



PLANNING COMMISSION STAFF REPORT

Project	East Santa Clara Street (West of 17 th Street) Urban Village Plan (File No. GP18-009)
General Plan Designated Jobs and Housing Capacity	<ul style="list-style-type: none"> • Jobs Capacity: 795 new jobs (238,500 square feet of net new commercial space) • Housing Capacity: 850 new units
Location	Both sides of East Santa Clara Street and bounded by 7th Street and Downtown to the west, and 17th Street and Coyote Creek to the east
Planning Process Timeline	2014-2018
General Plan Horizon	Horizon 1
Council District	3
Historic Resource	Yes: Naglee Park Conservation Area; two City Landmarks; 42 Structures of Merit; 20 Identified Structures; eight properties eligible for designation on the Historic Resources Inventory; four contributing sites or structures; 29 buildings identified for preservation that are non-designated historic, culturally- or architecturally-important structures
CEQA:	Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend to the City Council all of the following actions:

- Consider the Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto, in accordance with CEQA.
- Adopt a resolution approving the following:
 - General Plan Amendment to include the modifications to the East Santa Clara Street (West of 17th Street) Urban Village boundary and changes to General Plan land use designations on properties within the boundary of the Urban Village Plan area as shown on the land use diagram; and

- East Santa Clara Street (West of 17th Street) Urban Village Plan as the guiding policy document for new development and identified public improvements within the urban village area

PROJECT DESCRIPTION

The proposed East Santa Clara Street Urban Village Plan (Plan) was prepared by the City with community input to provide a policy framework that will guide new job and housing growth within this Urban Village boundary. This Plan will also provide guidance as to the characteristics of future development, including buildings, parks, plazas, placemaking elements, streetscape, and circulation. The Plan supports the identified growth capacity for this Urban Village in the Envision San José 2040 General Plan, providing the capacity for the development of 795 new jobs (238,500 square feet of commercial space) and 850 new residential units.

Urban Village Location

The East Santa Clara Street Urban Village is located in central San José generally on both sides of East Santa Clara Street and is bounded by 7th Street and Downtown to the west, and 17th Street and Coyote Creek to the east (see Figure 1).

The East Santa Clara Street Urban Village is currently developed with commercial, institutional and residential uses, including medical service providers, schools, religious institutions, government agencies, commercial businesses, and single-family and multifamily residences.

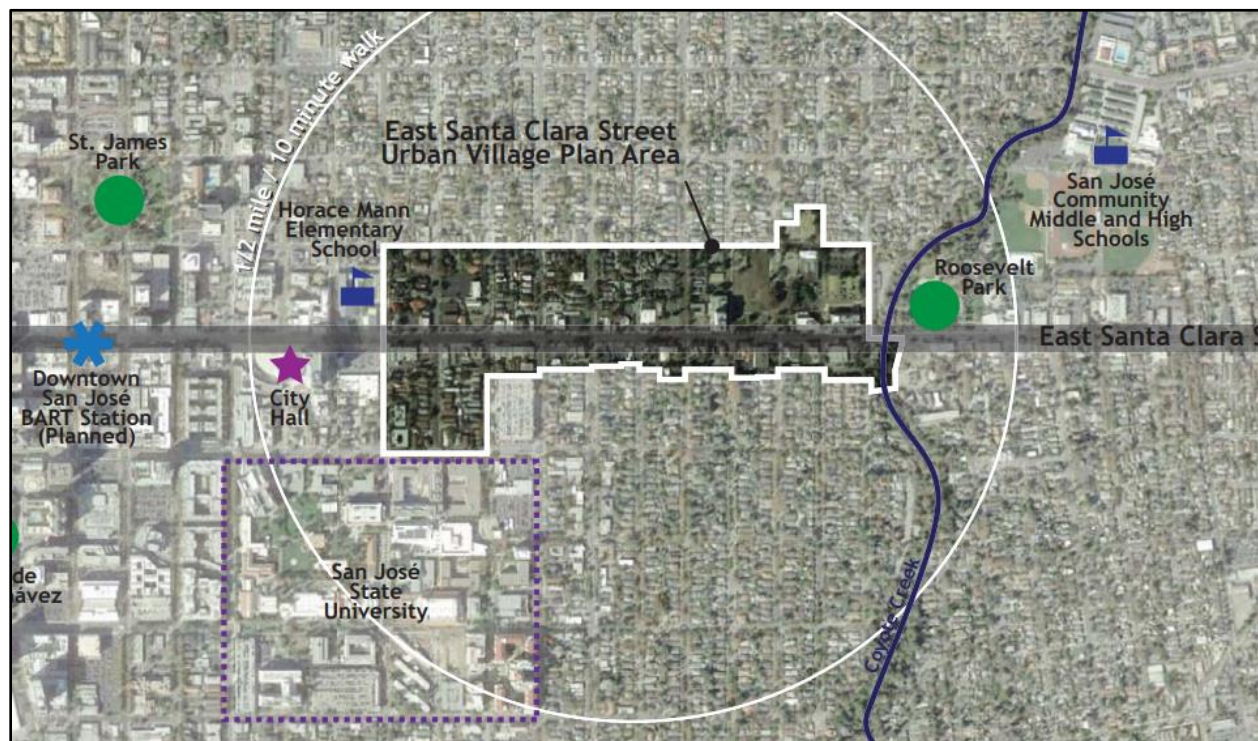


Figure 1: Vicinity Map

ADOPTION OF THE URBAN VILLAGE PLAN

The adoption of this Plan will allow commercial and residential/mixed-use development projects to move forward with entitlements that are consistent with the goals, policies, guidelines, and action items identified in the Urban Village Plan.

Residential Entitlements

The Envision San José 2040 General Plan identifies specific Growth Areas with a defined development capacity for each area, and places each Growth Area into one of three Horizons for the phasing of residential development. Development of Horizon 1 Urban Villages is a priority of the General Plan. The East Santa Clara Street Urban Village is an Horizon 1 Urban Village. With the adoption of the East Santa Clara Street Urban Village Plan, residential and residential mixed-use projects can move forward if they are in conformance with the adopted Urban Village Plan.

BACKGROUND

The General Plan assigned two separate Urban Village planning areas to the East Santa Clara Street Urban Village: West of 17th Street and Roosevelt Park. This Plan encompasses the West of 17th Street area while the Roosevelt Park Urban Village Plan was adopted by the City Council on November 19, 2013.

If approved, the East Santa Clara Street Urban Village Plan will be a City Council approved policy document with the goal to create a safe environment for all modes of travel, a healthy mix of uses, and successful public spaces. As allowed by the General Plan, the East Santa Clara Street Urban Village proposes a Land Use Diagram that allows for 795 jobs or 238,500 square feet of new commercial space (calculated at roughly 300 square feet per job) and up to 850 new units of residential. The Plan complements and supports the existing Bus Rapid Transit System (BRT) that runs along East Santa Clara Street. The Plan will also facilitate transit supportive development proximate to the proposed 28th Street Bay Area Rapid Transit (BART) Station, to be located at 28th Street and Alum Rock Avenue. Additionally, the Plan has been coordinated with the neighboring Urban Village Plans, including the Little Portugal, Roosevelt Park, 24th and William, and Five Wounds. The East Santa Clara Street Urban Village Plan successfully works with these other plans to deliver a consistent pedestrian-oriented urban form throughout this area adjacent to Downtown San José.

Planning Process

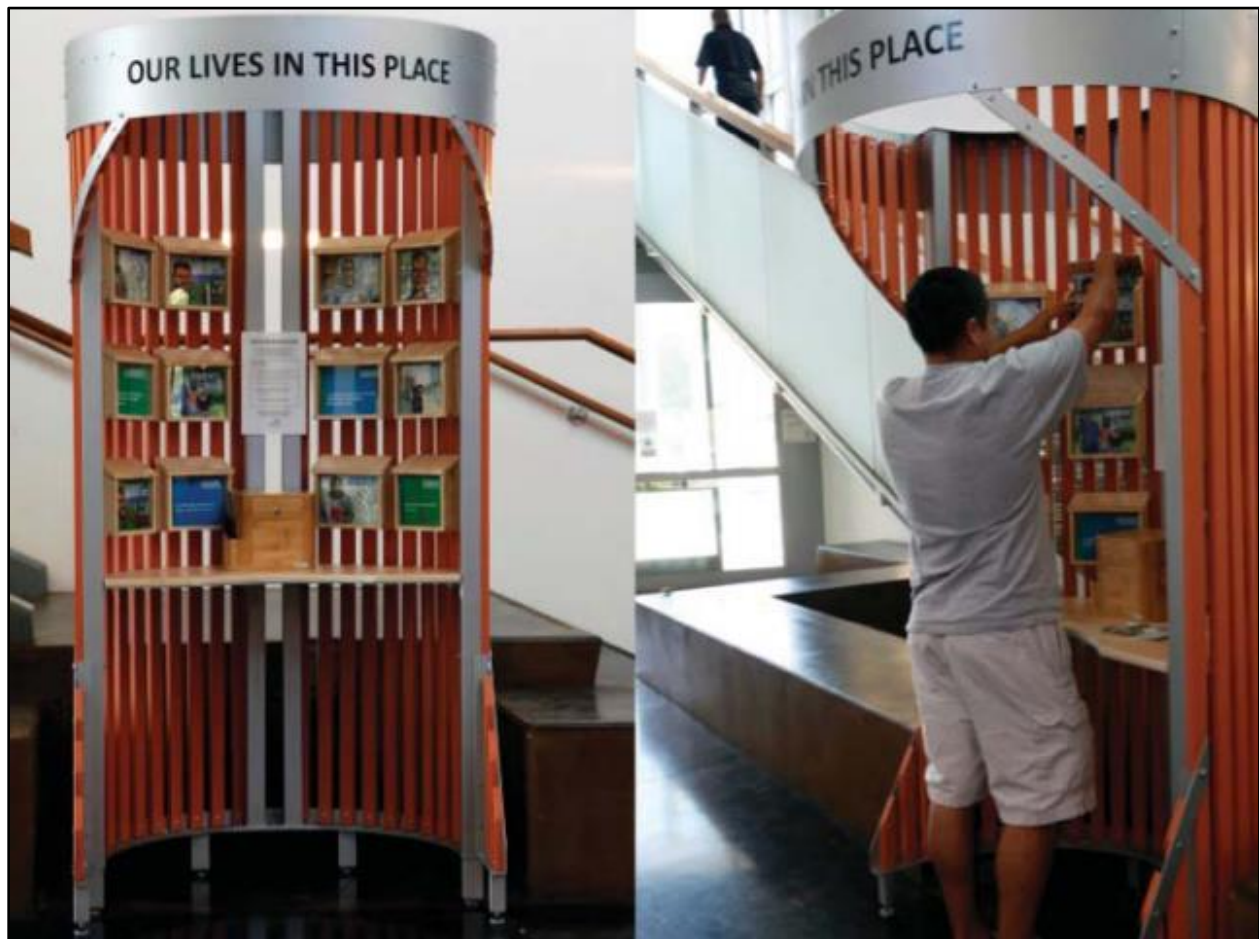
The East Santa Clara Street Urban Village area was designated an Urban Village during the General Plan's comprehensive update, which was a four-year effort with extensive community outreach. City Planning staff initiated the Urban Village planning process after being awarded a Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program by the State of California Department of Conservation in 2014.

Community Engagement

Through the community engagement process, the community provided input on their values and goals which were articulated through an extensive and meaningful community-based planning process. Planning staff engaged community stakeholders to identify community issues, challenges, and opportunities that guided and informed the development of this Urban Village Plan. The process included five community workshops (two in Spanish, three in English) lead by CommUniverCity, San José State University Department of Urban and Regional Planning, and

City staff, and were held in November 2014, April 2015, and June 2017. The outreach process also included an online survey completed by 23 community members. All neighborhood residents, property owners, business owners, and other interested individuals were invited to participate and provide input on the formation of this Plan.

Unique to this Urban Village planning process, a team of public engagement artists prepared a series of postcards upon which community members could write down thoughts and ideas for their neighborhood. The City of San José's artist team (Robin Lasser, Trena Noval, and Genevieve Hastings) created a kiosk that was moved around the East Santa Clara Street neighborhood, engaging the community and receiving feedback on the Village. "Our Lives in This Place" was written on the kiosk, which featured a series of 28 postcards with portraits and quotes from area residents to contribute their vision of the future East Santa Clara Street Urban Village. These methods, along with the production of a video featuring local residents and business owners, bolstered with extensive interpersonal outreach to the community, yielded strong turnout at four separate neighborhood workshops in November 2014 and April 2015. These workshops offered an opportunity for over 220 participants to contribute their ideas for their community's future Urban Village.



Interdepartmental and Outside Agency Government Coordination

The preparation of the Plan was coordinated with a variety of City departments and other government agencies and organizations. The participating City departments included the Departments of Parks, Recreation, and Neighborhood Services, Cultural Affairs, Transportation, Housing, Public Works, and Environmental Services, the Office of Economic Development, and the outside agencies including the Santa Clara County Valley Transportation Authority (VTA) and the County of Santa Clara's Roads and Airports Department.

The Role of the East Santa Clara Street Urban Village within the City of San José and the Region

The East Santa Clara Street Urban Village is situated in a strategic location within San José, providing a connection between Downtown San José to the west and East Side San José to the east. As such, the East Santa Clara Street Urban Village is an ideal location for people who want to live and work in an urban environment that has access to other major cities and amenities.

The land use densities proposed in this Plan support the General Plan's anticipated growth. Under the direction of the General Plan, the Urban Village Plan would add additional residential housing units in a denser form of development, and make this area more attractive to businesses, which will contribute to the sales tax base for the City and create an active streetscape with visible activities during the day and night. In addition, this Plan encourages well-designed dense multifamily housing to create a desirable place for new skilled workers who want to live in urban settings, as well as for employers who want to locate in amenity-rich urban areas with talented workers. This Plan also encourages employers to locate proximate to transit and housing as a strategy to internalize and reduce traffic, vehicle miles traveled, and greenhouse gas emissions.

Applicability of the Urban Village Implementation and Amenities Framework

The Urban Village Implementation and Amenities Framework (Framework) was adopted by the City Council on May 22, 2018 (Resolution No. 78603). The purpose of this Framework is to support existing City policies that attempt to balance housing growth with local job availability so that residents can work near their homes. This Framework also authorizes the City to allow the conversion of employment lands in urban villages to residential or mixed-use residential uses under very limited circumstances and where the development will provide additional amenities and public improvements in the urban village where it is located meeting specified criteria. The Framework applies to all projects within an urban village that include market rate residential units and converts lands currently zoned for employment purposes (such as commercial) to residential or mixed-use residential purposes; however, if the project does not require a rezoning from an employment zoning district, then the Framework does not apply. Staff will not be actively rezoning the East Santa Clara Street Urban Village properties as part of this project.

