

From: Piozet, Jennifer
Sent: Tuesday, October 16, 2018 1:59 PM
To: #WebSubmittal.Clerks <WebSubmittal.Clerks@sanjoseca.gov>
Subject: FW: East Santa Clara Urban Village

For GP18-009 going to 10/23 City Council Meeting

From: Leslie Levitt [
Sent: Tuesday, October 16, 2018 1:35 PM
To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>;
Cc:

>; Ceja, Patricia
<Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M
<christina.m.ramos@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer
<Jennifer.Piozet@sanjoseca.gov>; Ferguson, Jerad
<Jerad.Ferguson@sanjoseca.gov>;
>; Curia,
Patricia <>
Subject: Re: East Santa Clara Urban Village

Hello Councilman Peralez:

We are asking for support of all Council members for a change to the ESC Street UV Plan that defines the 45 deg. daylight plane to start from the **ground** at the property line adjacent to existing residential lots – *just like other UV plans*.

Can you support that?

This should have minimal impact to potential development density in the zone, where as many as six hundred new DUs are already planned for the hospital site. The change requested would, I believe, then solidify comprehensive community support for the UV plan from a significant number of constituents – instead of the unnecessary contention that is currently at play.

I also will add that it is important to recognize how the UV plan affects existing businesses. The test case already before us is the proposed re-development of 644 ESC at 14th. This building is part of the legacy of health care and medical service businesses still dominating the zone between 13th & 17th streets. If five years from now we have a new landscape but all of these small businesses are displaced, are we truly better off?

Les Levitt
14th Street resident & ESCBA member

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

From: Peralez, Raul <Raul.Peralez@sanjoseca.gov>
To: Julie Engelbrecht <>
Cc: Colby Waterland <>; Leah Poynter Waterland
<>; Richard Smoker <> Les Levitt
<>; Rebecca Smith <>; wingfoot9 <>;
Annie Hermes <> Kathleen Cohen <>; mkevane
<>; Leslie Gray <>; neal smith <>; Xue Wu

< >; Trish < >; twogoallead
< >; Richard Ajluni < >; April Halberstadt
< >; smithrevsmith < >; Ceja, Patricia
<<Patricia.Ceja@sanjoseca.gov>>; Tran, David <<david.tran@sanjoseca.gov>>; Ramos, Christina M
<<christina.m.ramos@sanjoseca.gov>>; Brilliot, Michael <<Michael.Brilliot@sanjoseca.gov>>; Piozet, Jennifer
<<Jennifer.Piozet@sanjoseca.gov>>; Ferguson, Jerad <<Jerad.Ferguson@sanjoseca.gov>>; Jessica Zenk
< >
Sent: Tue, Oct 16, 2018 12:38 pm
Subject: Re: East Santa Clara Urban Village

Hi Julie,

Thank you for the kind words and again for your understanding.

I understand we won't see eye to eye on this but I do personally feel as I mentioned previously, which is confident in the process and in the conclusions. The City did host and my staff participated in localized community meetings collecting feedback for the ESCUV. As you are aware there were many opinions and that is always expected, but there was not an overwhelming opposition to this level of density, in fact quite the opposite. I apologize if there was a misunderstanding about hosting community meetings. Community meetings for urban villages are complex and that is why they require City Planning staff to host them, those meetings did occur as they have with all urban villages.

From your message I believe we both agree on the history and usefulness of CD7.9 but where we don't agree is at what limits should be for height and setback. I would also agree that smart growth isn't just big but I would argue that 6 stories isn't that big when you're talking about an urban neighborhood along a major corridor adjacent to a downtown. I also agree with you that developers will attempt to maximize their profits and that the specifications of our plan are our best tools. This ESCUV plan will allow both the community and the City to not only be watchdogs but to also hold developers accountable to the plan (much like I'm already doing with the Empire Lumber site). It will be extremely beneficial to have a specific watchdog group for the ESCUV and my office would be happy to continue to help support that as we do the others.

Raul Peralez
Councilmember, District 3
City of San José

On Oct 13, 2018, at 1:49 AM, Julie Engelbrecht < > wrote:

Dear Council Member Peralez:

First, I would like to thank you for your responses and send my and my family's heartfelt condolences for your loss at what is a life changing time of having a child while also losing a parent. There are no words that can suffice, but know that we appreciate all that you do. Work has kept me from responding sooner. I think that the urgency now for seeking solutions to the challenges in the Urban Village comes not from a lack of time, years and care going into these plans, but a lack of an ongoing residential advisory role on these localized plans and a clear understanding of how the overall city wide changes in codes and amendments affected this final plan and what it makes possible to build as explained. All throughout this process there has been objection to too much height on the small lots next to residential which was poorly recorded at the community meetings and not reflected by making changes to the plan. I have, as you are likely well aware, kept in constant touch with all the planners as the ESCUV plan has matured. I have tried to stay aware of General Plan and Envision 2040 Plan changes to better understand the complexities of things most residents don't fully understand. Though often unobserved, I attend a great many meetings to see how the pieces fit together and change overtime. More than a year ago, I asked your staff to put together community outreach meetings so that residents could better understand the changes made under CD7.9 and to better comprehend how the final draft plan might better reflect neighborhood concern for the historic neighborhoods and overbearing height. However that never happened despite repeated attempts to create that engagement. This lack of clarity has failed your

constituents so much so that once the final draft plan was finally revealed, with a short time-line for approval, little meaningful engagement has been possible. Therein lies our frustration, concern and our question, will this also happen with proposed development projects?

So I welcome your concern that, "*The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail.*" And ask for that attention and detail now and for you to look back over my many emails where I ask for better protections to historic residential neighborhoods, good neighbor policies and engagement processes where heights and set backs can be discussed and mutually agreed upon so we can all get both the desired retail, housing and commercial jobs necessary for San Jose's overall health while still respecting the lower heights of historic neighborhoods and properties purchased long before these Urban Villages were conceived. Other Villages, notably the Stevens Creek UV, had height adjustments, so this is not new or unreasonable.

In my observance of the City workings, I have seen that once heights and set-backs are approved, the council can do little more than approve them if they are proposed, because they are allowed. Community engagement and noticing radius only begins once a permit is applied for, meaning that a developer or owner could have spent years and a significant amount of money to create that plan and therefore be unwilling to revise it to better suit the individual property site or to treat adjacent properties better. This leaves residents with no working tools for solutions and we must be engaged earlier in this process. It must be difficult to have to approve something based on what's allowed by code when you know it's not the best it could be. I have said this repeatedly to the planners, If I thought there would be responsible development and promised input on projects would actually happen, I wouldn't be working so hard to amend the Urban Village plan so that it specifies that protection in the plan up front, because once approved it becomes the legal framework for what is allowed to be built. Some builders, as I'm sure you are aware, will not care about the neighborhood and will only look to how high they can build and how much money can be made—you can not regulate that tendency away in people—so the plan must provide real mechanisms for protections to 100+ year old homes not just for the value of the homes and the quality of life for the people who live in them but for what they bring in unique character to San Jose. Long after other commercial buildings will come and go, Naglee Park will still be here. These are also homes with families and children, gathering places for family and friends in our already existing Village. You can have a Village without buildings, but you cannot have a Village without people, and we are people who volunteer in this community, care for this neighborhood, our neighbors and surroundings and about the city or we wouldn't be here nor be so concerned. And we desperately want development to counter the negative impacts of underutilized poorly maintained buildings, but we want thoughtful development that respects the character of this neighborhood.

CD 7.9 allows for more specific policies to ensure compatibility with adjacent single-family homes. Honestly that's what we've always asked for and is in the revised CD7.9. We should be able to utilize it as intended so that we do not repeatedly go through a huge process with every project near the historic neighborhoods, watch-dogging every one of them. You state that, "The City Council specifically requested that text be changed/incorporated into the policy that specifies that Urban Village design guidelines for building height and setbacks adjacent to single-family properties should be deferred to Urban Village plans." So let's have that be better in this plan. As a more prescriptive policy slightly adjusted heights and set backs or an overlay height plan for The Naglee Park Conservation area (which is only 7 small end caps of the Village) would give a measure of comfort that much desired development will finally happen, but won't be built to tower over a unique neighborhood of lower height, often one story Craftsman homes. There should be protection for the oldest neighborhood in San Jose, where many of the finest architectural examples reside in the zero blocks which are most in peril from overdevelopment that might come with this Village. This protection would not be changing the Urban Village designation, but adding an overlay of the conservation area with added protections in height restrictions that could be negotiated to current higher limits, site by site, depending upon lot size and meaningful community engagement for greater heights.

I would be interested to learn more about having an Urban Village Watchdog group that could review all proposed development in the Urban Village area. But I would want to know specifically what real influence that group could have? If a bad player in the game promotes a maximum build, poorly designed building without care for the existing neighborhood, what really can a watch-dog group do given the legal framework of the plan? Please put this group in touch with leaders of the other groups to learn what they do and I will reach out to architect friends in Naglee Park and the Northside to create a good cross

section of those concerned. Mostly, I would like to see some protection from height for these historic neighborhoods clearly articulated in the plan before it passes.

I will end with my continual mantra--Smart growth isn't just big. It reflects multifaceted aspects of existing neighborhoods and heights to create an inviting new area that mixes well with and complements the old, rather than overpowering it. It respects the size of buildings and neighborhood character while still adding desired retail and much needed housing. **This requires a unique collaboration for planning and development at each individual site** and I do not see that happening currently with large areas color-coded for height.

Thank you for your time and I look forward to solutions.

