


6/6/23: Late Submittal: Item 10.1(b) - PBCE

Mitre, Betty <Betty.Mitre@sanjoseca.gov>

Tue 5/30/2023 7:53 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Cc: Wang, Angela <Angela.Wang@sanjoseca.gov>; Kelly, Patrick (PBCE) <patrick.kelly@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>

 1 attachments (665 KB)

C22-122 Public comments_Redacted.pdf;

Good morning,

Please post the public comments for Item 10.1(b). The item will be heard at the 6/6 City Council meeting.

Thank you,

Betty Mitre, Staff Specialist

Planning Division, Planning, Building and Code Enforcement Department

City of San José | 200 E. Santa Clara Street – 3rd FL | San José, CA 95113

 | Betty.Mitre@sanjoseca.gov

From: [Gieselle Perez](#)
To: [Wang, Angela](#)
Cc: [Chuck Rufkahr](#); [Jessie](#)
Subject: Re: File No. C22-122
Date: Wednesday, May 17, 2023 1:46:39 PM

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[External Email]

Hello Angela,

I am the property owner at [REDACTED] which is adjacent to 947 I too wish to object to building on the hillside behind our property This will create a landslide risk as well as disrupt wildlife on the hillside Given the proximity of our home to Alum Rock park the hillside is an extended habitat for wildlife including mountain lions, deer, owls, etc This hillside should be preserved rather than re-zoned to add a home and ADU

I wish to make my opinion public

Regards,
Gieselle Perez

On May 17, 2023, at 10:40 AM, Chuck Rufkahr [REDACTED] > wrote:

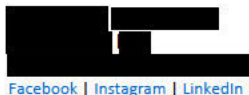
Hello:

I am a resident owner at [REDACTED] I strongly disapprove of any building behind my property. I was told by a realtor that the city had made a concession to allow high density housing at the end of Poppy Lane. In return, no building above that would ever be allowed. The original plan was housing with steep switch back streets.

With respect, there is no need for more housing (especially with an ADU unit. This would cause traffic behind our residence, loud noise, disrupt wildlife, and be a major concern for landslide that would end up in our property.

I strongly oppose and would like to make my opinion public.

Chuck Rufkahr
Rep Principal
Image Marketing West



From: [Sharon Root](#)
To: [Wang, Angela](#)
Cc: [Nguyen, Lam](#); [Ngo, Stephen](#)
Subject: File No. C22-122
Date: Friday, May 19, 2023 7:35:34 AM

[External Email]

Angela,

I'm emailing you to object to the re-zoning and the proposed building on the hillside on Poppy Lane. This will create a landslide risk as well as disrupt wildlife on the hillside. Given the proximity of the homes on Rock Canyon to Alum Rock park the hillside is an extended habitat for wildlife including mountain lions, deer, owls, etc. This hillside should be preserved rather than re-zoned to add a home and ADU. In addition, the noise, dust and disruption during construction is also a concern. With only a narrow dirt access road to the property how are large dirt movers, cement trucks and other construction vehicles going to be able to get to the site? Will the property owners next to the road be forced to let them cross over onto their property?

And once the houses are built will a fire engine be able to reach the homes in case of a fire or medical emergency

Thank you,

Sharon Root

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From: [Wang, Angela](#)
To: [Mitre, Betty](#)
Cc: [Manford, Robert](#); [Tu, John](#); [Kelly, Patrick \(PBCE\)](#)
Subject: FW: File No. C22-122 APN 599-24-008
Date: Monday, June 5, 2023 3:47:18 PM

Betty, another comment from a community member for C22-122 on 6/6 CC:

From: Mary Lou Hughes [REDACTED]
Sent: Monday, June 5, 2023 12:14 PM
To: Wang, Angela <Angela.Wang@sanjoseca.gov>
Cc: District4 <District4@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Mary Lou Hughes [REDACTED]
Subject: File No. C22-122 APN 599-24-008

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[External Email]

Angela,

Thank you for speaking to me about this issue a while ago.

I would like to strongly object to the rezoning of this property and the potential of building on it.