Under the Framework, the developer has a required Village Amenity Contribution as part of their rezoning and development permit application that is triggered when a market rate residential unit is proposed, which equals 2% of the project's residential unit value. The developer can satisfy this requirement by either making a monetary contribution or building additional amenities on or around the project site. The East Santa Clara Street Urban Village Plan's Implementation Chapter contains specific amenity priorities identified by the community including open space, housing, traffic studies, historic survey, etc., and which could be considered as part of a planning entitlement.

PURPOSE OF THE URBAN VILLAGE PLAN

This Plan includes goals, policies, guidelines, and action items to guide new development and private and public investment to achieve the vision of the Urban Village consistent with the Urban Village Major Strategy outlined in the General Plan.

Urban Village Plans Summary

This Urban Village Plan includes seven chapters, one appendix, and one glossary, as follows:

1. Chapter 1 – Introduction: Describes the planning area and the Plan purpose, provides an overview of the planning process, and outlines the organization of the Plan document.
2. Chapter 2 – Vision: Conveys the community’s vision for the East Santa Clara Street Urban Village.
3. Chapter 3 – Land Use and Historic Preservation: Describes planned growth, identifies land use designations, and specifies areas for historic preservation within the Village.
4. Chapter 4 – Open Space, Placemaking, and Wayfinding: Identifies goals, policies, guidelines, standards, action items and potential locations for new publicly-accessible open space, and presents strategies for incorporating plazas, pocket parks, paseos, parklets, public art into the Village. Identifies strategies for wayfinding and community identification signs to enhance the experience for residents and visitors.
5. Chapter 5 – Urban Design: Identifies goals, policies, guidelines, standards, and action items to help realize the design concepts for public and private development.
6. Chapter 6 – Circulation and Streetscape: Presents goals, policies, guidelines, and action items to improve pedestrian, bike, and transit facilities.
7. Chapter 7 – Implementation: Outlines implementation strategies to fund the development of identified public improvements and prioritizes a list of Village amenities sought by the community.
8. Appendix A – Affordable Housing Baseline Analysis: Contains information concerning the Urban Village’s existing housing stock, planned housing, affordable housing goals, rental housing market, for-sale housing market, vulnerability of residents, and Ellis Act and Tenant Protection Ordinances’ relevance.
9. Glossary: A glossary of terms contained in the Urban Village document.

ANALYSIS

The proposed Urban Village Plan was analyzed with respect to: 1) conformance with the Envision San José 2040 General Plan; and 2) conformance with the California Environmental Quality Act (CEQA).

Urban Village Boundary and Land Uses

General Plan Implementation Policy IP-5.1 states that an Urban Village Plan should identify potential adjustments to the identified Urban Village Boundaries and potential modifications to the Land Use/Transportation Diagram as necessary to best utilize existing land use growth capacity, address neighborhood context, and promote economic development through the identification of optimal sites for retail and other employment uses.

Consistent with this policy, this Plan includes a change to the Urban Village boundary by increasing the Village area by approximately 14-acres (see Figure 2). The East Santa Clara Street Urban Village boundary is proposed to be changed based on the feedback received from the

community during workshops and from meetings with community stakeholders. The added area to the south connects the Urban Village to San José State University, creating a continuous, consistent corridor along 7th, 8th, and 9th Streets. The area added to the north is a vacant parking lot and is part of the larger County Hospital site slated for future redevelopment. The area to the east is an existing fire station sandwiched between the adopted Roosevelt Park Urban Village and the East Santa Clara Street Urban Village; its incorporation allows for a continuous street wall along East Santa Clara Street leading toward East San José.

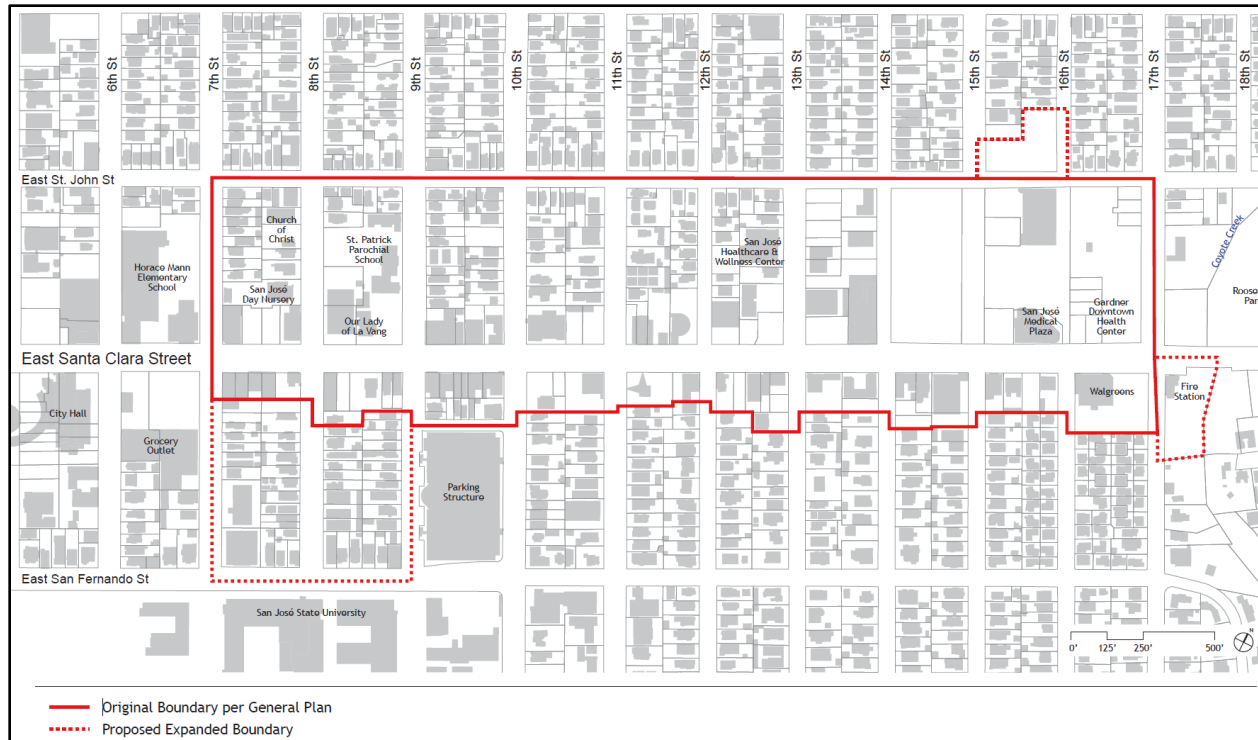


Figure 2: Urban Village Original and Proposed Boundary

Also, consistent with this General Plan policy, the adoption of this Plan will modify the General Plan land use designations, as depicted on the General Plan Land Use/Transportation Diagram, for properties within the boundary of this Plan area as shown on the Plan's Land Use Diagram.

General Plan Consistency

The following describes this Plan's consistency with the General Plan Major Strategies and Policies:

Major Strategy # 5 - Urban Villages

This strategy promotes the development of Urban Villages to provide active, walkable, bicycle-friendly, transit-oriented, mixed-use urban settings for new housing and job growth attractive to an innovative workforce and consistent with the Plan's environmental goals. The General Plan establishes the Urban Village concept to create a policy framework to direct most new job and housing growth to occur within walkable and bike-friendly Urban Villages that have good access to transit and other existing infrastructure and facilities. San José Urban Villages are planned for a balanced mix of job and housing growth at relatively high densities with greater emphasis placed upon building complete communities at each Urban Village location while also supporting use of the local transit system. The Urban Village Strategy fosters:

- Mixing residential and employment activities
- Establishing minimum densities to support transit use, bicycling, and walking
- High-quality urban design
- Revitalizing underutilized properties with access to existing infrastructure
- Engaging local neighborhoods through an Urban Village Planning process

Analysis: The East Santa Clara Street Urban Village Plan includes goals, policies, guidelines, and action items to guide new development and private and public investment to achieve the Urban Village Strategy as outlined in the above Major Strategy. This Plan encourages future development to complement and enhance the existing commercial and institutional corridor, while also preserving the surrounding established residential neighborhoods and protecting historic resources within the Urban Village boundary.

In addition, this Plan supports the fiscal, environmental, and social benefits of shifting to more compact and dense urban forms by encouraging new commercial and residential development at specific areas at higher densities. Locating commercial development close to residences and services will create more complete neighborhoods by providing more options for a varied population to meet their daily needs within walking distance, reduce trips, and increase transit ridership making the area more attractive to businesses.

The following describes how each of the chapters of the Urban Village Plan are consistent with General Plan policies. The General Plan Policies are listed first, followed by the analysis. Summaries of the chapters may be found in the previous section of the report.

Chapter 1 and 2: Introduction and Vision

Policy CE-2.3, Community Partnership: Support continuation of existing and formation of new community- and neighborhood-based organizations to encourage and facilitate effective public engagement in policy and land use decisions.

Analysis: Community input gathered during the planning process provided the basis for overarching vision and guiding principles for future development in this Urban Village. The vision statement describes elements that represent the community's preferred future for development and transformation of the East Santa Clara Street Urban Village area. The East Santa Clara Street Urban Village guiding principles consist of five defining elements that embody the foundation of this Plan and include:

- *Preserve and Enhance the Vibrant Business District and Neighborhood*
- *Transform East Santa Clara into a Complete Street*
- *Create Memorable Spaces for an Interconnected Community*
- *Enhance Connections to San José State University*
- *Strengthen Connections to the Greater City*

Chapter 3: Land Use and Historic Preservation

Policy E-1.2, Land Use and Employment: Plan for the retention and expansion of a strategic mix of employment activities at appropriate locations throughout the City to support a balanced economic base, including industrial suppliers and services, commercial/retail support services, clean technologies, life sciences, as well as high technology manufacturers and other related industries.

Policy LU-10.1, Land Use: Develop land use plans and implementation tools that result in the construction of mixed-use development in appropriate places throughout the City as a means to establish walkable, complete communities.

Policy IP-5.5, Implementation: Employ the Urban Village Planning process to plan land uses that include adequate capacity for the full amount of planned job and housing growth, including identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to insure that the Urban Village Area will provide sufficient capacity to support the full amount of planned job growth under this Envision Plan.

Policy IE-1.6, Land Use and Employment: Plan land uses, infrastructure development, and other initiatives to maximize utilization of existing and planned transit systems including fixed rail (e.g., High-Speed Rail, BART and Caltrain), Light-Rail and Bus Rapid Transit facilities, promote development potential proximate to these transit system investments compatible with their full utilization.

Policy CD-1.26, Attractive City: Apply the Historic Preservation Goals and Policies of this Plan to proposals that modify historic resources or include development near historic resources.

Policy LU-9.8, High-Quality Living Environments: When changes in residential densities in established neighborhoods are proposed, the City shall consider such factors as neighborhood character and identity; historic preservation; compatibility of land uses and impacts on livability; impacts on services and facilities, including schools, to the extent permitted by law; accessibility to transit facilities; and impacts on traffic levels on both neighborhood streets and major thoroughfares.

Policy LU-16.1, Sustainable Practices: Integrate historic preservation practices into development decisions based upon fiscal, economic, and environmental sustainability.

Analysis: A primary objective of this Plan is to retain the existing amount of commercial space and increase commercial activity and employment opportunities as the area redevelops. The land use diagram (see Figure 3) supports the development of new commercial and institutional uses up to 238,500 square feet. The land uses as designated can support a variety of commercial and institutional uses in small to mid-sized developments that serve the immediate neighborhoods, to large office buildings and medical facilities that would serve the larger city. The areas designated for new high-density residential uses will be instrumental in creating a vibrant, walkable place, as the Plan anticipates up to 850 new residential units. The vibrancy of the East Santa Clara Street businesses will be enhanced by having more people living and working along this corridor.

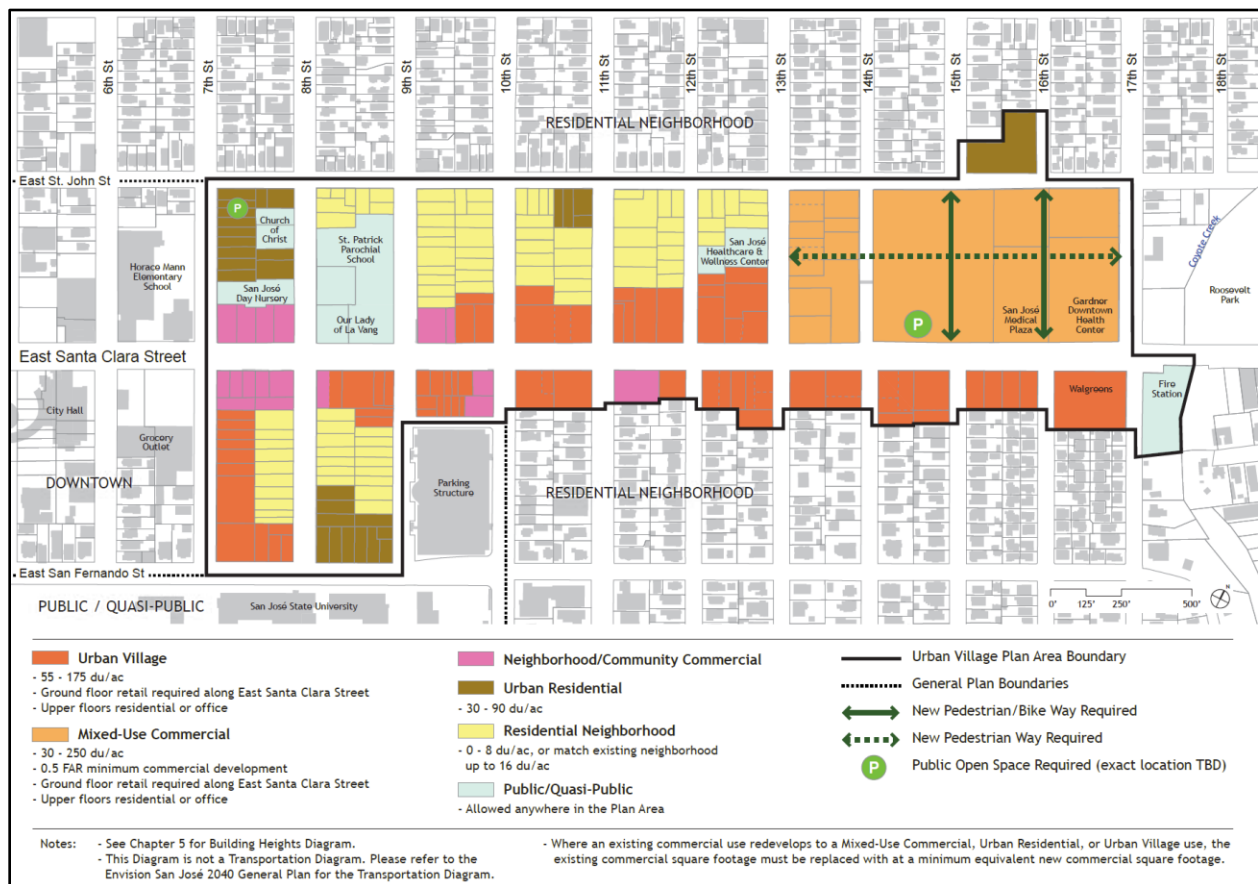


Figure 3: Land Use Plan

Additionally, to ensure that the Village can accommodate the planned commercial growth minimum, Floor Area Ratios (FARs) for commercial development are included. Higher FARs and building heights were designated in specific areas that were identified as optimal for new commercial and mixed-use development. This Urban Village Plan also proposes land use designations and policies to ensure that the planned housing capacity can be accommodated in the Village. The residential land use densities are higher than the existing development pattern to encourage future transit improvements and support existing transit services in this Urban Village.