Sincerely,

Julie Engelbrecht and family

He who works with his hands is a laborer,
He who works with his hands and head is a craftsman,
He who works with his hands, head and heart is an artist.
St. Francis of Assisi

On Oct 12, 2018, at 1:19 PM, Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:

Hi Colby,

I can see why you are frustrated considering your understanding of what occurred and honestly the language is not the easiest to understand, although it is still not the case that these changes to CD 7.9 occurred the way you described. Density has always been the goal of our Urban Village designated growth areas and never was there a promise of a maximum height of 3 stories throughout the Urban Village. There was originally language about developments adjoining parcels designated as residential but those were amended during the 2016 General Plan Task Force update and after several lessons learned from urban village plans that had been completed. The GP Task Force was reconvened in public forums to help provide the required GP update and none of those recommendations were made hastily by the Planning Commission or the Council. Below is a factual recount of what occurred directly from our Supervising Planner Jennifer Piozet. I understand this may not satisfy you or others but I can assure you my decision is not being made without knowing all the facts or without understanding the multitude of opinions and circumstances. I am confident in the open process that occurred and I am confident with the conclusions included in this Urban Village Plan.

Please find below information about CD-7.9.

The area next to Naglee Park has had an Urban Village land use designation since 2011 when the Envision San José 2040 General Plan was adopted and a height allowance of 120 feet since 2012 when the Zoning Ordinance was updated to conform to the Urban Village vision of the General Plan. The East Santa Clara Street Urban Village Plan area under the Envision San José 2040 General Plan ***did not*** have a height limitation of 2-3 stories adjacent to single-family homes within Naglee Park. There was some concern expressed by the public in the beginning of the planning process for this Urban Village Plan regarding heights next to Naglee Park, with a desire to have heights limited to 3 stories; however, there was more public support in favor of taller heights in the Urban Village. There was confusion regarding General Plan Community Development Policy CD-7.9 and what it required of developments adjacent to Urban Villages. The policy adopted with the General Plan in 2011 required that a "single row of 2-to-3 story development should be used when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation." This policy did not state that the entire area is limited to 2-3 stories in height, rather it specified that the rest of the site must be occupied by a minimum of 4 stories of development.

In 2016, city staff brought forward a change to General Plan Policy CD-7.9 at the direction of the City Council (General Plan Amendment File No. GPT16-007) with the following changes. The City Council

specifically requested that text be changed/incorporated into the policy that specifies that Urban Village design guidelines for building height and setbacks adjacent to single-family properties should be deferred to Urban Village plans.

CD-7.9 Build new residential development within Urban Village areas at a minimum of four stories in height with ~~the exception that a single row of 2-3 story development, such as townhouses, should be used~~ a step down in height when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation. Individual Urban Village Plans may establish more specific policies or guidelines to ensure compatibility with adjacent single family neighborhoods, and development should be consistent with these policies and guidelines, established in approved Urban Village Plans.

- See the staff report/letters from public/memos: http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=603360
- See the Supplemental memo (Councilmember Jones and Council direction): http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=605480

The East Santa Clara Street Urban Village Plan complies with both the former and current versions of Policy CD-7.9 by limiting the height of development within 40 feet of the property line shared with Residential Neighborhood designated properties by limiting the height to 35 feet (which allows 2-3 stories of height). Since the second Urban Village workshop (where heights were discussed), the heights next to Naglee Park were shown at 65 feet maximum (back in 2015). The draft Plan has always included a daylight plane with setback requirements (see both 2016-OLD and 2018-NEW diagrams below).
<image002.jpg><image004.jpg>

Jennifer Piozet | Supervising Planner
City of San José | PBCE

Raul Peralez
Councilmember, District 3
City of San José

On Oct 11, 2018, at 6:35 AM, Colby Waterland <

> wrote:

Dear Councilmember Peralez,

Thank you for taking the time to send this thoughtful response even as your family deals with incredible loss.

We are encouraged that you are pushing for language in the plan to help ensure that future development unites with our community. However, the plan as it currently exists is *not* the result of numerous public meetings with hundreds of participants. That was true before the Planning Commission and the City Council rushed out a major change to CD 7.9 in Oct 2016. The original plan had broad support in our community, which supports the Urban Village concept and is committed to its success. Had that very dramatic change, from a *maximum* of 3 stories to now a *minimum* of 4, not been adopted many of us would not be contacting you today.

Such a dramatic change to the plan over a period of just 12 days is certainly an example of doing things "hastily or without adequate community input".

The new heights and setbacks may satisfy developers who might not build otherwise, but it is disingenuous to say they are the result of countless hours of community input, because they are not.

Very Truly Yours,
Colby

Colby Waterland

On Wed, Oct 10, 2018 at 5:46 PM Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:
Dear Neighbors,

First allow me to apologize for not being present at the meeting last week. It was certainly my intention to meet with you as scheduled but I do thank you for understanding as my family was dealing with a very difficult loss. Although I was unable to attend, I am thankful that my team was able to meet with everyone to hear out the concerns expressed regarding the East Santa Clara Urban Village Plan. My team also described the model Julie Englebrecht made to show what the neighborhood would see if the Urban Village was developed to the maximum allowed density.

Several concerns have been voiced and as mentioned by my staff, I agree that we should have language about preserving the character of the area with specific design guidelines and I have already asked our planning staff to do that. I am also asking that we include a Good Neighbor Policy for the most significant project occurring at the old hospital site, this request is being challenged by our City Attorney's office for is potential illegality but I will continue to pursue it. After careful consideration and understanding all concerns, including the community meetings, community input, and staff evaluation, I still continue to support the recommended heights and setbacks currently in the plan. I understand for some neighbors immediately adjoining the Urban Village boundary that the heights and setbacks are of greatest concern and I do not dismiss those concerns at all. The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail. The reason for my support does not come without a great understanding of what it means for particular property owners, neighbors and the greater community at large. Not only did the City solicit input regarding the Urban Village Plan with numerous public meetings and hundreds of participants, but there was also a multi-year process with hundreds of meetings and thousands of participants in creating the 2040 General Plan which focused on specific growth areas, these "Urban Villages", near transit corridors. The proposed growth along the East Santa Clara Urban Village was not in the slightest way conducted hastily or without adequate community input. I believe the height and setback for the East Santa Clara Urban Village is an acceptable balance taking into consideration the density desired in this proposed transit growth area, and still respecting the adjoining historic preservation residential neighborhood. I don't expect everyone to agree with this conclusion as each of you, like all other community members, will have your own individual circumstances to consider.

Additionally, I know Julie has offered to lead an Urban Village Watchdog group, which could review all proposed development in the Urban Village area. A few other Urban Villages have these groups as well, and my office can support that effort as we do with the other watchdog groups. This would be a community led effort and we can connect any of you with leaders of the other groups to view how they do this.

Thank you again for understanding and participating in the meeting with my team, and as you may know, it is not my sole authority to approve this plan and anyone is welcome to connect with the Mayor or other Councilmembers who will be voting on this issue as well.

Respectfully,

Raul Peralez
Councilmember, District 3
City of San José

From: April Halberstadt [mailto:aprilhalb@gmail.com]

Sent: Wednesday, October 17, 2018 1:18 PM

To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>

Cc: Levitt, Les < >; Julie Engelbrecht < >; Colby Waterland < >; Rebecca Smith <smithrebsmith@aol.com>; wingfoot9@aol.com; annie hermes <annie@giantcreative.com>; Michael Kevane < >; Leslie Gray < >; Neal smith < >; Xue Wu < >; Tritia Nishikawa < >; Richard Ajluni < >; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Lynne Stephenson < >; Curia, Patricia < >

Subject: Re: East Santa Clara Urban Village

Yes, we realize the guidelines work well about 95% of the time.
The other 5% worries us.

As Mies van der Rohe noted, "God is in the details".

The Naglee Park neighborhood is much older than the Rose Garden.
Naglee Park is part of the original City of San Jose, developed between 1850 and 1900.
The Alameda neighborhoods were not part of the city until they were annexed in the 1920s.
They developed as suburbs.
Their spacing and land uses are very different than ours.

April Halberstadt

Piozet, Jennifer

From: Peralez, Raul
Sent: Wednesday, October 17, 2018 11:36 AM
To: Leslie Levitt
Cc:

Ceja, Patricia; Tran, David; Ramos, Christina M; Brilliot, Michael;
Piozet, Jennifer; Ferguson, Jerad;
t; Curia, Patricia

Subject: Re: East Santa Clara Urban Village

Hi Les,

I do understand what the ask is but it's no different than the prior requests to further increase the setback and lower the heights, both of which I have stated I am not going to support. Requiring a 45 degree daylight plane from the ground at the property line of adjacent residential lots is actually not in all the other UV plans. It is only in the Stevens Creek plan, which is in a much less urban area and is not planned to have a BART line running along it. Not all urban villages are or should be the same. The West San Carlos and South Bascom UV plans, at the request of developers, were amended to take this from a requirement to a suggestive guideline, meaning a developer could legally build a development at 65 feet high with even less than a 15 foot setback - so long as Council approved it. In the ESCUV plan I am not supporting developers interest in turning this requirement into a suggestive guideline, thus no developer will be able to build any closer than a 15 foot setback and with a 45 degree daylight plane from 35 feet high - and this will remain a requirement. Additionally I'll add that 35 feet is the same exact height that all the adjacent residential lots are also allowed to build to, so I believe starting the 45 degree daylight plane at that height it is respecting those lots. Lastly, I'll agree that protecting the longtime small businesses has been a concern as well. It is not a unique challenge and it has been part of the discussions for years as it is yet another area where we have butted up against the challenges of our planned urban growth areas and the impacts they bring. Through the community input, namely from the East Santa Clara Business Association we have chosen to retain several parcels along ESCUV with a neighborhood commercial designation rather than switch them to an urban village designation and our small business owners are pleased with this solution.

Raul Peralez
Councilmember, District 3
City of San José

On Oct 16, 2018, at 1:35 PM, Leslie Levitt

> wrote:

Hello Councilman Peralez:

We are asking for support of all Council members for a change to the ESC Street UV Plan that defines the 45 deg. daylight plane to start from the **ground** at the property line adjacent to existing residential lots – *just like other UV plans.*

Can you support that?