This property is in a geological hazard zone. It is quite steep, unstable and subject to landslides. It is near the entrance to Alum Rock Park which, as you know, is still closed to drive through traffic because of storm damage and landslides from the winter storms. Disturbing this land seems very risky and a danger to my neighborhood on Rock Canyon Circle, particularly the houses backing up to Poppy Lane and the property.

On the opposite side of Penitencia Creek Road, off of Dorel Avenue, several years ago, numerous houses bordering Alum Rock Park had to be torn down because of landslides. Suncrest Road was built when the original access to the hills was closed due to extreme landslides and slips. The land in question isn't that far from all this activity. It is easy to view by walking into Alum Rock Park. You can see where the original road is blocked off and you can see that the land slipped 10-20 feet in places. It is very unstable. This cost the city a lot of money. It seems foolish and financially irresponsible for the city to allow building on on this land.

The property currently is home to many varieties of wildlife including, hawks, vultures, deer, and other animals and birds. On a daily basis the birds are visible flying and soaring in the sky above the land. The land is currently anchored by a small vineyard

which seems to stabilize the land and help keep it from sliding. I watch this activity from my new family room picture window that I just had installed to enhance my view of the open land. It provides me great pleasure and serenity. I would hate to see that change.

I worry about the increased traffic on Poppy Lane that backs up to our neighborhood. The vibration from large construction trucks is of concern, particularly about the stability of Poppy Lane. It is a very narrow road and is just outside the backyards of many homes on Rock Canyon Circle, some of which have swimming pools. I can only imagine the damage that might ultimately cause to the pools and homes. It appears the only access to the land would be from Poppy Lane. There is currently a horse trail leading to the land. This creates a noise and land stability issue.

In summary, if approved and a house and ADU (which I understand are the intention) are ultimately built, I worry about the affect it will have on the stability of the land, the disruption of the serenity of the entire neighborhood area, including the end of San Pablo Rd and those areas bordering the land, the view and privacy of existing neighborhoods, and the impact it will have on the wildlife.

I am unable to attend the City Council meeting on June 6, 2023 to object in person, but please don't take my absence as meaning that my objection is not valid and of great concern.

Please forward this to all the relevant people.

Thank you again for your assistance with this very important issue.

Sincerely,
Mary Lou Hughes

A black rectangular redaction box covering the signature area.

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From: [Wang, Angela](#)
To: [Mitre, Betty](#)
Cc: [Manford, Robert](#); [Tu, John](#); [Kelly, Patrick \(PBCE\)](#)
Subject: FW: File No. C22-122 APN 599-24-008
Date: Monday, June 5, 2023 4:47:52 PM

Betty,

Another objection email:

From: Kathleen Rose [REDACTED]
Sent: Monday, June 5, 2023 4:46 PM
To: Wang, Angela <Angela.Wang@sanjoseca.gov>
Cc: District4 <District4@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; rockcanyon [REDACTED]
Subject: File No. C22-122 APN 599-24-008

[External Email]

Dear Angela,

I am a resident of Rock Canyon Circle and I am writing to convey my opposition to the planned development File No. C22-122 APN 599-24-008. Alum Rock Park, Dorel Drive and the surrounding hillsides have proven time and time again to have very unstable hillsides. Developing this hillside property could very well put it in jeopardy for a landslide, impacting the surrounding neighborhoods including Rock Canyon Circle and Poppy Lane.

Please do not approve the rezoning and any building permits.

Regards,

Kathleen Rose

[REDACTED]
[REDACTED]
[REDACTED]

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From: [Mike Root](#)
To: [Kathleen Rose](#)
Cc: [Wang, Angela](#); [District4](#); [The Office of Mayor Matt Mahan](#)
Subject: Re: File No. C22-122 APN 599-24-008
Date: Monday, June 5, 2023 11:41:24 PM

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[External Email]

Dear Angela,

I am a resident on poppy ln. And this property does not have adequate road access to support a home with an ADU. The path to access the property is not designed for vehicles and there is no right of way to build a road across the 7 or 8 properties that the path crosses. This would make it difficult to provide services like garbage, mail, police and fire.

This property better serves San Jose as a green space that everyone can view from the valley.

Mike Root
[REDACTED]

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