In conjunction with the Land Use Diagram, the Historic Preservation Overlay Diagram (see Figure 4) in this Chapter indicate which properties are listed on the City's Historic Resources Inventory, which require more analysis, and which hold significant meaning for the community. While many of the resources are also identified on the City's existing Inventory, some properties were identified by staff and the community for preservation due to their significance to the community. The historic preservation policies are to be used in conjunction with the land use policies to protect historic resources during land use development proposal review.

The Historic Preservation Overlay Diagram shows:

- The Naglee Park Conservation Area
- City Landmark (CL): 2 located in the Village
- Structure of Merit (SM): 42 located in the Village
- Identified Structure on the Historic Resources Inventory (IS): 20 located in the Village

- *Eligible for Designation on the Historic Resources Inventory for Further Designation: 8 in the Village*
- *Contributing Site or Structure (CS) on the Historic Resources Inventory: 4 in the Village*
- *Building Preservation (non-designated historic, culturally- or architecturally important structures identified by the community and staff which should be considered for inclusion on the City's Historic Resources Inventory for further designation): 29 located in the Village*

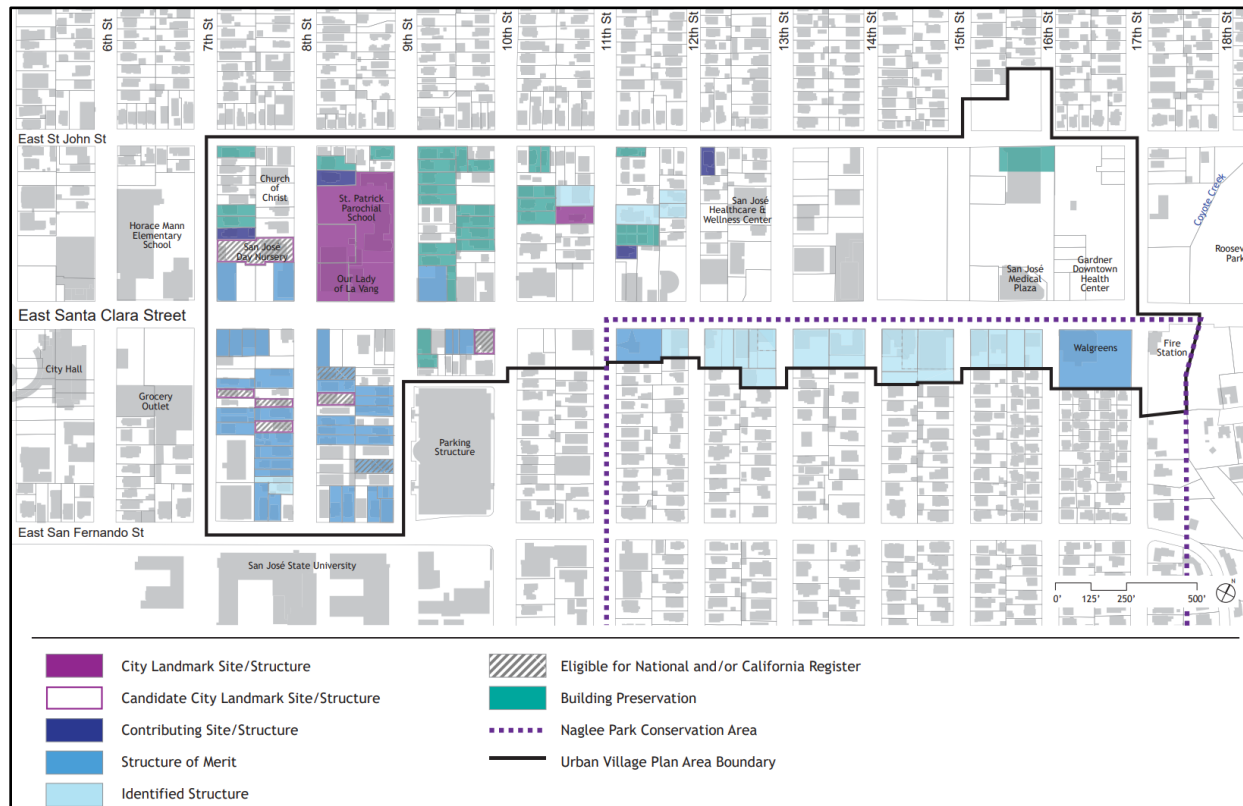


Figure 4: Historic Preservation Overlay

Chapter 4: Open Space, Placemaking, and Wayfinding

Policy CD-2.4, Function: Incorporate public spaces (squares, plazas, etc.) into private developments to encourage social interaction, particularly where such spaces promote symbiotic relationships between businesses, residents, and visitors.

Policy CD-7.8, Urban Village Design: Encourage development along edges of public parks or plazas within or adjacent to Urban Villages to incorporate site and architectural design measures which promote access to and encourage use of the park and which minimize potentially negative shade and shadow impacts upon the park or plaza space.

Policy PR-1.9, High Quality Facilities and Programs: As Urban Village areas redevelop, incorporate urban open space and parkland recreation areas through a combination of high-quality, publicly accessible outdoor spaces provided as part of new development projects; privately or, in limited instances, publicly owned and maintained pocket parks; neighborhood parks where possible; as well as through access to trails and other park and recreation amenities.

Policy AC-2.2, High Impact Public Art: Integrate planning for public art in other City planning efforts, including area specific planning processes, and Urban Village master planning processes.

Policy VN-4.3, Cultural Opportunities: Consider opportunities to include spaces that support arts and cultural activities in the planning and development of the Downtown, new Urban Village areas and other Growth Areas.

Policy CD-1.20, Attractive City: Determine appropriate on-site locations and facilities for signage at the development review stage to attractively and effectively integrate signage, including pedestrian-oriented signage, into the overall site and building design.

Policy CD-1.29, Attractive City: Provide and implement regulations that encourage high quality signage, ensure that businesses and organizations can effectively communicate through sign displays, promote way finding, achieve visually vibrant streetscapes, and control excessive visual clutter.

Policy TN-1.4, National Model for Trail Development and Use: Provide gateway elements, interpretive signage, public art, and other amenities along trails to promote use and enhance the user experience.

Policy CD-1.2, Attractive City: Install and maintain attractive, durable, and fiscally- and environmentally-sustainable urban infrastructure to promote the enjoyment of space developed for public use. Include attractive landscaping, public art, lighting, civic landmarks, sidewalk cafés, gateways, water features, interpretive/way-finding signage, farmers' markets, festivals, outdoor entertainment, pocket parks, street furniture, plazas, squares, or other amenities in spaces for public use. When resources are available, seek to enliven the public right-of-way with attractive street furniture, art, landscaping and other amenities.

Analysis: This Plan recommends the creation of new, publicly-accessible spaces within the existing and planned context of the Urban Village, which extend and enliven the existing public realm. These spaces provide much needed opportunities for the community to gather, recreate, and hold events. This Chapter outlines five creative ways to provide smaller park and plaza spaces in the urban environment through the following types of spaces: multi-purpose plazas, interim and temporary plazas, pocket parks, paseos (active and passive), and parklets (curb cafes). The Plan also promotes enhancing connections to existing parks and trails like Roosevelt Park, St. James Park, Backesto Park, and the future Coyote Creek trail. The Plan also supports the retention and installation and public art and other installations.

This Plan supports the development of a comprehensive wayfinding and community identification sign system for the East Santa Clara Street Urban Village in the context of its surrounding neighborhoods. While the linear nature of this Village oriented along just three major east-west thoroughfares may not necessitate extensive wayfinding signage to points inside the Village, a strong Village wayfinding program can facilitate interest and movement between these areas and their amenities, as well as with those in the Village and in the SJSU campus. This is particularly true as it develops into a vital commercial and social hub for the surrounding residential communities including the Northside and Naglee Park neighborhoods.

Chapter 5: Urban Design

Policy CD-1.11, Attractive City: To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated façades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.

Policy CD-1.14, Attractive City: Use the Urban Village Planning process to establish standards for their architecture, height, and massing.

Policy CD-2.8, Function: Size and configure mixed-use development to accommodate viable commercial spaces with appropriate floor-to-floor heights, tenant space configurations, window glazing, and other infrastructure for restaurants and retail uses to ensure appropriate flexibility for accommodating a variety of commercial tenants over time.

Policy CD-4.8, Compatibility: Include development standards in Urban Village Plans that establish streetscape consistency in terms of street sections, street-level massing, setbacks, building facades, and building heights.

Policy CD-7.1, Urban Villages Design: Support intensive development and uses within Urban Villages, while ensuring an appropriate interface with lower-intensity development in surrounding areas and the protection of appropriate historic resources.

Policy CD-7.4, Urban Villages Design: Identify a vision for urban design character consistent with development standards, including but not limited to building scale, relationship to the street, and setbacks, as part of the Urban Village planning process. Accommodate all planned employment and housing growth capacity within each Urban Village and consider how to accommodate projected employment growth demand by sector in each respective Urban Village Plan.

Analysis: This Chapter includes goals, policies, standards, and guidelines that promote strong urban design concepts to guide future development in the Urban Village while protecting established residential neighborhoods. The Plan's urban design guidelines strive to provide flexibility for creative expression and design of buildings while supporting distinctive placemaking and a coherent Urban Village identity. The guidelines also aim to influence those aspects of building and site design that have a direct effect on the surrounding public context. Design of private developments can have a significant impact on the quality of public spaces since private buildings typically define the edges of public streets and open spaces. The Height Diagram in this Chapter designates the maximum building heights for each property, which are to be used in conjunction with the setback guidelines and transitional height policies contained in this Chapter. These setback guidelines and transitional height policies provide protection to the adjacent lower-intensity residential uses and certainty of requirements to the development community, which is key to achieving sensitive building massing adjacent to the established neighborhood context.

The guidelines are based on existing policies, principles, and values established by the City of San José's existing Commercial and Residential Design Guidelines, as well as the design policies contained in the General Plan. These guidelines provide more specific guidance to inform the shape of new development in this Urban Village to ensure that buildings contribute to the overall urban environment.

Chapter 6: Circulation and Streetscape

Policy CD-1.9, Attractive City: Give the greatest priority to developing high-quality pedestrian facilities in areas that will most promote transit use and bicycle and pedestrian activity. In pedestrian-oriented areas such as Downtown, Urban Villages, or along Main Streets, place commercial and mixed-use building frontages at or near the street-facing property line with entrances directly to the public sidewalk, provide high-quality pedestrian facilities that promote pedestrian activity, including adequate sidewalk dimensions for both circulation and outdoor activities related to adjacent land uses, a continuous tree canopy, and other pedestrian amenities. In these areas, strongly discourage parking areas located between the front of buildings and the street to promote a safe and attractive street facade and pedestrian access to buildings.

Policy CD-2.3, Function: Enhance pedestrian activity by incorporating appropriate design techniques and regulating uses in private developments, particularly in Downtown, Urban Villages, Main Streets, and other locations where appropriate.

1. Include attractive and interesting pedestrian-oriented streetscape features such as street furniture, pedestrian scale lighting, pedestrian oriented way-finding signage, clocks, fountains, landscaping, and street trees that provide shade, with improvements to sidewalks and other pedestrian ways.

Policy CD-3.2, Connections: Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.

Policy PR-1.9, High Quality Facilities and Programs: As Urban Village areas redevelop, incorporate urban open space and parkland recreation areas through a combination of high-quality, publicly accessible outdoor spaces provided as part of new development projects; privately or, in limited instances, publicly owned and maintained pocket parks; neighborhood parks where possible; as well as through access to trails and other park and recreation amenities.

Analysis: East Santa Clara Street is one of seven Grand Boulevards established by the City's General Plan, and is the spine and focus of the East Santa Clara Street Urban Village Plan. It is also one of the City's Vision Zero Corridors, a traffic safety initiative to eliminate roadway deaths and severe injuries. Circulation connectivity and streetscape enhancements along this corridor and connecting streets are crucial to creating the vibrant Urban Village envisioned by the community over the long term: a thriving, walkable environment that provides a range of neighborhood-serving retail, employment opportunities, and housing options with safe and comfortable access to all key destinations. It should be noted that East Santa Clara Street is not intended to provide bicycle facilities, but rather East St. John and East San Fernando Streets are envisioned to serve as the area's bicycle boulevards.

The Circulation and Streetscape Chapter has ten policy sections, which follows a general overview of existing conditions in the area, multimodal circulation network, and circulation and streetscape concepts and policies:

- *Complete Streets*
- *Walking*
- *Bicycling*
- *Transit*

- *Motoring*
- *Transportation Demand Management*
- *Parking*
- *Streetscape and Lighting*
- *Green Streets and Stormwater Management*
- *Coyote Creek Bridge/Connection to 28th Street BART Station*

Key community goals for circulation and streetscape include:

- *Create a lively street environment along East Santa Clara and East San Fernando Streets with additional retail businesses, cafés, restaurants, outdoor dining, and public places.*
- *Improve traffic flow throughout the Village area to make streets safer and travel more efficient.*
- *Calm traffic on all Village streets, and particularly along key walkways and bikeways to eliminate “freeway conditions.”*
- *Convert 10th and 11th Streets (north of East Santa Clara Street) from one-way to two-way traffic to reduce through-traffic speeds*
- *Create pleasant walkable streets with gracious sidewalks, attractive streetscapes, and safer pedestrian crossings throughout the Village area.*
- *Link the north- and south-side neighborhoods of the Village by making East Santa Clara Street safer and more pleasant to cross.*
- *Connect the Village neighborhood to Coyote Creek and Roosevelt Park with a new pedestrian/bicycle bridge.*

COMMUNITY ENGAGEMENT

As discussed in the Background section of this report, the Urban Village Planning process provided a multitude of opportunities for local community members to become familiar with the goals of the General Plan and its Urban Village strategy, and to participate in the process. Written public comments received regarding this Urban Village Plan are attached to this staff report.

