferred Contact Info:		
2. <u>Eric Liu</u>		
Preferred Contact Info:		
3. <u>[Signature]</u>		
Preferred Contact Info:		
4. <u>Liam</u>		
Preferred Contact Info:		
5. <u>Anish Pilakut</u>		

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Name

Address

Signature

6. Brian Wu

Preferred Contact Info

7. Daniel Ma

Preferred Contact Info

8. Anoushka

Preferred Contact Info

9. Namith Jyn

Preferred Contact Info

10. JEE-YEON KIM

Preferred Contact Info

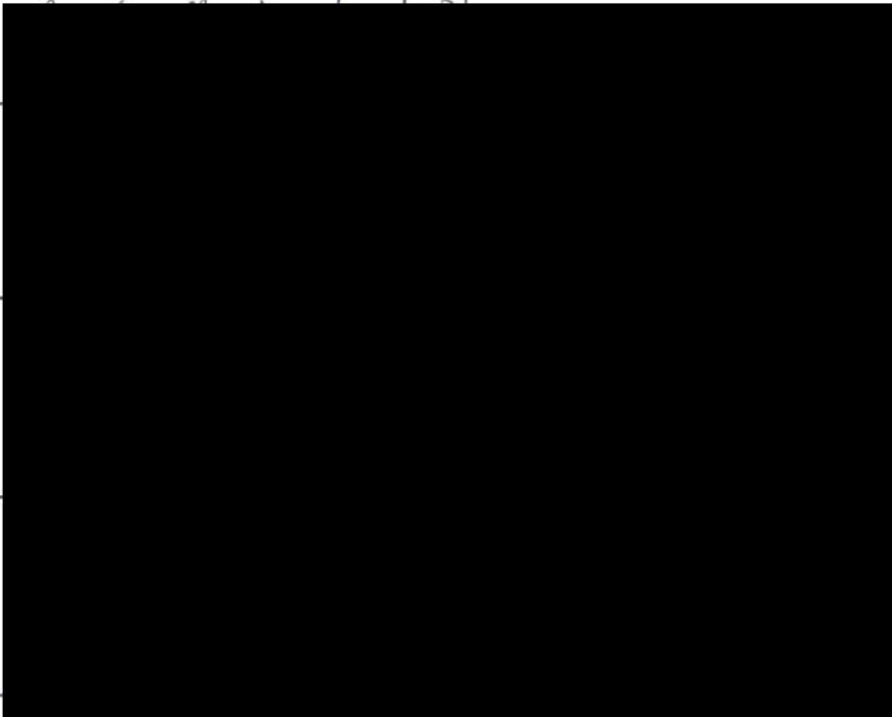
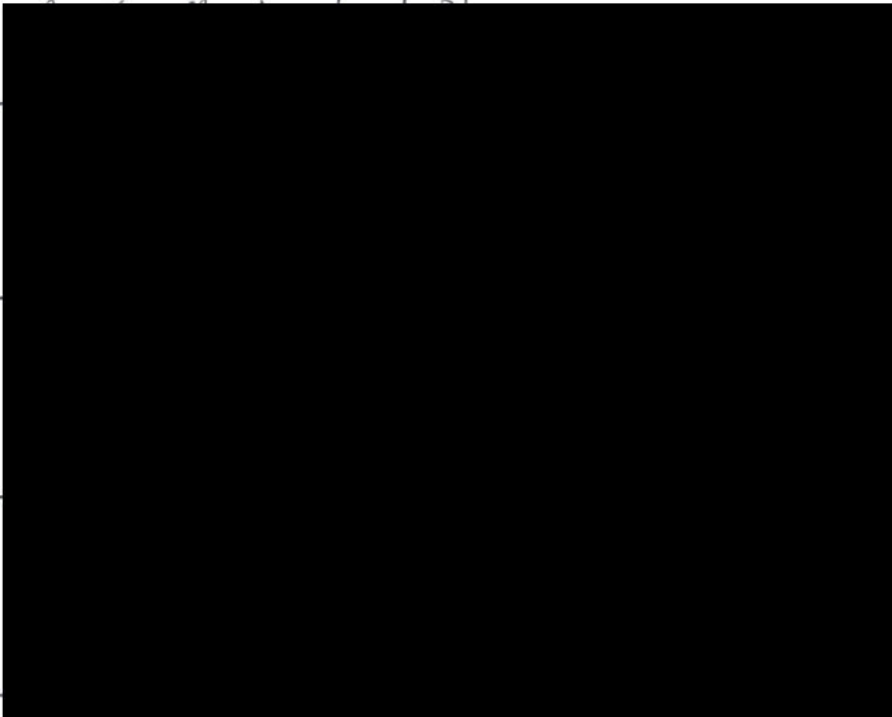
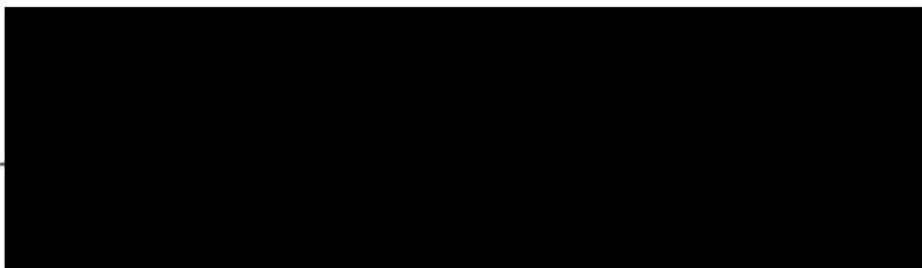
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Name	Address	Signature
11. <u>Gerardo Diaz</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
12. <u>PATRICIA PLANA</u> Preferred Contact Info:		
13. <u>Chen Yu</u> Preferred Contact Info:		
14. <u>Chung K</u> Preferred Contact Info:		
15. <u>Tara Shaukh</u> Preferred Contact Info:		