Piozet, Jennifer

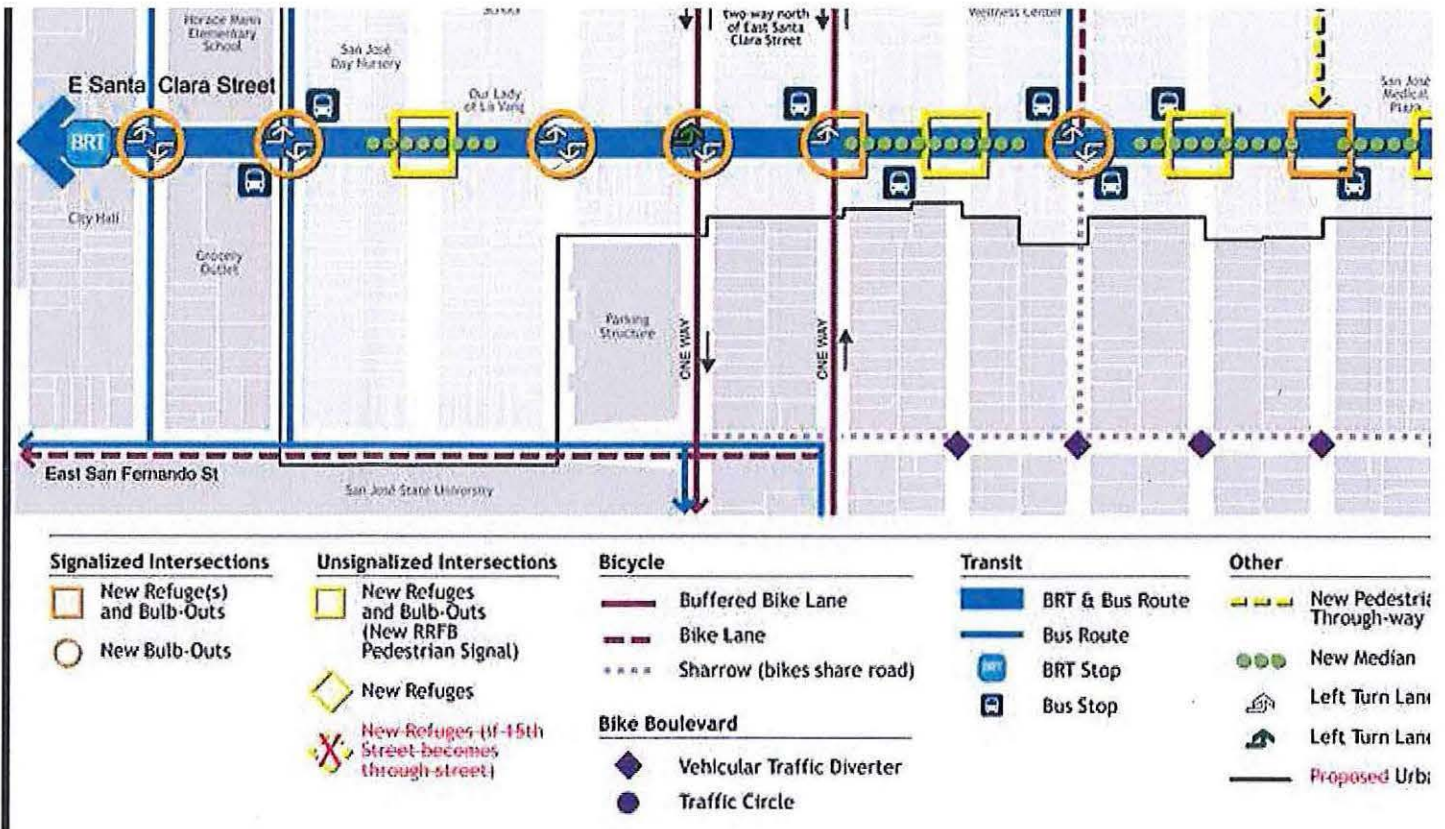
From: Piozet, Jennifer
Sent: Tuesday, October 16, 2018 3:40 PM
To: 'Leslye Corsiglia'
Cc: Brilliot, Michael
Subject: RE: East Santa Clara Street Urban Village

Hi Leslye,

Thank you for your email. I will respond by topic below.

South 17th Street

The Village Plan shows in concept only potential new or changes to existing diverters. The traffic diverters are suggestions for how to promote a safe biking and pedestrian environment which would not be implemented until, (1) there is funding either provided by the city or a private development project, and (2) they are deemed safe through traffic study. The plans show concepts that allow staff to ask developers for improvements or allow the city to seek grants to fund projects. The designs are not set in stone. Before any improvement is implemented, more study would be done. Specifically at 17th Street, no traffic diverter or change is proposed. If and when private development is proposed in the neighborhood, the project will be reviewed for traffic impacts to the surrounding area.



Buses

This Plan does not affect the bus routes. The Valley Transportation Authority updated it's county-wide service and called it the Next Network. If they make changes to the routes, it would be in their hands.

Walgreens

The Walgreens is designated Urban Village which promotes redevelopment and is not listed as a Structure of Merit in the Village Plan to further facilitate redevelopment.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet | Supervising Planner

City of San José | PBCE

jennifer.piozet@sanjoseca.gov | 408.535.7894

For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: Leslye Corsiglia [mailto:]

Sent: Sunday, October 14, 2018 9:33 AM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Cc: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: East Santa Clara Street Urban Village

Hi there,

First I want to say that I really appreciate all the work that you have done on the East San Jose Urban Village Plan. My neighbors have been actively talking about it on our list serve, so I took time yesterday to read through it and I can say I really like it a lot. I'm not worried about the scale of the development, and think it is appropriate for a major thoroughfare in a large City.

I did have a couple of personal questions and one comment.

Can you explain better what is happening to South 17th Street? It now has a diverter that keeps drivers from going through and it is one way from San Antonio Street to San Fernando. Will this change? It was unclear to me from the plan. I saw concerns raised about Arroyo Way, but was unable to determine what was happening with that street and how that might change traffic patterns.

We get lots of traffic coming through the neighborhood over the San Antonio bridge, and it will be helpful to understand how the changes might impact the number of cars driving down the street from the East Side as well as from Santa Clara Street.

Appreciate any clarification.

Also, will the buses continue to cut through Naglee Park, or will those routes be changed as a result of the improved transit corridor?

The comment relates to one that Michelle Yesney expressed. The Walgreens is not a historic building in any sense of the word. They literally tore it down and rebuilt it to look like one. Please include that in the plans for redevelopment. I can't think of a sole (perhaps there is one) who would complain.

Thanks much for any info.

Leslye Corsiglia

Piozet, Jennifer

From: Leslie Levitt < >
Sent: Tuesday, October 16, 2018 1:35 PM
To: Peralez, Raul;
Cc:

Ceja, Patricia;
Tran, David; Ramos, Christina M; Brilliot, Michael; Piozet, Jennifer; Ferguson, Jerad;
; Curia, Patricia

Subject: Re: East Santa Clara Urban Village

Hello Councilman Peralez:

We are asking for support of all Council members for a change to the ESC Street UV Plan that defines the 45 deg. daylight plane to start from the **ground** at the property line adjacent to existing residential lots – *just like other UV plans*.

Can you support that?

This should have minimal impact to potential development density in the zone, where as many as six hundred new DUs are already planned for the hospital site. The change requested would, I believe, then solidify comprehensive community support for the UV plan from a significant number of constituents – instead of the unnecessary contention that is currently at play.

I also will add that it is important to recognize how the UV plan affects existing businesses. The test case already before us is the proposed re-development of 644 ESC at 14th. This building is part of the legacy of health care and medical service businesses still dominating the zone between 13th & 17th streets. If five years from now we have a new landscape but all of these small businesses are displaced, are we truly better off?

Les Levitt

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

From: Peralez, Raul <Raul.Peralez@sanjoseca.gov>
To: Julie Engelbrecht < >
Cc: Colby Waterland < >; Leah Poynter Waterland < >; Richard Smoker < >; Les Levitt < >; Rebecca Smith < >; wingfoot9 < >; Annie Hermes < >; Kathleen Cohen < >; < >; mkevane < >; Leslie Gray < >; neal smith < >; < >; Xue Wu < >; Trish < >; twogoallead < >; < >; Richard Ajluni < >; April Halberstadt <Aprilhalb@gmail.com>; smithrevsmith < >; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Jessica Zenk <j >
Sent: Tue, Oct 16, 2018 12:38 pm
Subject: Re: East Santa Clara Urban Village

Hi Julie,

Thank you for the kind words and again for your understanding.

I understand we won't see eye to eye on this but I do personally feel as I mentioned previously, which is confident in the process and in the conclusions. The City did host and my staff participated in localized community meetings collecting

Piozet, Jennifer

From: Peralez, Raul
Sent: Tuesday, October 16, 2018 12:38 PM
To: Julie Engelbrecht
Cc: Colby Waterland; Leah Poynter Waterland; Richard Smoker; Les Levitt; Rebecca Smith; wingfoot9; Annie Hermes; Kathleen Cohen; ; Leslie Gray; neal smith; Xue Wu; Trish; Richard Ajluni; April Halberstadt; smithrevsmith@aol.com; Ceja, Patricia; Tran, David; Ramos, Christina M; Brilliot, Michael; Piozet, Jennifer; Ferguson, Jerad; Jessica Zenk
Subject: Re: East Santa Clara Urban Village

Hi Julie,

Thank you for the kind words and again for your understanding.

I understand we won't see eye to eye on this but I do personally feel as I mentioned previously, which is confident in the process and in the conclusions. The City did host and my staff participated in localized community meetings collecting feedback for the ESCUV. As you are aware there were many opinions and that is always expected, but there was not an overwhelming opposition to this level of density, in fact quite the opposite. I apologize if there was a misunderstanding about hosting community meetings. Community meetings for urban villages are complex and that is why they require City Planning staff to host them, those meetings did occur as they have with all urban villages.

From your message I believe we both agree on the history and usefulness of CD7.9 but where we don't agree is at what limits should be for height and setback. I would also agree that smart growth isn't just big but I would argue that 6 stories isn't that big when you're talking about an urban neighborhood along a major corridor adjacent to a downtown. I also agree with you that developers will attempt to maximize their profits and that the specifications of our plan are our best tools. This ESCUV plan will allow both the community and the City to not only be watchdogs but to also hold developers accountable to the plan (much like I'm already doing with the Empire Lumber site). It will be extremely beneficial to have a specific watchdog group for the ESCUV and my office would be happy to continue to help support that as we do the others.