In response to the community meetings, City department, Council District, and outside agency feedback, the following changes were made to the Plan document after the final workshop was held on June 13, 2017.

Changes to the Plan Document

Document Cover and Table of Contents

New text indicating the date the Plan will tentatively be adopted by the City Council and updates to the table of contents to match the chapter titles and new page numbers.

Chapter 1: Introduction

Added reference to transportation related plans and studies, including:

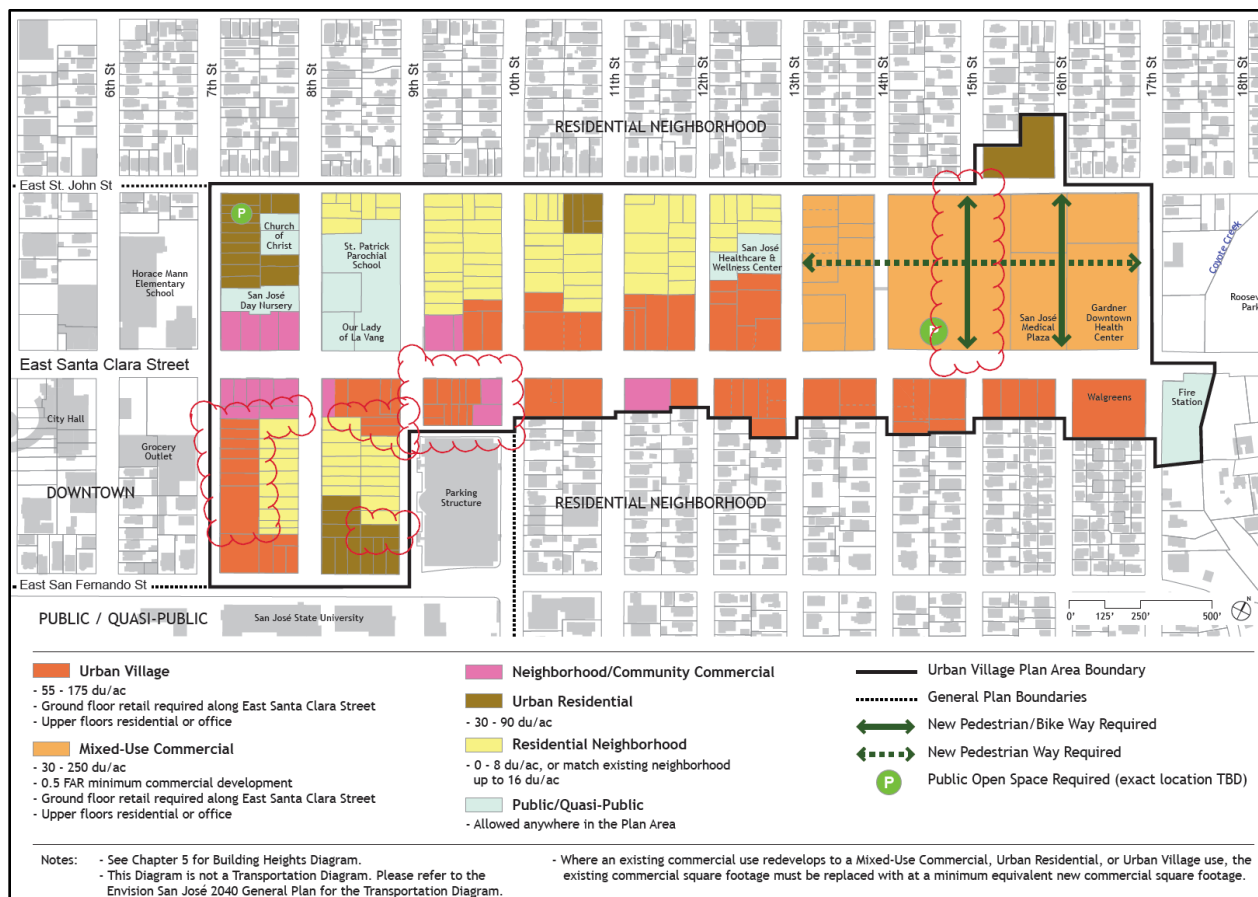
- Bay Area Rapid Transit (BART) Phase II Corridor and Station Construction Plan
- BART Phase II Transit Oriented Development (TOD) Strategy and Access Planning Study
- East San José Multimodal Transportation Improvement Plan
- Downtown Transportation Plan
- Complete Streets Design Guidelines

Chapter 2: Vision

Minor grammatical or typo text edits.

Chapter 3: Land Use and Historic Preservation

- Added minor text referencing VTA's "rapid and frequent bus services."
- Changes to the Land Use Diagram
 - The "Potential Multi-Modal Connection" on 15th Street (north of East Santa Clara) was changed to a New Pedestrian and Emergency Vehicle Through-way.
 - Minor expansion of Urban Village and Urban Residential land use designations between the blocks of 7th and 10th Streets, south of East Santa Clara Street to more accurately reflect the redevelopment potential of the area.

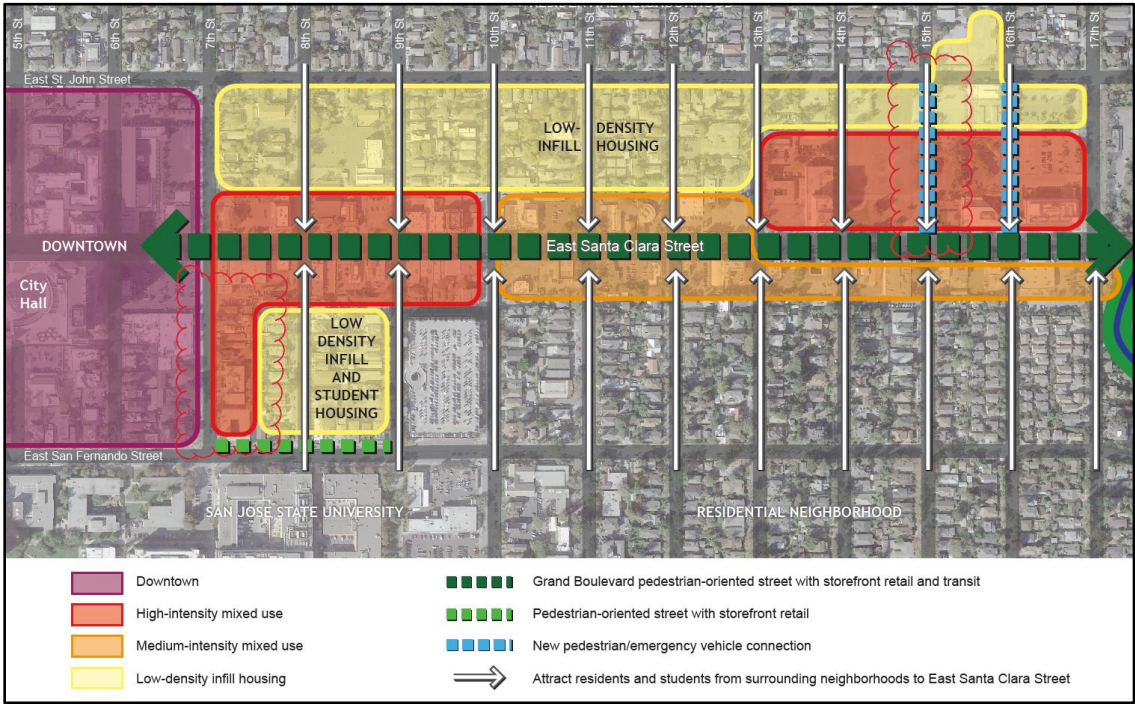


Chapter 4: Open Space, Placemaking, and Wayfinding

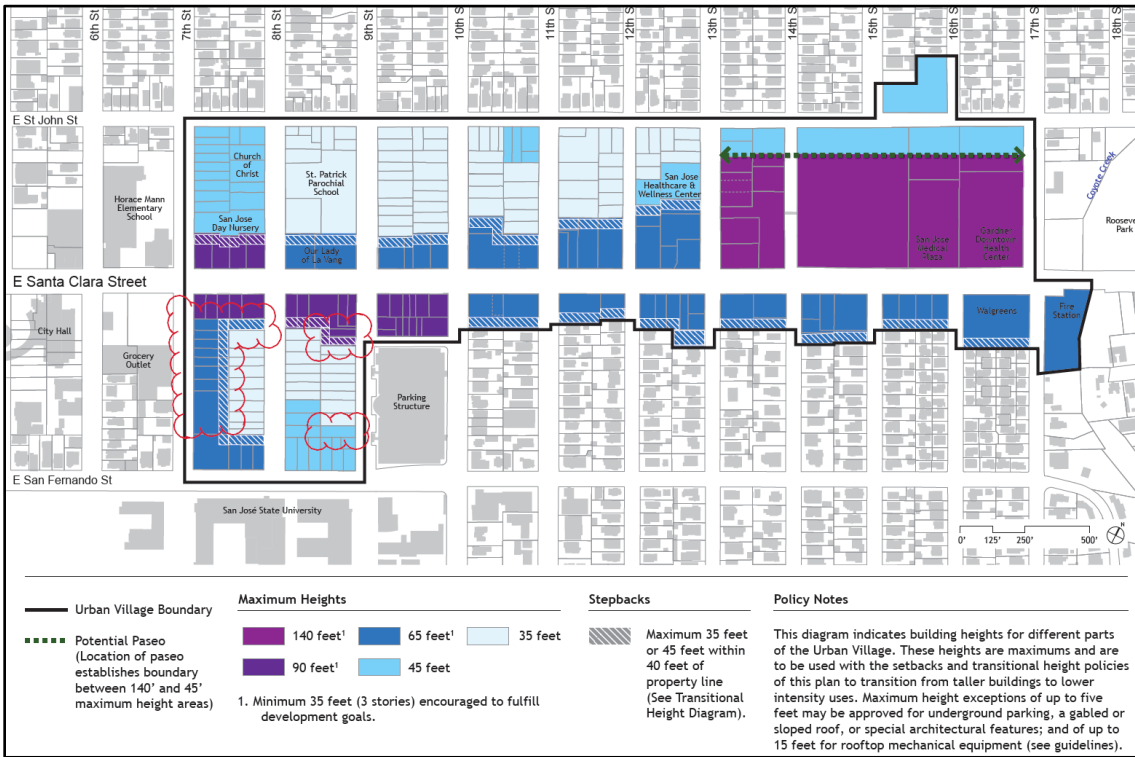
Minor grammatical or typo text edits.

Chapter 5: Urban Design

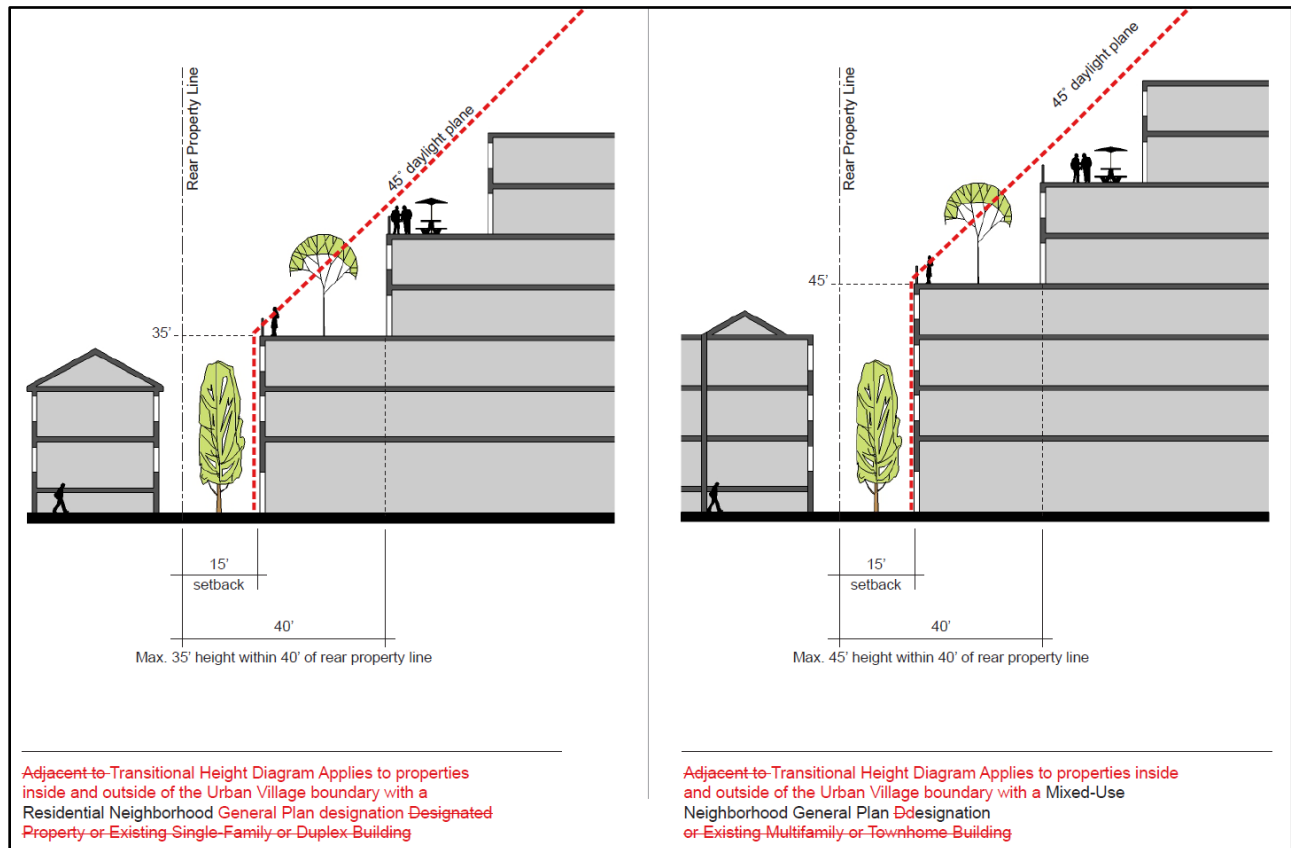
- Minor grammatical or typo text edits.
- Updated the Urban Design Diagram (Figure 5.1) to reflect land use diagram changes and circulation changes.



- Updates to the height diagram to reflect land use diagram changes and existing urban context, allowing for more intensive development in strategic locations (Figure 5.4).



- Updated the transitional height diagrams and associated policies to clarify the requirement and reflect compatibility between residential uses outside of the Urban Village boundary and future more urban development within the Urban Village (Figure 5.5).