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We respectfully ask the Planning Commission and the City Council to approve the GP amendment for [REDACTED] (GP21-004) from CP-Commercial to Mixed Use Neighborhood.

Name	Address	Signature
1. <u>Cynthia Lin</u> Preferred Contact Info:		
2. <u>Yue Wu</u> Preferred Contact Info:		
3. <u>Tina Jiang</u> Preferred Contact Info:		
4. <u>Alana Hui</u> Preferred Contact Info:		
5. <u>Ying Mai</u>		
		

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Name	Address	Signature
6. <u>Divya</u>	[REDACTED]	[REDACTED]
Preferred Contact Info:		
7. <u>[Signature]</u>		
Preferred Contact Info:		
8. <u>Jupar</u>		
Preferred Contact Info:	[REDACTED]	[REDACTED]
Bipasha Das, Realtor.		
9. <u>[Signature]</u>	[REDACTED]	[REDACTED]
Preferred Contact Info:		
Hideham Sngizoriki	[REDACTED]	[REDACTED]
10. _____		
Preferred Contact Info:	[REDACTED]	[REDACTED]

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- | Name | Address | Signature |
|------------------------------------|------------|------------|
| 11. SHILPA | [REDACTED] | [REDACTED] |
| Preferred Contact Info: [REDACTED] | | |
| 12. W. Wilson | [REDACTED] | [REDACTED] |
| Preferred Contact Info: [REDACTED] | | |
| 13. MAHARID | [REDACTED] | [REDACTED] |
| Preferred Contact Info: [REDACTED] | | |
| 14. Curtis | [REDACTED] | [REDACTED] |
| Preferred Contact Info: [REDACTED] | | |
| 15. Anthony | [REDACTED] | [REDACTED] |
| Preferred Contact Info: [REDACTED] | | |

Commercial.

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Name	Address	Signature
1. <u>Vance Spruck</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
2. <u>MITSUKO TSUCHIYA</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
3. <u>Barbara Lukside</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
4. <u>Jennie Huynh</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
5. <u>Jennifer Lee</u>	[REDACTED]	[REDACTED]

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We respectfully ask the Planning Commission and the City Council to approve the GP amendment [REDACTED] [REDACTED] (GP21-004) from CP-Commercial to Mixed Use Neighborhood.