Raul Peralez
Councilmember, District 3
City of San José

On Oct 13, 2018, at 1:49 AM, Julie Engelbrecht < > wrote:

Dear Council Member Peralez:

First, I would like to thank you for your responses and send my and my family's heartfelt condolences for your loss at what is a life changing time of having a child while also losing a parent. There are no words that can suffice, but know that we appreciate all that you do. Work has kept me from responding sooner.

I think that the urgency now for seeking solutions to the challenges in the Urban Village comes not from a lack of time, years and care going into these plans, but a lack of an ongoing residential advisory role on these localized plans and a clear understanding of how the overall

Piozet, Jennifer

From: Julie Engelbrecht >
Sent: Saturday, October 13, 2018 1:49 AM
To: Peralez, Raul
Cc: Colby Waterland; Leah Poynter Waterland; Richard Smoker; Les Levitt; Rebecca Smith; wingfoot9; Annie Hermes; Kathleen Cohen; ; Leslie Gray; neal smith; Xue Wu; Trish; 1 ; Richard Ajluni; April Halberstadt; ; Ceja, Patricia; Tran, David; Ramos, Christina M; Brilliot, Michael; Piozet, Jennifer; Ferguson, Jerad; Jessica Zenk
Subject: Re: East Santa Clara Urban Village

Dear Council Member Peralez:

First, I would like to thank you for your responses and send my and my family's heartfelt condolences for your loss at what is a life changing time of having a child while also losing a parent. There are no words that can suffice, but know that we appreciate all that you do. Work has kept me from responding sooner.

I think that the urgency now for seeking solutions to the challenges in the Urban Village comes not from a lack of time, years and care going into these plans, but a lack of an ongoing residential advisory role on these localized plans and a clear understanding of how the overall city wide changes in codes and amendments affected this final plan and what it makes possible to build as explained. All throughout this process there has been objection to too much height on the small lots next to residential which was poorly recorded at the community meetings and not reflected by making changes to the plan.

I have, as you are likely well aware, kept in constant touch with all the planners as the ESCUV plan has matured. I have tried to stay aware of General Plan and Envision 2040 Plan changes to better understand the complexities of things most residents don't fully understand. Though often unobserved, I attend a great many meetings to see how the pieces fit together and change overtime. More than a year ago, I asked your staff to put together community outreach meetings so that residents could better understand the changes made under CD7.9 and to better comprehend how the final draft plan might better reflect neighborhood concern for the historic neighborhoods and overbearing height. However that never happened despite repeated attempts to create that engagement. This lack of clarity has failed your constituents so much so that once the final draft plan was finally revealed, with a short time-line for approval, little meaningful engagement has been possible. Therein lies our frustration, concern and our question, will this also happen with proposed development projects?

So I welcome your concern that, "*The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail.*" And ask for that attention and detail now and for you to look back over my many emails where I ask for better protections to historic residential neighborhoods, good neighbor policies and engagement processes where heights and set backs can be discussed and mutually agreed upon so we can all get both the desired retail, housing and commercial jobs necessary for San Jose's overall health while still respecting the lower heights of historic neighborhoods and properties purchased long before these Urban Villages were conceived. Other Villages, notably the Stevens Creek UV, had height adjustments, so this is not new or unreasonable.

In my observance of the City workings, I have seen that once heights and set-backs are approved, the council can do little more than approve them if they are proposed, because they are allowed. Community engagement and noticing radius only begins once a permit is applied for, meaning that a developer or owner could have spent years and a significant amount of money to create that plan and therefore be unwilling to revise it to better

suit the individual property site or to treat adjacent properties better. This leaves residents with no working tools for solutions and we must be engaged earlier in this process. It must be difficult to have to approve something based on what's allowed by code when you know it's not the best it could be. I have said this repeatedly to the planners, If I thought there would be responsible development and promised input on projects would actually happen, I wouldn't be working so hard to amend the Urban Village plan so that it specifies that protection in the plan up front, because once approved it becomes the legal framework for what is allowed to be built. Some builders, as I'm sure you are aware, will not care about the neighborhood and will only look to how high they can build and how much money can be made—you can not regulate that tendency away in people—so the plan must provide real mechanisms for protections to 100+ year old homes not just for the value of the homes and the quality of life for the people who live in them but for what they bring in unique character to San Jose. Long after other commercial buildings will come and go, Naglee Park will still be here. These are also homes with families and children, gathering places for family and friends in our already existing Village. You can have a Village without buildings, but you cannot have a Village without people, and we are people who volunteer in this community, care for this neighborhood, our neighbors and surroundings and about the city or we wouldn't be here nor be so concerned. And we desperately want development to counter the negative impacts of underutilized poorly maintained buildings, but we want thoughtful development that respects the character of this neighborhood.

CD 7.9 allows for more specific policies to ensure compatibility with adjacent single-family homes. Honestly that's what we've always asked for and is in the revised CD7.9. We should be able to utilize it as intended so that we do not repeatedly go through a huge process with every project near the historic neighborhoods, watch-dogging every one of them. You state that, "The City Council specifically requested that text be changed/incorporated into the policy that specifies that Urban Village design guidelines for building height and stepbacks adjacent to single-family properties should be deferred to Urban Village plans." So let's have that be better in this plan. As a more prescriptive policy slightly adjusted heights and set backs or an overlay height plan for The Naglee Park Conservation area (which is only 7 small end caps of the Village) would give a measure of comfort that much desired development will finally happen, but won't be built to tower over a unique neighborhood of lower height, often one story Craftsman homes. There should be protection for the oldest neighborhood in San Jose, where many of the finest architectural examples reside in the zero blocks which are most in peril from overdevelopment that might come with this Village. This protection would not be changing the Urban Village designation, but adding an overlay of the conservation area with added protections in height restrictions that could be negotiated to current higher limits, site by site, depending upon lot size and meaningful community engagement for greater heights.

I would be interested to learn more about having an Urban Village Watchdog group that could review all proposed development in the Urban Village area. But I would want to know specifically what real influence that group could have? If a bad player in the game promotes a maximum build, poorly designed building without care for the existing neighborhood, what really can a watch-dog group do given the legal framework of the plan? Please put this group in touch with leaders of the other groups to learn what they do and I will reach out to architect friends in Naglee Park and the Northside to create a good cross section of those concerned. Mostly, I would like to see some protection from height for these historic neighborhoods clearly articulated in the plan before it passes.

I will end with my continual mantra--Smart growth isn't just big. It reflects multifaceted aspects of existing neighborhoods and heights to create an inviting new area that mixes well with and complements the old, rather than overpowering it. It respects the size of buildings and neighborhood character while still adding desired retail and much needed housing. **This requires a unique collaboration for planning and development at each individual site** and I do not see that happening currently with large areas color-coded for height.

Thank you for your time and I look forward to solutions.

Sincerely,

Julie Engelbrecht and family

He who works with his hands is a laborer,
He who works with his hands and head is a craftsman,
He who works with his hands, head and heart is an artist.
St. Francis of Assisi

On Oct 12, 2018, at 1:19 PM, Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:

Hi Colby,

I can see why you are frustrated considering your understanding of what occurred and honestly the language is not the easiest to understand, although it is still not the case that these changes to CD 7.9 occurred the way you described. Density has always been the goal of our Urban Village designated growth areas and never was there a promise of a maximum height of 3 stories throughout the Urban Village. There was originally language about developments adjoining parcels designated as residential but those were amended during the 2016 General Plan Task Force update and after several lessons learned from urban village plans that had been completed. The GP Task Force was reconvened in public forums to help provide the required GP update and none of those recommendations were made hastily by the Planning Commission or the Council. Below is a factual recount of what occurred directly from our Supervising Planner Jennifer Piozet. I understand this may not satisfy you or others but I can assure you my decision is not being made without knowing all the facts or without understanding the multitude of opinions and circumstances. I am confident in the open process that occurred and I am confident with the conclusions included in this Urban Village Plan.

Please find below information about CD-7.9.

The area next to Naglee Park has had an Urban Village land use designation since 2011 when the Envision San José 2040 General Plan was adopted and a height allowance of 120 feet since 2012 when the Zoning Ordinance was updated to conform to the Urban Village vision of the General Plan. The East Santa Clara Street Urban Village Plan area under the Envision San José 2040 General Plan *did not* have a height limitation of 2-3 stories adjacent to single-family homes within Naglee Park. There was some concern expressed by the public in the beginning of the planning process for this Urban Village Plan regarding heights next to Naglee Park, with a desire to have heights limited to 3 stories; however, there was more public support in favor of taller heights in the Urban Village. There was confusion regarding General Plan Community Development Policy CD-7.9 and what it required of developments adjacent to Urban Villages. The policy adopted with the General Plan in 2011 required that a “*single row of 2-to-3 story development* should be used when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation.” This policy did not state that the entire area is limited

to 2-3 stories in height, rather it specified that the rest of the site must be occupied by a minimum of 4 stories of development.

In 2016, city staff brought forward a change to General Plan Policy CD-7.9 at the direction of the City Council (General Plan Amendment File No. GPT16-007) with the following changes. The City Council specifically requested that text be changed/incorporated into the policy that specifies that Urban Village design guidelines for building height and setbacks adjacent to single-family properties should be deferred to Urban Village plans.

CD-7.9 Build new residential development within Urban Village areas at a minimum of four stories in height with ~~the exception that a single row of 2-3 story development, such as townhouses, should be used~~ a step down in height when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation. Individual Urban Village Plans may establish more specific policies or guidelines to ensure compatibility with adjacent single family neighborhoods, and development should be consistent with these policies and guidelines, established in approved Urban Village Plans.