- Staff updated Table 5.1: Neighborhood Integrity and Compatibility Standards to reflect the following updated, added and removed policies. The Side Setback Standard “b” was removed to not be in conflict with the Transitional Height Diagram.
 - Policy UD 2-9: For buildings 65 feet and under, the fifth floor and above must be stepped back a minimum of 5 feet from the ground level façade.
 - Policy UD 2-10: For buildings taller than 65 feet, the fourth floor and above must be stepped back a minimum 10 feet from the ground level façade.
- Side Setback Standard (page 5-14):
 - a. When a high-density commercial or mixed-use development abuts ~~residential~~ properties with a Residential Neighborhood General Plan designation ~~inside or outside the Urban Village or existing single-family, duplex, or multifamily use~~, a minimum five-foot side setback will apply.
 - ~~b. When a high-density commercial or mixed-use development abuts non-residential properties or is located at the corner of East Santa Clara Street and an adjoining street, a zero foot side setback is allowed and encouraged.~~
- Rear Stepback Standard (page 5-16):
 - a. For new development adjacent to a Residential Neighborhood General Plan designated parcel ~~inside or outside the Urban Village or existing single-family, duplex, or multifamily use~~: 35 feet in height maximum within 40 feet of the property

line, thereafter increasing by one foot for every one additional foot of setback. (See **Figure 5.5: Transitional Height Diagram.**)

- b. For new development adjacent to a Mixed-Use Neighborhood General Plan designated parcel **inside or outside the Urban Village or existing multifamily or townhome building**: 45 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See **Figure 5.5: Transitional Height Diagram.**)

Table 5-1: Neighborhood Integrity and Compatibility Standards		
	Urban Village, Mixed-Use Commercial, and Neighborhood/Community Commercial	Urban Residential
Sidewalks		
Front Setback —Along East Santa Clara and East San Fernando Streets	Setback must create a 20 ft. sidewalk	N/A
Along all other streets	15-foot sidewalk width	
Setbacks		
Front Setback - Along East St. John and side streets.	<ul style="list-style-type: none">• Min. 0 ft.• Max. 10 ft.	Min. 5 ft. (to create a 15 ft sidewalk with frontage landscape edge/border)
Streetside Side Setback	<ul style="list-style-type: none">• Min. 0 ft• Max. 10 ft.	Min. 5 ft.
Side Setback	<ul style="list-style-type: none">• 0 ft., except:• Min. 5 ft. when abutting properties with a Residential Neighborhood General Plan designation inside or outside the Urban Village existing single-family, duplex, or multifamily use	Min. 5 ft.
Rear Setback	Min. 15 ft.	
Street Wall along E. Santa Clara and E. San Fernando	Min. 2 stories	
Stepbacks		
Front Stepback	<ul style="list-style-type: none">• For buildings 65' and under, fifth floor and above must be stepped back min. 5 ft. from the ground level façade.• For buildings taller than 65', fourth floor and above must be stepped back min. 120 ft. from the ground level façade.	N/A
Side/Rear Stepback	<ul style="list-style-type: none">• 0 ft, except:• For development adjacent to a Residential Neighborhood General Plan designated parcel inside or outside the Urban Village existing single-family or duplex building: max. height 35 feet within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback.• For development adjacent to a Mixed-Use Neighborhood General Plan designated parcel inside or outside the Urban Village existing single-family or duplex building: max. height 45 feet within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback.	
(See Figure 5.5: Transitional Height Diagram)		
This table is a supplement to the policies, standards, and guidelines in the Urban Village Plan.		

Chapter 6: Circulation and Streetscape

- Text corrections to which transit lines run through the area.
- Removed references to Bike Boulevards to more accurately reflect the General Plan Roadway Typologies and added:
 - Action Item CS-1.3: Assess feasibility of installing a bicycle boulevard along East St. John and San Fernando Streets.
 - Policy CS-3.2: Consider implementing bike boulevards along East St. John and San Fernando Streets that diverts automobile traffic to create a safer and more pleasant bikeway.

Figure 6.2 Regional Transit Connections:

Updates to the map to include Rapid, Frequent, Local, and Express lines per VTA's Next Network transit operating plan. This information can be found here:

<http://nextnetwork.vta.org/transit-service-maps>.

Figure 6.5 Circulation Improvement Concept Diagram:

- Motor Vehicular Traffic Diverters were added to the intersections of East San Fernando Street and 12th Street, 13th Street, 14th Street, 15th Street, 16th Street and 17th Street.
- The text "Potential Multi-Modal Connection" and graphic were removed from the legend.
- The text "New Pedestrian and Bike Through-way" on the legend was changed to "New Pedestrian and Emergency Vehicle Through-way".
- The Vehicular Traffic Diverter was removed from the intersection of East St. John Street at 15th Street and a traffic circle was added instead.
- The "Potential Multi-Modal Connection" on 15th Street (north of East Santa Clara) was changed to a New Pedestrian and Emergency Vehicle Through-way.
- The text "If 15th Street becomes a through street, remove diverter and add pedestrian refuges" was removed.

Figure 6.6: East Santa Clara Street Design Concept:

- The landscaped median was extended along East Santa Clara at the intersection of 15th Street and East Santa Clara.
- A crosswalk at the east side of the intersection of 15th and East Santa Clara Street was removed.

Community Concerns from the Final Workshop Addressed in Plan DocumentLand Use and Historic Preservation

- *Community Concern:* The historic IBM building on this property is not shown. It should be preserved.

City Response: On the Historic Preservation Overlay Diagram, it is identified as "Building Preservation."

- *Community Concern:* Provide protections against displacement from affordable housing.

City Response: The Village Plan works in conjunction with the Housing Department's displacement policies by including the following complementary goals and policies:

- Goal LU-2.1: A goal, but not a requirement of individual projects, is to "deed restrict" 25 percent or more of new units as affordable housing, with 15 percent of the units targeting households with incomes below 30 percent of Area Median Income.
- Policy LU-2.2: Integration of deed-restricted affordable units within residential developments is encouraged.
- Policy LU-2.3: Affordable housing should be integrated within the Village by prioritizing the use of the City's affordable housing programs within this Village.

Open Space, Placemaking, and Wayfinding

- *Community Concern:* Provide large sidewalks adjacent to restaurants and cafes for outdoor seating.

City Response: The Village Plan contains the following Policies:

- Policy CS-1.8: Provide 20-foot minimum sidewalk width along East Santa Clara Street and East San Fernando Street in all future development projects. Where the sidewalk in front of a development project falls short, the project must make up the difference so that the entire 20 feet is publicly accessible and functions as a sidewalk.
- Policy OS-1.3: Locate plazas adjacent to commercial businesses such as retail, coffee shops, and restaurants. Encourage such uses to spill out into the plaza, through features such as restaurant seating areas and outdoor displays of shop merchandise.
- Policy UD-1.2: Include active ground floor uses, transparent ground floor spaces (i.e., indoor uses visible from street), and inviting pedestrian building entrances. Outdoor seating and other amenities should also be provided, as appropriate.
- Policy CS-1.12: Accommodate pedestrian-oriented activities in new projects with elements such as street furniture, plantings, awnings, café and restaurant seating, and outdoor retail displays.
- *Community Concern:* Coyote Creek: make it a well-maintained park trail amenity.
- *City Response:* The Village Plan contains the following Policy consistent with the City's 2040 Bike Plan update: "Policy CS-3.9: Provide links to alternative bike routes to the 28th Street BART Station. These could include the following, and will be solidified as part of the 2040 Bike Plan update:
 - From the north: Coyote Creek Trail to Watson Park to 21st Street to Julian Street to 28th Street."

Urban Design and Height

- *Community Concern:* On hospital site, locate tall buildings in the center of the block, not up against East Santa Clara Street.

City Response: The Village Plan contains the following Policies:

- Policy UD 2-9: For buildings 65 feet and under, the fifth floor and above must be stepped back a minimum of 5 feet from the ground level façade.
- Policy UD 2-10: For buildings taller than 65 feet, the fourth floor and above must be stepped back a minimum 10 feet from the ground level façade.
- *Community Concern:* Provide more greenery and shade street trees along East Santa Clara Street and throughout the Urban Village.

City Response: The Village Plan contains the following Policy: "Policy CS-8.8: Along City Connector and Local Connector Streets, install deciduous shade trees approximately 20 feet apart in minimum four-foot by four-foot or 16-square foot tree wells."

Circulation and Streetscape

- *Community Concern:* There is an extreme need for some pedestrian-friendly lighting between 10th and 17th Streets where there is now none. Also, add more pedestrian lighting on the block between 7th and 10th Streets.

City Response: The Village Plan contains the following Goals, Policies, and Action Items:

- Goal CS-2.2: Walking-related facilities should be improved to the maximum extent feasible and appropriate to support the local land use context. Commercial, residential, and recreational streets and accessible walkways shall have paving, lighting, and landscape characteristics that support their purpose and adjacent land uses.
- Policy CS-2.6: Install street trees and improve landscaping, paving surfaces, and lighting per the Streetscape recommendations of this Chapter.
- Goal CS-8.1: Street trees, lighting, and landscaping shall be used to create inviting streetscapes throughout the East Santa Clara Street Urban Village.
- Policy CS-8.2: Layout of street trees and lighting fixtures should be designed at the same time.
- Policy CS-8.25: Install pedestrian-oriented street lights approximately 100 feet apart as part of implementation of the East Santa Clara Street Streetscape Design Concept. Ornamental double-head or high-low (lights at two heights on one fixture) pedestrian- and roadway-oriented lighting are recommended.
- Policy CS-8.26: Where appropriate, provide or maintain supplemental highway-type lighting at intersections.
- Policy CS-8.27: Require new ground floor commercial development to provide pedestrian-oriented lighting along the street frontage, where appropriate.
- Action Item CS-8.1: Develop a landscape and lighting streetscape plan for East Santa Clara Street to complement the Circulation improvements recommended above. Work with business owners on additional lighting for commercial buildings and proximate open spaces.
- *Community Concern:* Love, love the idea of East St. John Street being a pedestrian/bike-friendly route! Prioritizing the development of the Coyote Creek trail to North San José and the City of Morgan Hill as bicycle and pedestrian connections. This was a priority for the Strong Neighborhood Initiative's Neighborhood Advisory Committee.
- *City Response:* The Village Plan contains the following Goals:
 - Goal CS-3.2: Expand bicycle connections to the east with a new pedestrian/bicycle bridge connection to Roosevelt Park over Coyote Creek.
 - Goal CS-3.3: Encourage additional bike routes to and from the future 28th Street BART Station.
 - Policy CS-3.9: Provide links to alternative bike routes to the 28th Street BART Station. These could include the following, and will be solidified as part of the 2040 Bike Plan update:
 - From the north: Coyote Creek Trail to Watson Park to 21st Street to Julian Street to 28th Street.

Implementation

Created an Implementation Chapter containing the community's priorities for amenities.

Glossary

Removed the "Bike Boulevard" definition.

Community Concerns from the Final Workshop Not Addressed in Plan Document

- *Community Concern:* Require higher parking standards than required by the Municipal Code.

City Response: Traditionally, urban village plans do not regulated parking, but rather encourage shared or reduced parking arrangements. The General Plan contains numerous Policies that speak to reducing parking as much as possible and reducing parking's visual impacts. The General Plan focuses on mode-shift and providing facilities for all modes of transit by not over parking a site. Over time, this would increase the usage of alternative modes of transportation including buses, bicycles, carpooling, and walking.

- Vibrant Neighborhoods Policy VN-1.9: Cluster parking, make use of shared parking facilities, and minimize the visual impact of surface parking lots to the degree possible to promote pedestrian and bicycle activity and to improve the City's aesthetic environment.
- General City Design Policy CD-1.10: Promote shared parking arrangements between private uses and the provision of commonly accessible commercial or public parking facilities which can serve multiple users in lieu of providing individual off-street parking on a property-by-property basis. Consider in-lieu parking fees or other policy actions to support this goal.
- Function Policy CD-2.1: Promote the Circulation Goals and Policies in this Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of this Plan.
 - 3. Consider support for reduced parking requirements, alternative parking arrangements, and Transportation Demand Management strategies to reduce area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. Encourage decoupled parking to ensure that the value and cost of parking are considered in real estate and business transactions.
- Connections Policy CD-3.5: Encourage shared and alternative parking arrangements and allow parking reductions when warranted by parking demand.
- Neighborhood Serving Commercial Policy LU-5.5: Encourage pedestrian and vehicular connections between adjacent commercial properties with reciprocal-access easements to encourage safe, convenient, and direct pedestrian access and "one-stop" shopping. Encourage and facilitate shared parking arrangements through parking easements and cross-access between commercial properties to minimize parking areas and curb-cuts.
- Parking Strategies Goal TR-8 – Parking Strategies Develop and implement parking strategies that reduce automobile travel through parking supply and pricing management.
- Parking Strategies Policy TR-8.1: Promote transit-oriented development with reduced parking requirements and promote amenities around appropriate transit hubs and stations to facilitate the use of available transit services.
- Parking Strategies Policy TR-8.2: Balance business viability and land resources by maintaining an adequate supply of parking to serve demand while avoiding excessive parking supply that encourages automobile use.
- Parking Strategies Policy TR-8.3: Support using parking supply limitations and pricing as strategies to encourage use of non-automobile modes.
- Parking Strategies Policy TR-8.4: Discourage, as part of the entitlement process, the provision of parking spaces significantly above the number of spaces required by code for a given use.

- Parking Strategies Policy TR-8.6: Allow reduced parking requirements for mixed-use developments and for developments providing shared parking or a comprehensive TDM program, or developments located near major transit hubs or within Urban Villages and other Growth Areas.
- Parking Strategies Action TR-8.10: Update existing parking standards to reduce parking requirements for transit-oriented developments, mixed-use projects, and projects within the Urban Villages to take advantage of shared parking opportunities generated by mixed-use development. Update existing parking standards to address TDM actions and to require amenities and programs that support reduced parking requirements.
- Parking Strategies Action TR-8.12: As part of the entitlement process, consider opportunities to reduce the number of parking spaces through shared parking, TDM actions, parking pricing or other measures which can reduce parking demand. Consider the use of reserve landscaped open space or recreational areas that can be used on a short-term basis to provide parking or converted to formal parking in the future if necessary.

- *Community Concern*: Evaluate the impact to schools because of new residential development.

City Response: When a residential development proposal is reviewed by the City, the potential impact to schools is studied as part of the environmental review process under the California Environmental Quality Act (CEQA).

- *Community Concern*: There are not enough police to address illegal activities, loitering, drug use, etc.

City Response: The Urban Village Plan does not have jurisdiction over police operations; however, when a development proposal is reviewed by the City, the potential impact to police and other emergency services is studied as part of the environmental review process under the California Environmental Quality Act (CEQA).

- *Community Concern*: Reduce maximum heights long the south side of East Santa Clara Street to 35 feet (directly adjacent to the Naglee Park neighborhood). Don't place windows on the back of the taller infill buildings.