Name	Address	Signature
6. <u>DEREK YOUNG</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
7. <u>Paul Middleton</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
8. <u>Sam</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
9. <u>Lily Ma</u> Preferred Contact Info:	[REDACTED]	[REDACTED]
10. <u>STEVE CHUNG</u> Preferred Contact Info:	[REDACTED]	[REDACTED]

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Name

Address

Signature

11. Cesar Aguirre

Preferred Contact Info:

12. Yang, Zhang (Nancy)

Preferred Contact Info:

13. Ortiz, Cindy

Preferred Contact Info:

14. _____

Preferred Contact Info:

15. _____

Preferred Contact Info:

Fw: ATT: GP21 004 Land Use Amendment

City Clerk <[REDACTED]>

Wed 2/9/2022 6:34 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main 408 535 1260

Fax: 408-292-6207

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

From: Kevin Cheng [REDACTED]**Sent:** Tuesday, February 8, 2022 9:08 PM**To:** City Clerk <[REDACTED]>**Subject:** ATT: GP21-004 Land-Use AmendmentYou don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

Hello,

My name is Kevin and I have lived in the neighborhood for over 12 years. I urge you to support the General Plan change to allow for housing and live workplace to be built on this site. That lot has been an eye sore even before the current ownership and there are hardly any cars or people going in and out of there. At best you would see five cars there at any given time. It is not a good location for a standalone business or office. With fewer police services in west San Jose, we need to make sure that lots like this don't become a nuisance and add blight to the neighborhood. We would also like to see new housing built in our neighborhood instead of an old office. Please support the General Plan Change because it is a positive change in our neighborhood. I have also signed the petition in support.

Thanks,
Kevin

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Fw: GP21 004 Land Use Amendment

City Clerk <[REDACTED]>

Wed 2/9/2022 6:34 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main 408 535 1260

Fax: 408-292-6207

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

From: Danielle Knutson [REDACTED]**Sent:** Tuesday, February 8, 2022 9:03 PM**To:** City Clerk <[REDACTED]>**Subject:** GP21-004 Land-Use AmendmentYou don't often get email from [REDACTED] [why this is important](#)

[External Email]

Good evening,

My name is Danielle Knutson and I was hoping to speak at the city council meeting tonight in support of the GP21-004 Land-Use Amendment. I appreciate this e-mail being received instead of my public statement due to the meeting's time constraints.

I live in the neighborhood and fully support changing the land use from commercial to mixed use. This change will allow for live work development to take place. While I respect the desire to attract business by having the space indicated for commercial use, over the years, the use of the space in question has decreased. Currently, it is not currently being used to its potential. The area is surrounded by single-family homes and does not have a through street. Approving this amendment would allow us to have possible commercial development as well as desperately needed housing. This is a more responsible use of space for our community. I respectfully ask the Mayor and City Council to approve the General Plan change to allow live work development.

I appreciate your time.

Thank you,

--

Danielle Knutson (she/hers)

Licensed Clinical Social Worker

[Linkedin](#)

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Fw: Subject: ATT: GP21 004 Land Use Amendment

City Clerk <[REDACTED]>

Wed 2/9/2022 6:35 AM

To: Agendadesk <[REDACTED]>

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San Jose, CA 95113

Main 408 535 1260

Fax: 408-292-6207

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

From: Henry Wu <[REDACTED]>**Sent:** Tuesday, February 8, 2022 8:35 PM**To:** City Clerk <[REDACTED]>**Subject:** Subject: ATT: GP21-004 Land-Use AmendmentYou don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

My name is Yue Wu and I support the change to the General Plan to allow for live workplace in the neighborhood. I have lived in the neighborhood for ____11__ years. I met with the applicant when they came to my home and signed the petition in support. Their proposal is a win-win for our neighborhood and the city. The city gets much needed housing, and we get a brand-new development that will not only enhance the quality of life but also a better reuse of an underutilized land. I along with my neighbors support the change to Mixed Use Neighborhood. Thank you for your consideration.

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