See the staff report/letters from public/memos: http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=603360

See the Supplemental memo (Councilmember Jones and Council direction): http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=605480

The East Santa Clara Street Urban Village Plan complies with both the former and current versions of Policy CD-7.9 by limiting the height of development within 40 feet of the property line shared with Residential Neighborhood designated properties by limiting the height to 35 feet (which allows 2-3 stories of height). Since the second Urban Village workshop (where heights were discussed), the heights next to Naglee Park were shown at 65 feet maximum (back in 2015). The draft Plan has always included a daylight plane with setback requirements (see both 2016-OLD and 2018-NEW diagrams below).
<image002.jpg><image004.jpg>

Jennifer Piozet | Supervising Planner
City of San José | PBCE

Raul Peralez
Councilmember, District 3
City of San José

On Oct 11, 2018, at 6:35 AM, Colby Waterland <

> wrote:

Dear Councilmember Peralez,

Thank you for taking the time to send this thoughtful response even as your family deals with incredible loss.

We are encouraged that you are pushing for language in the plan to help ensure that future development unites with our community. However, the plan as it currently exists is *not* the result of numerous public meetings with hundreds of participants. That was true before the Planning Commission and the City Council rushed out a major change to CD 7.9 in Oct 2016. The original plan had broad support in our community, which supports the Urban Village concept and is committed to its success. Had that very dramatic change, from a *maximum* of 3 stories to now a *minimum* of 4, not been adopted many of us would not be contacting you today.

Such a dramatic change to the plan over a period of just 12 days is certainly an example of doing things "hastily or without adequate community input".

The new heights and setbacks may satisfy developers who might not build otherwise, but it is disingenuous to say they are the result of countless hours of community input, because they are not.

Very Truly Yours,
Colby

Colby Waterland

On Wed, Oct 10, 2018 at 5:46 PM Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:

Dear Neighbors,

First allow me to apologize for not being present at the meeting last week. It was certainly my intention to meet with you as scheduled but I do thank you for understanding as my family was dealing with a very difficult loss. Although I was unable to attend, I am thankful that my team was able to meet with everyone to hear out the concerns expressed regarding the East Santa Clara Urban Village Plan. My team also described the model Julie Englebrecht made to show what the neighborhood would see if the Urban Village was developed to the maximum allowed density.

Several concerns have been voiced and as mentioned by my staff, I agree that we should have language about preserving the character of the area with specific design guidelines and I have already asked our planning staff to do that. I am also asking that we include a Good Neighbor Policy for the most significant

project occurring at the old hospital site, this request is being challenged by our City Attorney's office for its potential illegality but I will continue to pursue it. After careful consideration and understanding all concerns, including the community meetings, community input, and staff evaluation, I still continue to support the recommended heights and setbacks currently in the plan. I understand for some neighbors immediately adjoining the Urban Village boundary that the heights and setbacks are of greatest concern and I do not dismiss those concerns at all. The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail. The reason for my support does not come without a great understanding of what it means for particular property owners, neighbors and the greater community at large. Not only did the City solicit input regarding the Urban Village Plan with numerous public meetings and hundreds of participants, but there was also a multi-year process with hundreds of meetings and thousands of participants in creating the 2040 General Plan which focused on specific growth areas, these "Urban Villages", near transit corridors. The proposed growth along the East Santa Clara Urban Village was not in the slightest way conducted hastily or without adequate community input. I believe the height and setback for the East Santa Clara Urban Village is an acceptable balance taking into consideration the density desired in this proposed transit growth area, and still respecting the adjoining historic preservation residential neighborhood. I don't expect everyone to agree with this conclusion as each of you, like all other community members, will have your own individual circumstances to consider.

Additionally, I know Julie has offered to lead an Urban Village Watchdog group, which could review all proposed development in the Urban Village area. A few other Urban Villages have these groups as well, and my office can support that effort as we do with the other watchdog groups. This would be a community led effort and we can connect any of you with leaders of the other groups to view how they do this.

Thank you again for understanding and participating in the meeting with my team, and as you may know, it is not my sole authority to approve this plan and anyone is welcome to connect with the Mayor or other Councilmembers who will be voting on this issue as well.

Respectfully,

Raul Peralez

Councilmember, District 3

Piozet, Jennifer

From: Peralez, Raul
Sent: Wednesday, October 10, 2018 5:46 PM
To:

Cc: Ceja, Patricia; Tran, David; Ramos, Christina M; Brilliot, Michael; Piozet, Jennifer; Ferguson, Jerad
Subject: East Santa Clara Urban Village

Dear Neighbors,

First allow me to apologize for not being present at the meeting last week. It was certainly my intention to meet with you as scheduled but I do thank you for understanding as my family was dealing with a very difficult loss. Although I was unable to attend, I am thankful that my team was able to meet with everyone to hear out the concerns expressed regarding the East Santa Clara Urban Village Plan. My team also described the model Julie Englebrecht made to show what the neighborhood would see if the Urban Village was developed to the maximum allowed density.

Several concerns have been voiced and as mentioned by my staff, I agree that we should have language about preserving the character of the area with specific design guidelines and I have already asked our planning staff to do that. I am also asking that we include a Good Neighbor Policy for the most significant project occurring at the old hospital site, this request is being challenged by our City Attorney's office for its potential illegality but I will continue to pursue it. After careful consideration and understanding all concerns, including the community meetings, community input, and staff evaluation, I still continue to support the recommended heights and setbacks currently in the plan. I understand for some neighbors immediately adjoining the Urban Village boundary that the heights and setbacks are of greatest concern and I do not dismiss those concerns at all. The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail. The reason for my support does not come without a great understanding of what it means for particular property owners, neighbors and the greater community at large. Not only did the City solicit input regarding the Urban Village Plan with numerous public meetings and hundreds of participants, but there was also a multi-year process with hundreds of meetings and thousands of participants in creating the 2040 General Plan which focused on specific growth areas, these "Urban Villages", near transit corridors. The proposed growth along the East Santa Clara Urban Village was not in the slightest way conducted hastily or without adequate community input. I believe the height and setback for the East Santa Clara Urban Village is an acceptable balance taking into consideration the density desired in this proposed transit growth area, and still respecting the adjoining historic preservation residential neighborhood. I don't expect everyone to agree with this conclusion as each of you, like all other community members, will have your own individual circumstances to consider.

Additionally, I know Julie has offered to lead an Urban Village Watchdog group, which could review all proposed development in the Urban Village area. A few other Urban Villages have these groups as well, and my office can support that effort as we do with the other watchdog groups. This would be a community led effort and we can connect any of you with leaders of the other groups to view how they do this.

Thank you again for understanding and participating in the meeting with my team, and as you may know, it is not my sole authority to approve this plan and anyone is welcome to connect with the Mayor or other Councilmembers who will be voting on this issue as well.

Respectfully,

Raul Peralez
Councilmember, District 3
City of San José

Piozet, Jennifer

From: Michael Kevane < >
Sent: Thursday, October 11, 2018 7:28 AM
To: Colby Waterland
Cc: Peralez, Raul; Julie Engelbrecht; Leah Waterland; Richard Smoker; Leslie Levitt; Rebecca Smith; Leta Hermes; Annie Hermes; Kathleen and Mark; Gray, Leslie; Tritia Nishikawa; ; April Halberstadt; ; Ceja, Patricia; Tran, David; Ramos, Christina M; Brilliot, Michael; Piozet, Jennifer; Ferguson, Jerad
Subject: Re: East Santa Clara Urban Village

Thanks Colby. By the way, here is the link to the amendment:

<http://www.sanjoseca.gov/index.aspx?NID=4021>

File No. GPT16-007 (approved December 13, 2016)

Amended Policy CD-7.9 to state that new residential development within Urban Village areas must be built at a minimum of four stories with a step down in height when located adjacent to single-family residential sites that have a Residential Neighborhood land use designation. (Resolution No. 78048)

The amendment is on page 33 (yes, buried in a very very long list of amendments to the general plan, many of them quite technical...)

GPT16-

007. Amendment of the General Plan to amend Chapter 4 "Quality of Life," "Urban Villages" section, Policy CD-7.9 (p. 23) in its entirety to read as follows:

"CD-7.9 Build new residential development within Urban Village areas at a minimum of four stories in height with a step down in height when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation. Individual Urban Village Plans may establish more specific policies or guidelines to ensure compatibility with adjacent single family neighborhoods, and development should be consistent with these policies and guidelines, established in approved Urban Village Plans."

On Thu, Oct 11, 2018 at 6:35 AM Colby Waterland

> wrote:

Dear Councilmember Peralez,

Thank you for taking the time to send this thoughtful response even as your family deals with incredible loss.

We are encouraged that you are pushing for language in the plan to help ensure that future development unites with our community. However, the plan as it currently exists is *not* the result of numerous public meetings

with hundreds of participants. That was true before the Planning Commission and the City Council rushed out a major change to CD 7.9 in Oct 2016. The original plan had broad support in our community, which supports the Urban Village concept and is committed to its success. Had that very dramatic change, from a *maximum* of 3 stories to now a *minimum* of 4, not been adopted many of us would not be contacting you today.

Such a dramatic change to the plan over a period of just 12 days is certainly an example of doing things "hastily or without adequate community input".

The new heights and setbacks may satisfy developers who might not build otherwise, but it is disingenuous to say they are the result of countless hours of community input, because they are not.

Very Truly Yours,
Colby

Colby Waterland

On Wed, Oct 10, 2018 at 5:46 PM Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:

Dear Neighbors,

First allow me to apologize for not being present at the meeting last week. It was certainly my intention to meet with you as scheduled but I do thank you for understanding as my family was dealing with a very difficult loss. Although I was unable to attend, I am thankful that my team was able to meet with everyone to hear out the concerns expressed regarding the East Santa Clara Urban Village Plan. My team also described the model Julie Englebrecht made to show what the neighborhood would see if the Urban Village was developed to the maximum allowed density.