City Response: Maximum heights for the properties adjacent to Naglee Park are limited to 65 feet and include transitional height requirements along the side and rear shared properties lines when adjacent to Residential Neighborhood or Mixed-Use Neighborhood General Plan designated properties. These transitional height requirements limit the height of buildings within 40 feet of the shared properties lines to 35 feet (45 feet for Mixed-Use Residential); however, this requirement does not limit the height for the entire project site and it does not prohibit or control the placement of windows.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The environmental impacts of this project were addressed in a determination of consistency with the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617), and Addendum thereto. This EIR was prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2035 and including designating Growth Areas and Urban Villages, which propose intensified urban redevelopment of underutilized commercial lands to accommodate new commercial and residential growth.

The EIR is available for review on the Planning web site at:
<http://www.sanJoseca.gov/index.aspx?NID=2435>.

PUBLIC HEARING NOTIFICATION

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the Urban Village boundary and posted on the City website. The staff report is posted on the City's website. Staff has been available to respond to questions from the public. Staff also sent an email to the interested community members regarding the hearing and available information.

Project Manager: Jennifer Piozet

Approved by: , Acting Division Manager for Rosalynn Hughey, Planning Director

Date: 9/4/18

Attachments:
Attachment A: Resolution
Attachment B: Urban Village Plan Original and Proposed Boundary
Attachment C: Redline East Santa Clara Street Urban Village Plan (link)
Attachment D: Determination of Consistency (link)
Attachment E: Public Comments

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO ADOPT THE EAST SANTA CLARA STREET (WEST OF 17TH STREET) URBAN VILLAGE PLAN AND ASSOCIATED GENERAL PLAN AMENDMENT

Fall 2018 General Plan Amendment Cycle (Cycle 3)

WHEREAS, the City Council is authorized by Title 18 of the San Jose Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San Jose; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San Jose 2040 General Plan, San Jose, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

WHEREAS, on December 15, 2015, the City Council adopted a Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto.

WHEREAS, in accordance with Title 18 of the San Jose Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San Jose for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on November 8, 2017, the Planning Commission held a public hearing to consider the following proposed West San Carlos Urban Village Plan, and associated

General Plan Amendments, at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed plans and amendments:

- A. General Plan Amendments associated with the East Santa Clara Street (West of 17th Street) Urban Village Plan, File No. GP18-009 specified in Exhibit “A” hereto (“General Plan Amendment GP18-009”) (hereinafter collectively referred to as “General Plan Amendments”); and
- B. The East Santa Clara Street (West of 17th Street) Urban Village Plan, attached hereto and incorporated herein by reference as Exhibit “B” (“East Santa Clara Street (West of 17th Street) Urban Village Plan”); and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendments; and

WHEREAS, on October 23, 2018, the Council held a duly noticed public hearing; and

WHEREAS, copies of the proposed General Plan Amendments are on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San Jose Municipal Code, public notice was given that on October 23, 2018 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San Jose, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendments; and

WHEREAS, prior to making its determination on the General Plan Amendments, the Council reviewed and considered the Determination of Consistency with the Envision San José 2040 General Plan Environmental Impact Report (certified by Resolution No. 76041) and the Supplemental Environmental Impact Report to the Envision San José 2040 General Plan EIR (certified by Resolution No. 77617), and the November 1, 2016 Addendum thereto; and

WHEREAS, the Council is the decision-making body for the proposed General Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding the East Santa Clara Street (West of 17th Street) Urban Village Plan and General Plan Amendment GP18-009 are specified and set forth in Exhibits "A," and "B" respectively, attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this 23rd day of October, 2018, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

[illegible]

I hereby certify that the amendments to the San Jose General Plan specified in the attached Exhibit A and the East Santa Clara Street (West of 17th Street) Urban Village Plan attached hereto as Exhibit B were adopted by the City Council of the City of San Jose on _____, as stated in its Resolution No. _____.

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT “A”

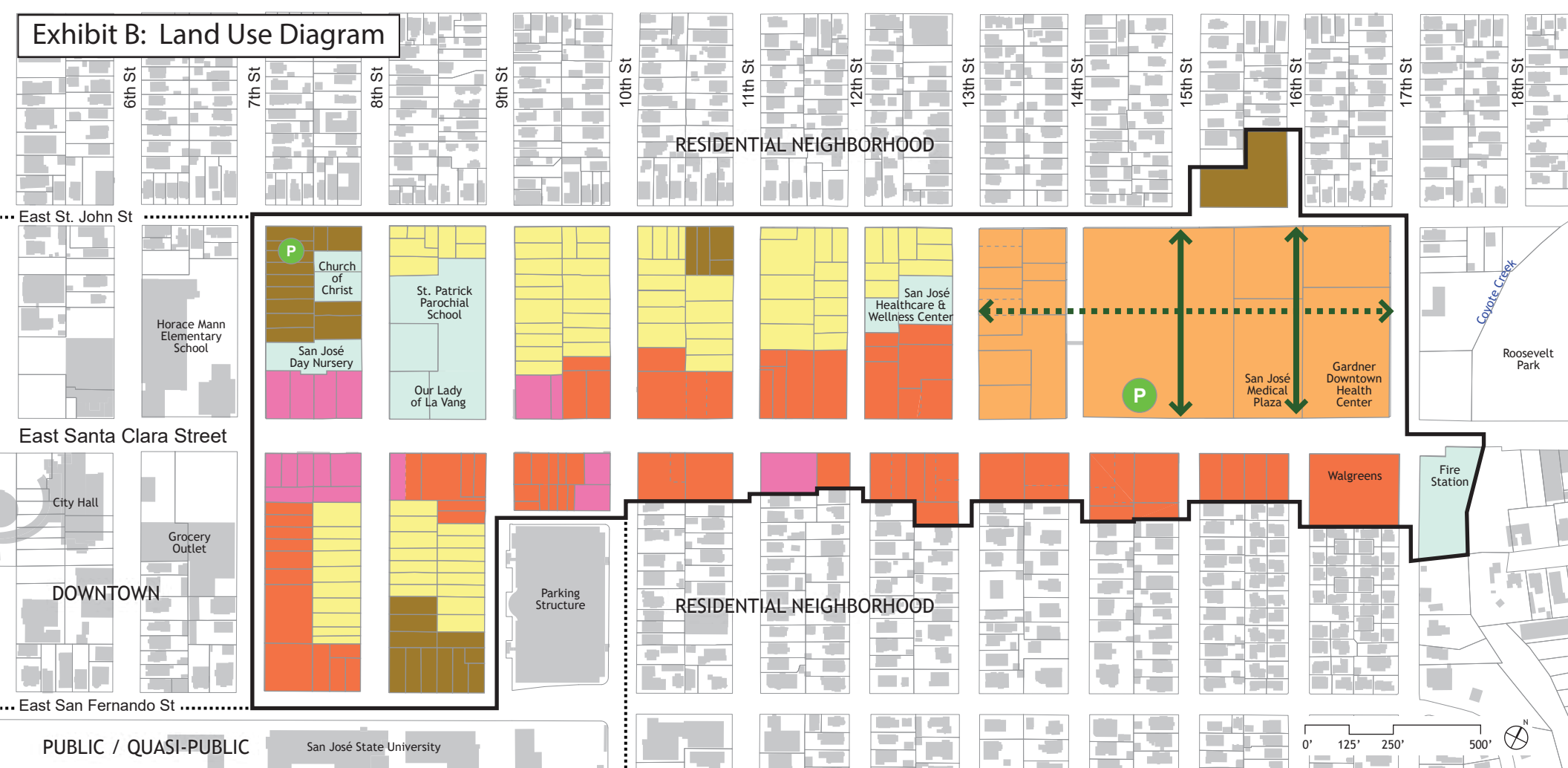
ENVISION SAN JOSE 2040 GENERAL PLAN AMENDMENTS

GP18-009. The Envision San Jose 2040 General Plan is hereby amended to modify the East Santa Clara Street (West of 17th Street) Urban Village boundary and change the land use designations on the Land Use/Transportation Diagram on properties within the boundaries of the Urban Village Plan area as shown on the East Santa Clara Street (West of 17th Street) Urban Village land use map attached hereto and incorporated herein by reference.

Council District 3.

CEQA: Determination of Consistency with the Final Program EIR for the Envision San José 2040 General Plan (Resolution No. 76041) and the Envision San José 2040 General Plan Supplemental EIR (Resolution No. 77617), and the November 1, 2016 Addendum thereto.

Exhibit B: Land Use Diagram



Urban Village

- 55 - 175 du/ac
- Ground floor retail required along East Santa Clara Street
- Upper floors residential or office

Mixed-Use Commercial

- 30 - 250 du/ac
- 0.5 FAR minimum commercial development
- Ground floor retail required along East Santa Clara Street
- Upper floors residential or office

Neighborhood/Community Commercial

Urban Residential

- 30 - 90 du/ac

Residential Neighborhood

- 0 - 8 du/ac, or match existing neighborhood up to 16 du/ac

Public/Quasi-Public

- Allowed anywhere in the Plan Area

Urban Village Plan Area Boundary

General Plan Boundaries

New Pedestrian/Bike Way Required

New Pedestrian Way Required



Public Open Space Required (exact location TBD)

Notes:

- See Chapter 5 for Building Heights Diagram.
- This Diagram is not a Transportation Diagram. Please refer to the Envision San José 2040 General Plan for the Transportation Diagram.

- Where an existing commercial use redevelops to a Mixed-Use Commercial, Urban Residential, or Urban Village use, the existing commercial square footage must be replaced with at a minimum equivalent new commercial square footage.

EXHIBIT “B”

East Santa Clara Street (West of 17th Street) Urban Village Plan

GP18-009. The East Santa Clara Street (West of 17th Street) Urban Village Plan, attached hereto and incorporated herein by reference, is hereby adopted.

Council District 3.

CEQA: Determination of Consistency with the Final Program EIR for the Envision San José 2040 General Plan (Resolution No. 76041) and the Envision San José 2040 General Plan Supplemental EIR (Resolution No. 77617), and the November 1, 2016 Addendum thereto.

See plans here: <http://www.sanjoseca.gov/DocumentCenter/View/79505>



- Original Boundary per General Plan
- Proposed Expanded Boundary

Exhibit B: East Santa Clara Street (West of 17th Street) Urban Village Original and Proposed Boundary under File No. GP18-009

Placeholder

Attachment C: Redline East Santa Clara
Street Urban Village Plan for GP18-009,

Item 8.a. is available online at

<http://www.sanjoseca.gov/DocumentCenter/View/79506>

Placeholder

Attachment D: Determination of
Consistency for GP18-009,
Item 8.a. is available online at
<http://www.sanjoseca.gov/index.aspx?NID=6146>

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, August 31, 2018 12:31 PM
To: 'Julie Engelbrecht'
Subject: RE: Hearings Scheduled: East Santa Clara Street Urban Village

Hi Julie,

We've made updates to the draft plan and they are in the redline and clean copy of the plans online. To answer the question about fencing, that is a private matter that the city cannot be involved in. 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 seem grants to fund projects. The designs are not set in stone. Naglee Park is not within the Village boundary except for the commercial frontage along East Santa Clara Street, so traffic diverters are not shown.

Here is summary of what you list to be of most interest to you:

Edit to Figure 5.5 Transitional Height Diagram
-Rear to Shared Property line.

Edits to Standards
Pp 5-14

Setbacks and Stepbacks (see Table 5-1)

Setbacks and stepbacks for Urban Village, Mixed-Use Commercial, Neighborhood/Community Commercial, and Urban Residential uses are listed in Table 5-1. The following setbacks and stepbacks are intended to maintain compatibility between existing buildings and new development.

Side Setback:

- a. When a high-density commercial or mixed-use development abuts **residential** properties with a Residential Neighborhood General Plan designation **inside or outside the Urban Village or existing single-family, duplex, or multifamily use**, a minimum five-foot side setback will apply.
- ~~b. When a high-density commercial or mixed-use development abuts non-residential properties or is located at the corner of East Santa Clara Street and an adjoining street, a zero foot side setback is allowed and encouraged.~~

Pp5-16

Rear Stepback:

- a. For new development adjacent to a Residential Neighborhood General Plan designated parcel **inside or outside the Urban Village or existing single-family, duplex, or multifamily use**: 35 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.5: Transitional Height Diagram.)

- b. For new development adjacent to a Mixed-Use Neighborhood General Plan designated parcel **inside or outside the Urban Village or existing multifamily or townhome building**: 45 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.5: Transitional Height Diagram.)

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]

Sent: Thursday, August 30, 2018 12:27 PM

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

Subject: Hearings Scheduled: East Santa Clara Street Urban Village

Jennifer:

Thank you for sending the revisions to the draft plan.

I have some specific questions regarding new items in the plan that I will need clarification on.

In the section for set backs table 5.1 it still shows the 15 foot set back (that Naglee Park has repeatedly said is insufficient), along with a very unclear new notation about street walls being 2 stories. What does this mean? I do not recall seeing it before, but it isn't in red.

—Will they be building a 2 story wall next to our zero property line someday?

—If so how will it be determined what it looks like and what material it is made of?

When we bought our house, the city wouldn't mandate that the commercial next to us even had to pay for any portion of the fence between the properties, but then clarified for us that it would need to be placed 100% on our property and that we were 100% liable for any damage that occurred to vehicles in their parking lot since the "fence" was ours alone. We built a much more substantial fence, (\$20,000 of Stucco concrete and rebar) than we would have otherwise and I would like to understand what this means in terms of what is this and where would the "wall" would go, who pays for it and who it liable if damages occur on our property because of such "wall".

Rear Setback	Min. 15 ft.
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I noticed that again the North side neighborhood has garnered more protections in that 15th Street (nor 16th) will go though to Santa Clara. At many meetings residents were assured that north south traffic would not be funneled onto a few streets and that one of the two streets, likely 15th because it has the light, would need to go through. Neither street goes through for real traffic and in this current plan revision 14th/16th are now barred from left turns west on Santa Clara and the other end of each zero block has what appears to be directional diverters that will not lock in the zero blocks in terms of traffic flow, while the North side again gained the traffic circles that were requested by much of Naglee Park at these meetings.

—Can you please specify the exact flow of these diverters (it appears there is no north/south through traffic) which makes it appear that the zero blocks will need to jog around several streets to get out of their residential blocks?

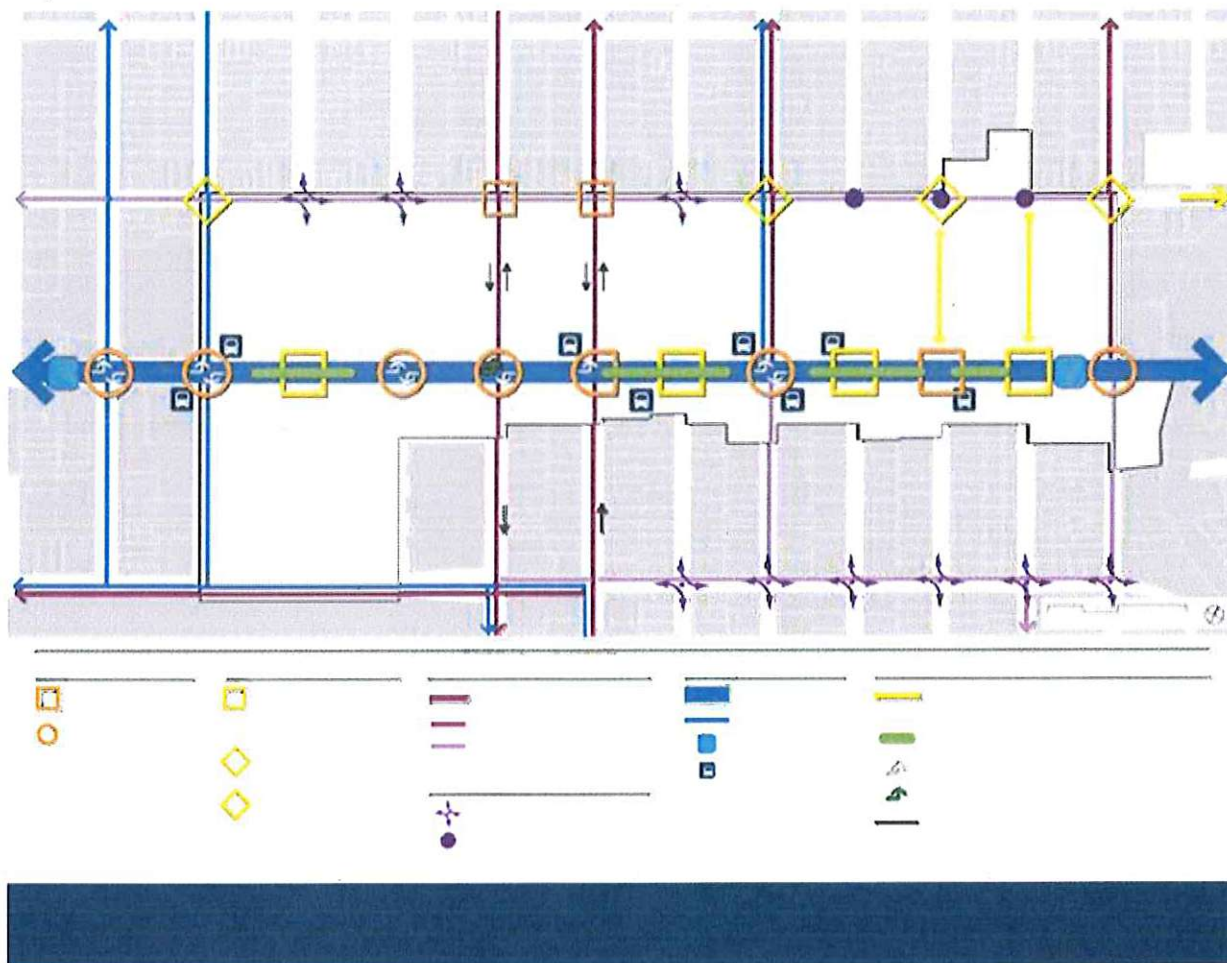
—Why wasn't Naglee Park afforded the same treatment as the North side with traffic circles?

—Will this mean that all the other block diverters in Naglee Park will be removed to allow actual through traffic without detouring around several blocks to actually get to 11th and 280?

—Will these traffic improvements be city funded or come as amenities when projects are proposed?

—If the county/housing authority builds commercial or 100% affordable housing and has no amenities obligation, who will fund these vital and necessary street improvements?

—Will these improvements be required to be built before, during or sometime after a project is built?



I'm sure I will have more questions as the planning commission meeting approaches and I read this over many more times.

Thank you as always for your time and answers.

Julie Engelbrecht
jedessinateur@gmail.com

Julie Engelbrecht
jedessinateur@gmail.com

"To achieve great things, two things are needed: a plan and not quite enough time." Leonard Bernstein

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, August 31, 2018 12:33 PM
To: 'DON LIEBERMAN'; Jeffrey Hare
Cc: Dominic Kovacevic; mikeinsj@gmail.com; John Fioretta; Ed Ruder; M.B. Lennon; Peralez, Raul; Amy Pizarro; Scott Brown; Seth And Grace Pugh
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Don. I will add your comments to the public record.

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: DON LIEBERMAN [mailto:dlandpl@comcast.net]
Sent: Friday, August 31, 2018 11:19 AM
To: Jeffrey Hare <jeffrey.hare@gmail.com>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Dominic Kovacevic <fire@usamontana.com>; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Ed Ruder <ed@ruders.org>; M.B. Lennon <mblennon1@hotmail.com>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Amy Pizarro <amykpizarro@gmail.com>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>
Subject: Re: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Jeff, et. al

We should assemble a small Arroyo Way committee to attend the meeting (looking for volunteers). It seems to me that our street will be at a unique disadvantage since we are the only one without sidewalks and we are the first street for west bound traffic on San Antonio to veer north to Santa Clara. We should also look at the code restrictions (Why don't we have a sidewalk on the east side of Arroyo?. There are drains into the creek that would have to be extended if a sidewalk were to be added, though I don't see that as a major problem). Perhaps, if we lose, we can insist on a sidewalk as well as repaving (which they conveniently omitted east of 17th street even though they plan on creating additional traffic on Arroyo).

Don L.

On August 31, 2018 at 9:35 AM Jeffrey Hare <jeffrey.hare@gmail.com> wrote:

Ms. Piozet

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, August 31, 2018 12:34 PM
To: 'Jeffrey Hare'
Cc: Peralez, Raul; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta; Scott Brown; Seth And Grace Pugh; Ed Ruder; Amy Pizarro; M.B. Lennon; Dominic Kovacevic
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffrey. I will add your comments to the public record.

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.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

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City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Jeffrey Hare [mailto:jeffrey.hare@gmail.com]
Sent: Friday, August 31, 2018 9:35 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Peralez, Raul <Raul.Peralez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Ms. Piozet

Recently released schematics associated with the proposed E. Santa Clara St. Urban Village show a change to the traffic diverter at the intersection of S 17th and E San Fernando, which would direct all SB traffic on S 17th to Arroyo Way, and remove the barrier that currently prevents vehicles from using Arroyo Way as a neighborhood cut-through to reach E Santa Clara St. As the first street located west of Coyote Creek, westbound traffic on E San Antonio would use this cut-through to reach E Santa Clara and points north; as the last street west of Coyote Creek, eastbound traffic on Santa Clara would use it to avoid backups (which have become unbelievably bad) to cut around via S 17th, Arroyo and E San Antonio. Arroyo Way is very narrow, has a sidewalk on only

one side, and vehicles must park in the street on both sides. Foot traffic is heavy. The proposed modification would create a very dangerous condition and innocent people will be killed.

Past experience has shown that when traffic is blocked on E Santa Clara Street, either because of police activity, Cinco de Mayo and similar traffic controls, or even closing Hwy 101 at E Santa Clara, vehicles will flood into the Naglee Park area to get across Coyote Creek. There are only four (4) ways to cross Coyote Creek on surface streets between Hwy 101 on the North and Highway 280 on the south: Julian-McKee, E. Santa Clara, E. San Antonio, and William St. Due to congestion on E. Santa Clara St., these three surface crossings become very busy on *normal* days; impossible when stressed. If Arroyo Way were opened as planned, it would take the brunt of this load, since it is the first option.

This is not a NIMBY thing - it would be carnage and people would be killed. Arroyo Way is only 35 feet wide, curb to curb, and there is a sidewalk on only one side. Vehicles are parked, by necessity, in the street on both sides, reducing the effective roadway area to less than 20 feet. Drivers who get lost and speed down the street give us a frightening clue as to what would happen if the plans, as proposed, are implemented. Arroyo Way is a place where neighbors bring their kids to learn to ride bikes; people regularly stroll in the street to view the riparian habitat, and the foot traffic - on the street - is heavy. Because of the existing traffic median, the street is effectively a cul-de-sac and relatively safe. Opening it as shown in the diagram would create an unacceptably dangerous condition. Posted speed limits, like stop signs and directional arrows, are routinely ignored, and even the concrete medians are no barrier as vehicles jump or circumvent them on their rush to get to SJSU or Downtown. The proposed conversion, as depicted, would be a prelude to a bloodbath.

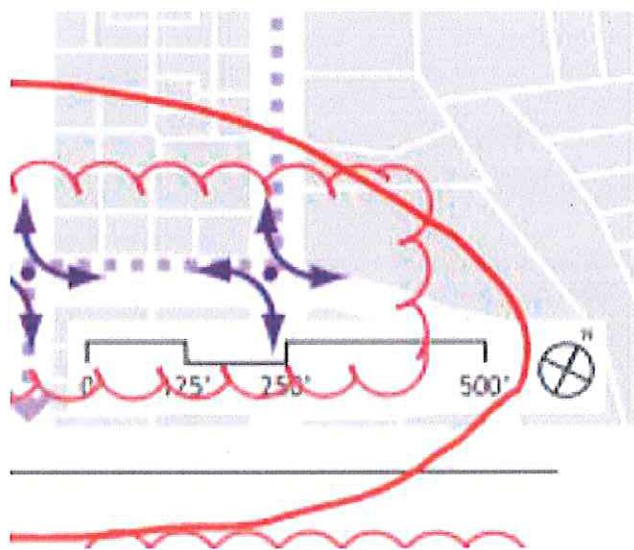
I will be unable to attend the Planning Commission hearing, so I wanted to submit my objection to this aspect of the proposed Urban Village plan.

Respectfully submitted,

Jeffrey B. Hare

JeffreyHare@gmail.com

Downtown Resident for 30 years



Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, August 31, 2018 12:35 PM
To: Perez, Raul; Chris Esparza; Ceja, Patricia
Cc: Tran, David
Subject: RE: Hearings Scheduled: East Santa Clara Street Urban Village

Thank you, Chris. I will add your comments to the public record. I encourage you to look through the [redline version](#) of the changes made to the draft Plan document since the June 2017 Open House Workshop to see if any of your concerns were addressed. A clean copy is also available: [East Santa Clara Street Urban Village Plan \(August 2018 draft\)](#).

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Perez, Raul
Sent: Friday, August 31, 2018 12:23 PM
To: Chris Esparza <chris@giantcreative.com>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Cc: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>
Subject: Re: Hearings Scheduled: East Santa Clara Street Urban Village

Thanks Chris,

We will be hearing the final Urban Village Plan October so it is important to hear your feedback ahead of time. Can you please connect with Patricia and David on my team to provide them with your specific input.

Raul Perez
Councilmember, District 3
City of San José

On Aug 31, 2018, at 10:49 AM, Chris Esparza <chris@giantcreative.com> wrote:

Council Member Perales,

I'm not writing you as a board member of CCA but as a concerned neighbor of downtown and Naglee Park. Many of my neighbors are pro housing and density, that being said, there is a growing concern about set backs and traffic related to the Urban Village proposed impending development. Mixed with community feelings of being ignored and dismissed.

The neighbors and the CCA Board are organizing and getting up to speed with one another...I hoping we all can set an example together of compromise and a real attention to leadership from your office.

Thanks
Chris Esparza

[<GC-Logo copy 2.png>](#)

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Wednesday, August 29, 2018 5:38 PM
To: Jennifer Piozet (Jennifer.Piozet@sanjoseca.gov)
Subject: Hearings Scheduled: East Santa Clara Street Urban Village

Dear Interested Community Member,

Thank you for your interest in the East Santa Clara Street Urban Village! The Planning Commission and City Council are scheduled as follows:

When:

- Planning Commission: Wednesday, September 12, 2018 at 6:30 p.m.
- City Council: Tuesday, October 23, 2018 at 6:00 p.m.

Where: Both hearings will be held at the San José City Hall Council Chambers (200 East Santa Clara St., San José, CA 95113)

Public Hearing postcards were mailed out to the community surrounding the Urban Village.

Comments: If you have questions or comments about the [East Santa Clara Street Urban Village Plan \(August 2018 draft\)](#), please me. A [redline version](#) of the changes made to the draft [Plan document since the June 2017 Open House Workshop](#) are also available.

Please note: The Urban Village Plan is a policy document which provides guidance for future development and investment within the Village boundary, like future housing and job growth. *This Plan is not a development proposal and adoption of this Plan will not directly result in any physical development (demolition or construction) in the area.* If and when a private property owner wishes to redevelop their land, they will be required to comply with the applicable Urban Village Plan, as well as the City's permitting process.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, August 20, 2018 4:12 PM
To: 'Julie Engelbrecht'
Cc: Brilliot, Michael
Subject: RE: ESCUV approval at council

Thank you for your comments, Julie. I will add them to the record for consideration by the Planning Commission and City Council.

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]
Sent: Monday, August 20, 2018 1:03 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
Subject: Re: ESCUV approval at council

Thank you for your responses Jennifer.

The Preliminary Review on file is a good way to see how the document is being used and your input will affect the design of the overall project. Your concerns regarding automobile entrances along side streets is noted. Staff has to balance the need for a staff pedestrian and bicycle environment along East Santa Clara and East San Fernando Streets with the desire to keep cars out the neighborhoods. It is standard in Urban Village Plans to limit or prohibit vehicular entrances on main streets like East Santa Clara Street.

You state that the Preliminary Review is a good way to see how the document (ESCUV GP18-009) is being used. I would say that combined with the request for fees for a maximum build out on the Hospital site corner of 14th & Santa Clara by the Housing Authority and this preliminary review for a maximum build out that the plan is clearly being used as an identifier for how much and how high one can build, not what is an appropriate fit for the commercial district and surrounding neighborhoods within these building parameters. A daylight plane means nothing in terms of enjoyment of our home when the heights will allow hundreds of windows to look into our yard and home. Has it been noted that there are 4 lots with S 14th zero block parking lot curb cuts? If each property develops higher, increases density or business use and has the required parking that will put 4 lots in and out on S14th and tons more traffic in the first 180' of the block because the plan forbids Santa Clara St access and they can do nothing else. If I thought for even one second that my input on the design or traffic impact of an overall project next to my home would even be considered rather than "heard" and dismissed (to satisfy mandatory outreach requirements), I wouldn't be working so hard to see the Urban Village Plan revised to rational heights and densities. Past practices and projects in the city of San Jose suggest that my input will be discarded before any outreach meeting is even concluded (being that years of plans and costs can be incurred

before permits are applied for-thereby finally triggering the community outreach). I have attended many meetings as an observer of this process on other projects in the city. The process is seriously flawed and engagement must happen much earlier to affect meaningful change in the designs.