Several concerns have been voiced and as mentioned by my staff, I agree that we should have language about preserving the character of the area with specific design guidelines and I have already asked our planning staff to do that. I am also asking that we include a Good Neighbor Policy for the most significant project occurring at the old hospital site, this request is being challenged by our City Attorney's office for its potential illegality but I will continue to pursue it. After careful consideration and understanding all concerns, including the community meetings, community input, and staff evaluation, I still continue to support the recommended heights and setbacks currently in the plan. I understand for some neighbors immediately adjoining the Urban Village boundary that the heights and setbacks are of greatest concern and I do not dismiss those concerns at all. The boundaries adjoining any urban/residential area always tend to be delicate issues and require attention and detail. The reason for my support does not come without a great understanding of what it means for particular property owners, neighbors and the greater community at large. Not only did the City solicit input regarding the Urban Village Plan with numerous public meetings and hundreds of participants, but there was also a multi-year process with hundreds of meetings and thousands of participants in creating the 2040 General Plan which focused on specific growth areas, these "Urban Villages", near transit corridors. The proposed growth along the East Santa Clara Urban Village was not in the slightest way conducted hastily or without adequate community input. I believe the height and setback for the East Santa Clara Urban Village is an acceptable balance taking into consideration the density desired in this proposed transit growth area, and

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, October 11, 2018 12:51 PM
To: Ramos, Christina M; Brilliot, Michael
Subject: RE: ESCUV

Hi Christina,

Please find below a list of the outreach efforts for the East Santa Clara Street Urban Village.

- Community Meeting 1 (two meetings in November 2014): 131 community members
- Community Meeting 2 (two meetings in April 2015): 120 community members
- Community Meeting/Workshop 3 (June 2017): 150 community members
- Online feedback: 23 responses
- Postcard feedback: 28 responses

Please let me know if you have any questions.

Thank you,

Jennifer Piozet | Supervising Planner
City of San José | PBCE
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Ramos, Christina M
Sent: Wednesday, October 10, 2018 1:52 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
Subject: ESCUV

Hi Michael and Jennifer,

I'm helping the Councilmember issue a statement to the Naglee Park residents who we met with last week. One of the things I'd like to find out is how many meetings and how many residents showed up to the Urban Village meetings early on when the community outreach was being done for the ESCUV. That information would be helpful.

Thank you!

Christina Ramos, Chief of Staff
Office of Councilmember Peralez
Council District 3
City of San José
200 East Santa Clara St.
San José, CA 95113
Ph: 408.535.4934

From: Peralez, Raul

Sent: Wednesday, October 17, 2018 1:50 PM

To: April Halberstadt <aprilhalb@gmail.com>

Cc: Levitt, Les < >; Julie Engelbrecht < >; Colby Waterland < >; Rebecca Smith < >;
< >; ;
< >; ; annie hermes < >;
< >; Michael Kevane < >; Leslie Gray < >; Neal Smith < >; Xue Wu < >; Tritia Nishikawa < >;
< >; ; Richard Ajluni < >; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>;
< >; Lynne Stephenson < >; Curia, Patricia < >

Subject: Re: East Santa Clara Urban Village

Hi April,

We actually won't have guidelines, as I mentioned I'm suggesting to keep the ESCUV language as a requirement so it will be clear 100% of the time what is allowed. I agree that each neighborhood is different, which actually competes with the argument made by some that the ESCUV plan should mimic elements from other plans. The Alameda UV isn't even adjoining the Rose Garden neighborhood so needless to say the historical comparisons of either neighborhood was not a factor. In my email I was personally comparing the urban nature of the different areas and pointing out that what Les was asking for was actually not consistent in all urban villages and in fact what is suggested for ESCUV is also not completely out of line. An argument could be made that the one urban village in the entire city with the opportunity for the most density is ESCUV because it is the only one that immediately adjoins our Downtown Zoning land use area where buildings of 29 stories are being built. Many have spoken up with a desire to build as tall as possible along East Santa Clara and it would not have been far fetched to see a plan with 10 stories allowed. That is not the case and instead this plan does take into consideration all the factors, including the historic nature of Naglee Park and thus we have what I feel are respectable setbacks and height limits.

I recognize there will be a difference of opinions, which is expected, and I do not intend to convince every single person to accept this plan. I thank you for your continued engagement and I will reiterate that I do not make these decisions lightly or in a vacuum and that the ultimate acceptance of the ESCUV plan will be decided by the full council in an open session next week where everyone is welcome to voice their opinions.

Raul Peralez
Councilmember, District 3
City of San José

From: Tran, David
Sent: Thursday, October 18, 2018 7:58 AM
To: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Fwd: [jjna] Urban Village Proposed letter. Please read carefully.

Hi Michael and Jennifer,

FYI.

Thanks,

David Hai Tran | Senior Council Assistant
Office of Councilmember Raul Peralez
City of San José | District 3
200 E. Santa Clara St. 18th Floor | San José, CA 95113
[\(408\) 535-4932](tel:4085354932) | david.tran@sanjoseca.gov | www.sjd3.com

Sent from my iPhone

Begin forwarded message:

From: cate < >
Date: October 18, 2018 at 7:27:18 AM PDT
To: " " < >
Subject: [jjna] Urban Village Proposed letter. Please read carefully.

Hi all I am sending this care of Julie Engelbrecht regarding the Urban Village.

It seems there has been some dialogue between neighbors in Naglee Park. Some neighbors new to the Urban Village process are gathering signatures for a letter to City Council showing strong support to High Density Housing on the spot. The conversations that ensued seemed like this new group was decrying the NIMBY attitude of those who have been working for quite a while now to make sure the Urban Village word with the surrounding historic neighborhoods. This new group also seemed to fail to consider a couple of things, the surrounding neighborhoods who are partnering with NP, the history of planning and negotiation, and the wisdom of this who have been involved.

Anyway, so Some other neighbors(and who can be impassioned) who we have been working to speak to all city council members about forming a bit of a compromise. The are looking to change the setbacks and daylight planes for building directly adjacent to single family homes. That would include the houses on the 0 block of NP and the houses adjacent to the parking lot site. They are not looking to do this on the hospital site. Please read carefully the proposed letter below and let's have conversation. I think this compromise is quite reasonable and focused. It also discussed good neighbor policy when it comes to the actual staging and building, which will affect all surrounding neighborhoods.

Cate

Begin forwarded message:

From: Julie Engelbrecht <
Subject: re signatures/names
Date: October 17, 2018 at 11:00:16 PM PDT
To: Cate Schroeder < >

Cate here is the letter with the (JJN and Horace Mann) added after Northside Neighborhood to better reflect each group. We were amending this letter right up until the last moments before tonights event and I didn't check it thoroughly. At the end is our names sign up doc, but I think the easiest way for you to do this is share with your list and ask them to email me if they are in favor of this to protect residential neighborhoods to be included in the list of neighbors on the letter. Have them send an email that says in support of reduced heights and better set backs and include their name and street address. I'll compile the list of all names to add and send this letter off by early Friday morning.

Thanks for your continued support. J

October 2018

Dear Mayor Liccardo and San Jose City Councilmembers,

The undersigned residents living nearby the planned East Santa Clara Urban Village (ESCUV) support the Urban Village concept and are committed to its success. We share the goals of activating the ESC corridor and providing much needed housing and commercial opportunities in the area. However we feel that the ESCUV Plan, as currently published, could be improved to better interface and coexist with the existing residential use in the area.

Of particular concern are the heights and setbacks as currently allowed when building adjacent to existing residential parcels. We understand that the City wishes to allow higher density in the urban core, and therefore would not seek additional restrictions on height.

Some Urban Village plans are more closely aligned with a 45° daylight plane from the adjacent residential property line, however the ESCUV plan calls for much more aggressive building allowances.

We would like to propose a compromise that we feel would allow for the development that San Jose needs, while keeping intact the historic character of the surrounding neighborhoods.

The current heights and setbacks in the ESCUV plan for building adjacent to existing residential provide

-
- 65' max height
- -
 -
 - 35' max height within 40' of shared property line
 -
-
-
- 15' setback
-

We would prefer these be modified, *only when building immediately adjacent to existing residential*, to indicate

-
- Better adherence to the 45° daylight plane originating from the shared property line, and
-
-
- 25' setback
-

We are also interested in other creative solutions to help preserve the character of our neighborhood. One such solution could be amending to these proposed limits when abutting existing residential, but allowing 500' radius outreach and community input when seeking to develop to the maximum buildout to the greater Urban Village limits. This creates earlier community engagement for projects that seek to go larger next to residential so that positive design options can be achieved in collaboration with the community, with a lower set of limits such as the ones proposed above available without community outreach.

Sincerely,

Supporting Information

Summary: We support the Urban Village concept and are committed to its success. The Plan provides for Urban Village development that accommodates and marries with the existing neighborhoods. However, we believe that revised planning documents going in front of the City Council for approval on Oct 23 would now permit development that is not in keeping with the neighborhood, the other Urban Villages, nor the City's desire to enhance and unite with the existing historical areas under discussion.

Historic Preservation: The Naglee Park Conservation Area and Northside Neighborhood (JJN and Horace Mann) reflect important pieces of San Jose history, including late 19th and early 20th century homes and the early neighborhood pioneers who built them. Many of these houses

showcase the work of architects Frank Delos Wolfe and Charles McKenzie, whose designs have been called emblems of San Jose and the South Bay's diverse history by the former Historic Preservation Officer for San Jose. Many were owned by notable San Jose historical figures, including the Reed, O'Neal, and O'Brien families.

Height & Setback: The updated urban village proposal, permitting 35' buildings stepping up to 65', with only a 15' setback from neighboring, historic single family homes, diminishes the character and history that San Jose must preserve in Naglee Park and Northside. We urge the City Council to mandate better adherence to the 45° daylight plane and 25' setbacks for development adjacent to existing residential use at the cap ends of these historic streets, to support San Jose growth in keeping with the character of the neighborhoods.

Neighborhood Vibrancy: Urban planners know that increased height and density do not automatically result in increased vibrancy, but in fact can lead to blight and loss of community. It is critical that the urban village not permit new buildings to turn their backs to Naglee Park and Northside, but instead require that they physically connect to the neighborhoods they are joining with thoughtful streetscapes, integrated outdoor space, and respectful traffic planning.

Good Neighbor Policies: The urban village plan must require meaningful engagement of these new buildings and their tenants with their residential neighbors, for example, providing reliable contacts to address concerns that arise through neighborhood engagement, rather than forcing these communities to rely on over-stressed Code Enforcement officers and San Jose Police.

Naglee Park and Northside have been experiencing a revival in recent decades, which continues through today. Homeowners, renters, and small businesses have invested time, care, and money to return these neighborhoods to their turn-of-the century charm. San Jose must protect these emblems of its history, mandating that development integrate with our historic neighborhoods.

In summary, we urge the City Council to: (1) require 25' setbacks and better adherence to the 45° daylight plane when building adjacent to existing residential use, (2) mandate that development proposals include planning to respectfully integrate with neighbors, and (3) require that all development proposals include a good neighbor policy.

--

Our website is www.jjna.org.

You received this message because you are subscribed to the Google Groups "JJNA" group. To unsubscribe from this group and stop receiving emails from it, send an email

to

To post to this group, send email to

Visit this group at

For more options, visit

Julie Engelbrecht

The Earth without ART is just 'eh'

Councilmember Raul Peralez
200 East Santa Clara Street, 18th Floor
San José, CA 95113

October 18, 2018

Dear Councilmember Peralez,

San José is a great place to live. And I believe that my neighborhood near downtown, Naglee Park, is among its best parts. But Naglee Park, Downtown, and San José in general have much that can be improved. Our community wrestles with housing affordability, access to jobs, traffic congestion, underwhelming transit, and environmental sustainability – all issues that are positively addressed through the East Santa Clara Urban Village Plan. As a trained city planner and sustainability professional, I want to voice my strong support for the growth being envisioned in the Plan, and urge the City to keep up the momentum toward realizing its potential, given the coming extension to BART and significant growth envisioned in and around the Downtown Core.

This Urban Village plan emphasizes growth in the most appropriate place possible, along a major arterial spine directly adjacent to downtown. Adding jobs and denser housing in this location is among the best long-term responses to the city and region's growing affordability, congestion, and environmental issues.

The City has made great strides in improving biking downtown, has worked with VTA to focus bus service on the most-traveled corridors, and has launched a Climate Smart plan that dares to envision a "good life" different from the de facto lifestyle most commonly associated with San José. Building upon these successes requires efforts that go beyond business as usual -- that dare to transform the city fabric.

The strengths of the East Santa Clara Urban Village Plan include:

- A focus on mixed-used development, helping to bring jobs, commerce, and housing closer together;
- Development along a transit-rich corridor, with existing local and rapid bus service on Santa Clara, and bikeways on San Fernando and St. John;
- Denser residential development than is currently the norm in San José, potentially suitable to a range of lifestyles across generations;
- Coherence with previously adopted Urban Village plans, in terms of the heights, setbacks, and stepbacks proposed.

In truth, the plan could go further in encouraging denser development (by raising heights along the corridor), reducing automotive use (through parking caps / unbundling of parking from units / requirements on transit pass provision), and improving sustainability. But the plan as written does a fair job at balancing those larger societal needs with the proximate needs of the surrounding neighborhoods.

And as this is a plan, rather than a specific development proposal, it cannot be considered complete, and each individual development proposal that arises from the plan will have to be vetted by the city and neighbors to ensure quality and compatibility with the surrounding built environment.

Alas, this plan shall never be perfect, and there will be those that claim it goes too far in its heights and goals. To that, I respond simply with a quote:

Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency.

- Daniel Burnham

Please vote to adopt this plan, so that its fruits may be borne quickly, and I, my children, my neighbors, and all residents of San José can enjoy the vibrant city that develops from it.

Most sincerely,

Kevin Armstrong

From: April Halberstadt [

Sent: Friday, October 19, 2018 8:54 AM

To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>

Cc: Levitt, Les < >; Julie Engelbrecht < >; Colby Waterland < >; Rebecca Smith < >;
< >; ;
< >; ; annie hermes < >;
< >; Michael Kevane < >; Leslie Gray < >; Neal
smith < >; ; Tritia Nishikawa < >;
< >; ; Richard Ajluni <rajluni@yahoo.com>; Ceja,
Patricia <Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M
<christina.m.ramos@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Piozet, Jennifer
<Jennifer.Piozet@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Jessica Zenk
< >; Lynne Stephenson < >; Curia, Patricia
< >

Subject: Re: East Santa Clara Urban Village

Dear Raul,

Thanks for your response to my note.

I have waited to respond until after we had met with all Council members.

We also held a neighborhood social meeting on Wednesday where we had a chance to talk with local folks.

I attended the Northside-NAC meeting last night.

Of course, your fellow Council members are looking to you for guidance on this issue.

We felt that meeting with all of them on this complex issue would help preclude hours of Council discussion

Our neighborhood understands your desire to follow Planning's recommendations, but our experience with Planning on the development of our Urban Village Plan has not been optimal.

We feel we have invested over five years with four different planners - we want to make sure our Urban Village Plan works for us.

Our ask is simple:

We are looking for a 25' rear lot setback for adjacent residences.

We are looking for the 45-degree sunlight angle to start at the mutual property line; not the third-story as currently proposed.

Our discussions with other Council Districts and our research has revealed that some other Urban Village plans have 40' setbacks.

We understand that additional modifications have also been allowed where appropriate.

After review, we do not feel our requests are unreasonable.

We want density.

We look forward to development.

We are not worried about the height proposal.

We are the City's prototype Urban Village because we already operate as a village.

Because of the County's impending development of the old hospital site, we are probably closer to Urban Village realization than most other areas.

We will be bringing forward a letter co-signed by the Campus Community Association and the East Santa Clara Urban Village Task Force.

The Julian-St.John Neighborhood Association also worked with us.

Our letter will be accompanied by a long list of the neighborhood residents who also wished to sign in support of this request.

We look forward to seeing you on Tuesday evening.

Of course our very best wishes are with you and your wife at this time.

Historically Yours,
April Halberstadt

On Wed, Oct 17, 2018 at 1:49 PM Peralez, Raul <Raul.Peralez@sanjoseca.gov> wrote:

Hi April,

We actually won't have guidelines, as I mentioned I'm suggesting to keep the ESCUV language as a requirement so it will be clear 100% of the time what is allowed. I agree that each neighborhood is different, which actually competes with the argument made by some that the ESCUV plan should mimic elements from other plans. The Alameda UV isn't even adjoining the Rose Garden neighborhood so needless to say the historical comparisons of either neighborhood was not a factor. In my email I was personally comparing the urban nature of the different areas and pointing out that what Les was asking for was actually not consistent in all urban villages and in fact what is suggested for ESCUV is also not completely out of line. An argument could be made that the one urban village in the entire city with the opportunity for the most density is ESCUV because it is the only one that immediately adjoins our Downtown Zoning land use area where buildings of 29 stories are being built. Many have spoken up with a desire to build as tall as possible along East Santa Clara and it would not have been far fetched to see a plan with 10 stories allowed. That is not the case and instead this plan does take into consideration all the factors, including the historic nature of Naglee Park and thus we have what I feel are respectable set backs and height limits.

I recognize there will be a difference of opinions, which is expected, and I do not intend to convince every single person to accept this plan. I thank you for your continued engagement and I will reiterate that I do not make these decisions lightly or in a vacuum and that the ultimate acceptance of the ESCUV plan will be decided by the full council in an open session next week where everyone is welcome to voice their opinions.

Raul Peralez

Councilmember, District 3

City of San José

From: Julie Engelbrecht []
Sent: Friday, October 19, 2018 12:16 PM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; Gomez, David <David.Gomez@sanjoseca.gov>; Fong, Mason <Mason.Fong@sanjoseca.gov>; Davis, Rachel <Rachel.Davis@sanjoseca.gov>; Sandoval, Vanessa <vanessa.sandoval@sanjoseca.gov>; Ramirez, Lucas <lucas.ramirez@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Rork, Christopher <christopher.rork@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; Dang, Thulien <thulien.dang@sanjoseca.gov>; Herbert, Frances <frances.herbert@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Le, Stacy <Stacy.Le@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Ponciano, Frank <Frank.Ponciano@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Fedor, Denelle <Denelle.Fedor@sanjoseca.gov>
Cc: Colby Waterland < >; Les Levitt < >; Julie Engelbrecht < >; Lynne Stephenson < >; Richard Ajluni < >; Xue Wu < >; neal smith < >; Trish < >; Richard Smoker < >; Rebecca Smith < >; Curia, Patricia < >; wingfoot9 < >; Leslie Gray < >; Leah Poynter Waterland < >; Kathleen Cohen < >; April Halberstadt < >; Annie Hermes < >; Alex Taylor < >
Subject: RE: URGENT for your consideration on the ESCUV Plan

October 19, 2018

Dear Mayor Liccardo and San Jose City Councilmembers,

The undersigned residents living near the planned East Santa Clara Urban Village (ESCUV) support the Urban Village concept and are committed to its success. We share the goals of activating the ESC corridor and providing much needed housing and commercial opportunities in the area. However we feel that the ESCUV Plan, as currently published, could be improved to better interface and coexist with the existing residential use in the area.

Of particular concern are the heights and setbacks as currently allowed when building adjacent to existing residential parcels. We understand that the City wishes to allow higher density in the urban core, and therefore we would not seek additional restrictions on height.

Some Urban Village plans are more closely aligned with a 45° daylight plane from the adjacent residential property line, however the ESCUV plan calls for much more aggressive building allowances.

We would like to propose a compromise that we feel would allow for the development that San Jose needs, while keeping intact the historic character of the surrounding neighborhoods.

The current heights and setbacks in the ESCUV plan for building adjacent to existing residential provide

- 65' max height
 - 35' max height within 40' of shared property line
- 15' setback

We would prefer these be modified, only when building immediately adjacent to existing residential, to indicate

- Better adherence to the 45° daylight plane originating from the shared property line, and
- 25' setback

We are also interested in other creative solutions to help preserve the character of our neighborhoods. One such solution could be amending to these proposed limits when abutting existing residential, but allowing 500' radius outreach and community input when seeking to develop to the maximum buildout to the greater Urban Village limits. This creates earlier community engagement for projects that seek to go larger next to residential so that positive design options can be achieved in collaboration with the community, with a lower set of limits such as the ones proposed above available without community outreach.

Sincerely,
The East Santa Clara Urban Village Task Force,
Campus Community Association and neighbors below

Supporting Information

Summary:

We support the Urban Village concept and are committed to its success. The Plan provides for Urban Village development that accommodates and marries with the existing neighborhoods. However, we

believe that revised planning documents going in front of the City Council for approval on Oct 23 would now permit development that is not in keeping with the neighborhood, the other Urban Villages, nor the City's desire to enhance and unite with the existing historical areas under discussion.

Historic Preservation:

The Naglee Park Conservation Area, Julian St James, and Horace Mann neighborhoods reflect important pieces of San Jose history, including late 19th and early 20th century homes and the early neighborhood pioneers who built them. Many of these houses showcase the work of architects Frank Delos Wolfe and Charles McKenzie, whose designs have been called emblems of San Jose and the South Bay's diverse history by the former Historic Preservation Officer for San Jose. Many were owned by notable San Jose historical figures, including the Reed, O'Neal, and O'Brien families.

Height & Setback:

The updated Urban Village proposal, permitting 35' buildings stepping up to 65', with only a 15' setback from neighboring, historic single family homes, diminishes the character and history that San Jose must preserve in Naglee Park, Julian St James, and Horace Mann neighborhoods. We urge the City Council to mandate better adherence to the 45° daylight plane, and 25' setbacks for development adjacent to existing residential use at the cap ends of these historic streets, to support San Jose growth in keeping with the character of the neighborhoods.

Neighborhood Vibrancy:

Urban planners know that increased height and density do not automatically result in increased vibrancy, but in fact can lead to blight and loss of community. It is critical that the Urban Village not permit new buildings to turn their backs to Naglee Park, Julian St James, and Horace Mann neighborhoods, but instead require that they physically connect to the neighborhoods they are joining with thoughtful streetscapes, integrated outdoor space, and respectful traffic planning.

Good Neighbor Policies:

The Urban Village plan must require meaningful engagement of these new buildings and their tenants with their residential neighbors, for example, providing reliable contacts to address

concerns that arise through neighborhood engagement, rather than forcing these communities to rely on over-stressed Code Enforcement officers and San Jose Police.

Naglee Park, Julian St James, and Horace Mann neighborhoods have experienced a revival in recent decades, which continues through today. Homeowners, renters, and small businesses have invested time, care, and money to return these neighborhoods to their turn-of-the century charm. San Jose must protect these emblems of its history, mandating that development integrate with our historic neighborhoods.

In summary, we urge the City Council to: (1) require 25' setbacks and better adherence to the 45° daylight plane when building adjacent to existing residential use, (2) mandate that development proposals include planning to respectfully integrate with neighbors, and (3) require that all development proposals include a good neighbor policy.

Name	Address	Email Address
John Turner, CCA Pres		
Leslie Gray		
Michael Kevane		
Mark Foote		
Kathleen Cohen		
Julie Engelbrecht		
Richard Smoker		
Lynne A. Stephenson		
Leslie Levitt		
Tritia Nishikawa		
Alex Taylor		
Colby Waterland		
Leah Waterland		
Xue Wu		
Neal Smith		
Rebecca Smith		
Richard Ajluni		
Karen Ajluni		
Patricia Curia		
April Halberstadt		

Annie Hermes
Brennan Bernardo
Leta Hermes
Sherri Taylor
Debra Dake-Morrell
MeghanDake-Morrell
David Fenster
Gloselle Fenster
Beth Martin
Ben Martin
Mary Matlack
Ed Matlack
Anne Sconberg
Mark Henderson
Cynthia Newberry
Rob Newberry
Anna Heckman
Georgie Huff
Soozee Shireman
Kurt Ibsen
Sally Schroeder
Mark Schroeder
Barbara McCreight
Eugenia Rendler
Maureen Aning
Michael Aning
Molly McGarvey
Michelle Henninger
Will Henninger
Michaela Bennington
Charles Bennington
Annette Dow
Joe Pambianco
Richard Schroeder
Christine Hanchett
Monica Richards
Patty Thompson
Dana Testa
Sue Burnham
Kim Aldridge
Lynde Sobov
Andre Luthard
Lori Khan

Daniel Peck-Blum
Timothy Peck-Blum
Paula Arnold
Lorene Sisson
Ava Banifer
Stanley Acton
Peter Richert
Susan Snyder
Eric Walberg
Bruce Overoye
Judith Wells-Walberg
Maureen Overoye
Melissa Overoye
Evelyn Delgado
Beverly Fitzwater
Lawrence Snyder
Lisa Wanggness
Julie Hardin
Kristen Pendleton
Michelle Musson
Cici Green
Ron Maeder
Athene Mantle
Betty Ann Chandler
Kristina Kanemoto
Linda Gallo
Joseph Gallo
David W Pauls
David Green
Angela Henshall
Lori Littleford
Deb Wild
Matt Jorgensen
Desire La Maggiore
Patricia Blazina
Kim Ortiz
Imelda Gonzales

Ken Podgorsek- Former CCA Pres
Chris Esparza - CCA Board
Bethany Lewis
Desiree la Maggiore
Suzanne Rice
Patricia Blazina
Isela Perez
Luis Hernandez
Gabriela Melak
Georgie Huff
Brooke Olsen Roush
Luke Miller Roush
Lynette Vista
Matt Taylor
Susan McLaughlin
Laura Wolford
Suzanne Morrone
Shayne Fulford
Narges Fakhimi
Farokh Eskeihi
Sunny Mueller
Thien Lu
Hsiu-Li Tsai
Debra Ann Perry
Seamus Turner
John Briere
Heather Zimmerman
Tim Wilson
Morena Moda
Stephanie Mayorga
Amie Embree
Veronica Gardener
Steve Burkey
Irene Lopez
Rachel Nelson
Melissa Brown
Casey Covey
Felipe Oseguera
Raymond F Moniawd
Virginia Garcia
Jaime Bonete
Tina Marie Watts
Julie Lopez

Marcus Resch
Gail E Weaver
Darlene Miyakawk
Martin Calderon
David Combs
Isabella Combs
That Lu

From: Chris Patterson-Simmons []
Sent: Friday, October 19, 2018 2:21 PM
To: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; >
Subject: Urban Village Plan

Councilmen Raul Peralez
200 East Santa Clara st. 18th Floor
San Jose, Ca 95113

October 19, 2018

Councilman Peralez,

We, the undersigned businesses owners of the East Santa Clara Street Corridor, are writing to express our strong support for the East Santa Clara Urban Village development. The plan, achieves various goals that we believe are important to the long-term prosperity of San Jose.

- Urban growth- any new development that happens within the city core will help reduce demand for housing. This will bring various environmental benefits, including reduced traffic.
- Mixed-Use development- the Urban Village plan encourages a mix of residential and commercial space, which could help Re-vitalize this area of downtown. Making it more inviting and appealing for visitors and shoppers.

We acknowledge that the proposed Urban Village plan may have some minor downsides for this corridor during the construction. We see it as a small compromise that is needed for the long-term prosperity of our community. We also see the Urban Village as a significant opportunity to improve the quality of life for us and future business owners.

Neu2u Thrift Boutique
CPSimmons Designs
Farmers Ins.
420 Smoke shop
Needle to the Groove
Cali Stylz Tattoos
Braid it up
Medex Drugs

--

C.P.Simmons
C.P.Simmons Designs

Councilmember Raul Peralez
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

October 18, 2018

Dear Councilmember Peralez,

We, the undersigned residents of Naglee Park and North Side, are writing to express our strong support for the East Santa Clara Urban Village plan. The plan, as currently crafted, achieves various goals that we believe are important to the long-term prosperity of San Jose:

- Additional housing – the cost of housing in San Jose has made the area less livable for many of its residents, driving many low- and middle-income families out of the city. Housing prices have become an impediment to attracting qualified teachers, police, and other civil servants who are critical to the community, and they threaten the rich diversity that makes San Jose such a wonderful place to live. The City needs to pursue all strategies to encourage new residential construction, particularly within the city core.
- Transit-oriented development – the area within the proposed Urban Village is ideal for smart development, given recent improvements to the bus lines along Santa Clara Street, combined with recently upgraded bicycle lanes, and a walking distance to the heart of downtown.
- Urban growth – any new development that happens within the city core will help to reduce demand for housing in the exurbs and hills around San Jose. This will bring various environmental benefits, including reduced traffic and air pollution as well as protection of open spaces outside the city.
- Mixed-use development – the Urban Village plan encourages a mix of residential and commercial space, which could help re-vitalize this area of downtown, making it more walkable and vibrant for new and existing neighbors.
- Green building – we're pleased by the efforts of both the city and state government to encourage green building practices, which means any new development within the Urban Village will be required to meet rigorous green building standards.

We acknowledge that the proposed Urban Village plan may have some minor downsides for Naglee Park (e.g. traffic, parking, noise during construction), but we see this as a small compromise that is needed for the better long-term health and prosperity of our city. We also see the Urban Village as a significant opportunity to improve the quality of life for us and our neighbors, creating a safe and pleasant main street where we can shop, eat, and connect as a community.

We hope you support the Urban Village plan, and continue to support new development that reflects the best interest of Naglee Park and all your constituents.

Most sincerely,

Doug King & Korin Wheeler,
Jennifer & Eric Tonnis,
Jeremy & Jane Harris,
Leslye Corsiglia,
Mary Helen Doherty,
Lori & Bob Kenyon,
Charles Tang, Oliver Tang, & Mandy Wan,
Sarah Mauerhan & Kevin Castaneda,
Brooke Hart,
Tom Bondi,
John and Ceci Conley,
Wendy and Brian Brennan,
Julieanne Suit,