Thank you as always for your thoughtful responses.

Julie Engelbrecht
jedessinateur@gmail.com

Life isn't about weathering the storm, it's about learning to dance in the rain.

On Aug 13, 2018, at 6:02 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

GP18-009 is the file number assigned to the East Santa Clara Street Urban Village. We need a file number to take the Plan before the decision makers. The draft Plan currently posted online is substantially the document that will be brought before the decision makers. We are making minor edits based upon the feedback from the third workshop and will outline these changes with track changes and in the staff report. This will be posted soon.

The Urban Design Challenges #3 that mentions the northern neighborhood is specifically regarding the former San Jose Medical Center site. I understand that you'd like the buildings to step back from East Santa Clara Street. In response, staff is adding a design guideline similar to the South Bascom Urban Village Plan that reads: "Step back upper floors above four stories to minimize building bulk along East Santa Clara Street." The height maximums are not proposed to change. The character of Naglee Park is respected with a daylight plane and restriction of height near properties outside of the Urban Village designated Residential Neighborhood (Naglee Park), specifically on the Building Heights Diagram (pg. 69), "Maximum 35 feet within 40 feet of property line." So for your property, the lot across the way is limited to 35 feet within 40 feet of the property line; this property is only 45 feet wide. The green circled property is 644 East Santa Clara Street which was reviewed under PRE18-046 for a 6-story mixed-use building. They can build to the same parameters are described previously.
<image001.jpg>

The drawings in the Plan are illustrative and will not reflect every possible project that could be submitted. Your concerns are noted regarding their accuracy. The Plan does not control parking numbers. Those are controlled by the Zoning Ordinance. I understand you would like to understand what a development project would look like directly adjacent to your home, but that is not the scope of this guiding document. This will be done during the official development review process if a project is submitted. The Preliminary Review on file is a good way to see how the document is being used and your input will affect the design of the overall project. Your concerns regarding automobile entrances along side streets is noted. Staff has to balance the need for a staff pedestrian and bicycle environment along East Santa Clara and East San Fernando Streets with the desire to keep cars out the neighborhoods. It is standard in Urban Village Plans to limit or prohibit vehicular entrances on main streets like East Santa Clara Street.

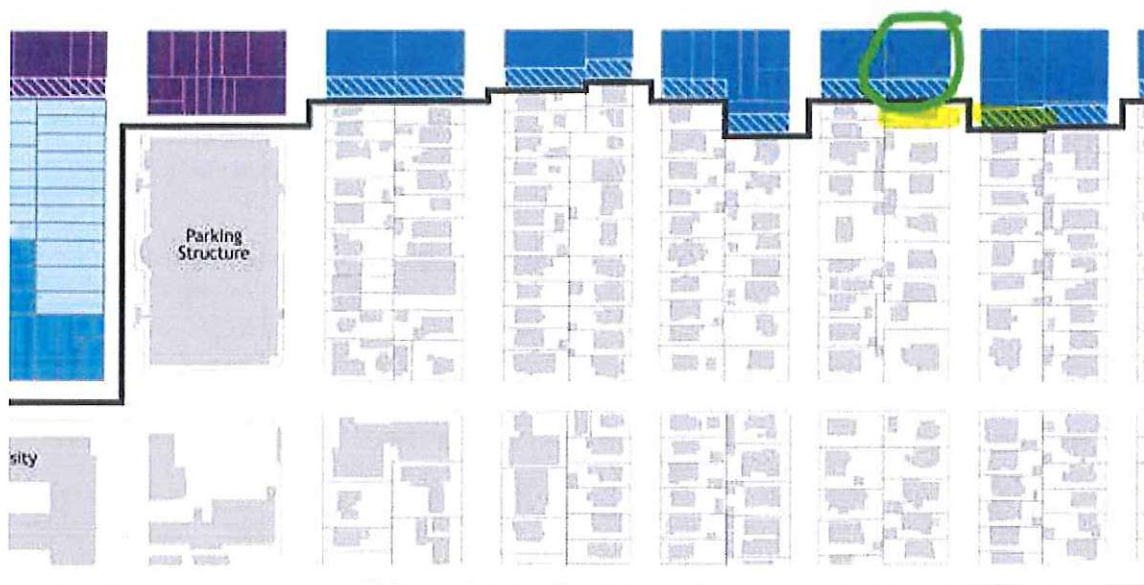
Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, August 13, 2018 6:03 PM
To: 'Julie Engelbrecht'
Cc: Brilliot, Michael
Subject: RE: ESCUV approval at council

Hi Julie,

GP18-009 is the file number assigned to the East Santa Clara Street Urban Village. We need a file number to take the Plan before the decision makers. The draft Plan currently posted online is substantially the document that will be brought before the decision makers. We are making minor edits based upon the feedback from the third workshop and will outline these changes with track changes and in the staff report. This will be posted soon.

The Urban Design Challenges #3 that mentions the northern neighborhood is specifically regarding the former San Jose Medical Center site. I understand that you'd like the buildings to step back from East Santa Clara Street. In response, staff is adding a design guideline similar to the South Bascom Urban Village Plan that reads: "Step back upper floors above four stories to minimize building bulk along East Santa Clara Street." The height maximums are not proposed to change. The character of Naglee Park is respected with a daylight plane and restriction of height near properties outside of the Urban Village designated Residential Neighborhood (Naglee Park), specifically on the Building Heights Diagram (pg. 69), "Maximum 35 feet within 40 feet of property line." So for your property, the lot across the way is limited to 35 feet within 40 feet of the property line; this property is only 45 feet wide. The green circled property is 644 East Santa Clara Street which was reviewed under PRE18-046 for a 6-story mixed-use building. They can build to the same parameters are described previously.



Heights

0 feet¹ 65 feet¹ 35 feet¹
 feet¹ 45 feet

35 feet (3 stories) encouraged to fulfill
 ment goals.

Stepbacks



Maximum 35 feet
 or 45 feet within
 40 feet of
 property line
 (See Transitional
 Height Diagram).

Policy Notes

This diagram indica
 of the Urban Village
 to be used with the
 of this plan to trans
 intensity uses. Maxi
 feet may be approv
 sloped roof, or spec

The drawings in the Plan are illustrative and will not reflect every possible project that could be submitted. Your concerns are noted regarding their accuracy. The Plan does not control parking numbers. Those are controlled by the Zoning Ordinance. I understand you would like to understand what a development project would look like directly adjacent to your home, but that is not the scope of this guiding document. This will be done during the official development review process if a project is submitted. The Preliminary Review on file is a good way to see how the document is being used and your input will affect the design of the overall project. Your concerns regarding automobile entrances along side streets is noted. Staff has to balance the need for a staff pedestrian and bicycle environment along East Santa Clara and East San Fernando Streets with the desire to keep cars out the neighborhoods. It is standard in Urban Village Plans to limit or prohibit vehicular entrances on main streets like East Santa Clara Street.

The document as drafted is staff's professional opinion for how the Village will grow in a manner consistent with the General Plan (accommodating the assigned housing and job growth) and respect the surrounding neighborhood. I understand that you are not in agreement with this document, and I will include your correspondence in the record for the decision makers. It is ultimately their decision whether or not to change the Plan from its current state.

Regarding amenities, the City Council adopted the Framework to only require amenities from market rate residential projects which require a rezoning from commercial districts. Under that direction, staff cannot require the hospital site to provide amenities if they develop with commercial or 100% affordable units. They will be required to provide the minimum FAR of commercial, but staff cannot dictate what kinds of tenants they rent to.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]

Sent: Thursday, August 9, 2018 11:52 PM

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

Subject: Re: ESCUV approval at council

Hi Jennifer:

I'm beginning to think that my full time job is reading plans and minutes regarding the activities in the city. You are always good at responding, but I have several lingering questions that have remained unanswered that I would like to know. Several new ones have also popped up as I read more and more documents online.

First off can you please explain what is the substantive text of the change to GP18-009? It came through on an email alert today regarding the ESCUV with this info and yet I don't see the modifications that are proposed.

Ref: GP18-009

Project Location: City-initiated General Plan Amendment associated with the adoption of the East Santa Clara Urban Village Plan, including modifications to the boundary and changes to General Plan land use designations on properties within the boundaries of the Urban Village Plans as shown on the adopted Urban Village land use plans.

Project Manager Jennifer Piozet, 408-535-7894, jennifer.piozet@sanjoseca.gov.

Then I have mentioned further comments and responses to your comments in green below in **Red**. I have several specific questions that I really want answered directly.

As you will read, I am greatly concerned about the preliminary review for a project right next to my home. And it turns out the city has had it since March, and it is for a maximum build out right next to our home. It is now even more imperative that the ESCUV have some modifications that help protect Naglee Park from height, density and unbearable traffic.

As we near the time for a final approval of the plan, I hope that significant modifications to the heights and set backs have been made as have been suggested by so many people besides myself.

Thank you,

Julie Engelbrecht

jedessinateur@gmail.com

"I refuse to accept the view that mankind is so tragically bound to the starless midnight of racism and war that the bright daybreak of peace and brotherhood can never become a reality ...I believe that unarmed truth and unconditional love will have the final word."

Martin Luther King Jr.

On Jul 26, 2018, at 4:51 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

I've responded in *green* text to your questions below:

Question 1. How many other Urban Villages either approved or in the final planning stages have 130-140' tall building height limits planned into them? As I peruse other plans online I am finding only a few select places with that much height. Even in ESCUV sections much closer to downtown or villages right next to BART stops there isn't the height and density that is proposed for the County Site. Which makes me wonder why this particular 3 block area has been designated for such height/density and density right on the E Santa Clara Street frontage? Makes sense when there's a BART stop, but not a bus or express bus stop. Can you please answer that? What is the logic being applied to planning the height in this case?

Answer 1: The former hospital site is ideal for more intense and taller height redevelopment due to its size, proximity to downtown, and location along a BRT line. Also, it is owned by only two groups which makes redevelopment more likely. Similar to this site is the Dick's Center site in the [South Bascom Urban Village](#) which is next to a light rail (BRT is like light rail on wheels) and has a maximum height of 150 feet. That Village has 150-foot heights along the Bascom corridor with narrow lots as well. The [Stevens Creek Urban Village](#) has heights up to 150 feet and the [Santana Row/Valley Fair Urban Village](#) has heights up to 150 feet.

I would contend that the Dick's site is much much closer to light rail (a much better mass transit than BRT) than the hospital site is as well as being farther away from established neighborhoods and homes. It borders Del Mar High, offices and the apartments are across Southwest Expressway beyond the light rail. The nearest track of single family homes is fully across Bascom - a very wide — wider than E Santa Clara Street in distance. And I believe that there are pockets of residential in the other 2 locations that will suffer greatly like Naglee Park. I read comments online requesting lower heights and greater set backs for these areas which were ignored much as the requests in our urban village for lower heights and greater set backs next to residential have been ignored in the plan's revisions.

Question 2. Why does the ESCUV plan so specifically mention protecting the North neighborhoods but not the Southern neighborhoods in the corridor?

Answer 2: The hospital site is physically closer to the north side neighborhoods. What portion of the plan are you referring to?

Actually I was asking about the whole ESCUV plan not just the hospital site. In reality Naglee Park homes are 0 feet from the ESCUV, while the northside has a 45' buffer in the width of St. John St. (except for the one home and apartment building that border the smaller parking lot at 0 feet.) The northside gets 3 stories with a street wide buffer zone, while Naglee Park gets 6 stories with a ZERO buffer! And I strongly disagree with you that the hospital site is physically closer to the north side neighborhood. There are 2 apartment buildings (8 units each i believe) and apartments above offices (4 or 5 units) that face E Santa Clara St. that are part of Naglee Park and are as affected as the north side by the hospital site. More so because they will face 130-140' tall buildings while the northside will face only 35' "townhouses". A great disparity in treatment clearly. That means that 20-21 apartment units face tall buildings while a handful of homes (8-9) face 3 story townhouses. How is that equal treatment? And how can you say that the hospital site is physically closer to the northside than Naglee Park? The differential is only the difference in the street widths of St. John to E Santa Clara and the plan clearly protects the northside with only 3 stories of height, reduced density and less traffic impact and individual homes.

Specifically the language that concerns me is on page 81 where it reads under URBAN DESIGN CHALLENGES that you plan to 3. Respect the character of lower-density residential neighborhoods to the north.

WHY NOT ALSO RESPECT the character of the lower density residential neighborhoods to the South ? I.e.. Naglee Park?

Question 3. It would also be great if in the final plan presentations that the actual maximum heights be represented in the drawings prepared for residents so that it's clear how high and dense it could be. I noticed that on the E St. John depictions they show the maximum 3 stories across from the North side neighborhood, while the ones on the South side show only a fraction (about 2/3) of the possible height and even then sections are fuzzed out on the depictions making it very unclear how high up from street level these sample builds are representing. I think the depictions are misleading that these developments will flow seamlessly into Naglee Park, when in fact they will tower over the neighborhood. Even in the artist depictions the building to the east of 25 N 14th (25 N is the tall building that is used to reference that such height is precedented) is shorter than 25 N in the depiction, when it could in fact be several stories taller than 25N. If that were shown clearly in the artist's drawings then I think more people would understand the potential impact. Can maximum build out depictions be part of the final draft plan? That way you are comparing the same thing for North and South neighborhoods when you see what each will potentially have as a maximum build out. This concerns me because the County/ Housing Authority has stated multiple times that they plan to do a maximum buildout of their property.

Answer 3: Your preference is noted, but we don't have the resources to change the drawings.

I believe that the resources must become available in order to fairly present the maximum possible build out and it's impact to each neighborhood. The presentations are biased and misleading, suggesting that lower buildings are the real possibility when in fact they could and likely will be 30% taller. Again this is treating one neighborhood in a very different manner and it puts Naglee Park at a complete disadvantage in understanding the impact of these developments unless one has an architectural background and can read the simulations for what they are - a partial height of what could be built. It seems almost designed to be misleading so that the lower representations don't seem so bad, so as to trick people into accepting the plan. So when someone comes back and says the drawings showed buildings several stories shorter than 25 N 14th St. how is it that they were built several stories taller? Will the city's answer be that they should have known better how to read and interpret conceptual design interpretations and zoning/height/density maps? It's the city's job is to accurately relay information in a manner as clear as possible, and this is anything but clear.

Question 4. It's also very vague regarding set backs and parking access. It talks about side set backs and rear set backs, but it's unclear often as to which building that applies. When commercial/mixed use builds next to us, it's a side set back to us, but for their actual building it's a rear set back, so I presume the rules for rear set backs apply to anything built next to our home. Neither rear or side set backs has particularly reasonable distances and step down requirements (considering they are building next to homes in the oldest and most historic

neighborhood in San Jose) and I would love to know exactly how close and how high they could build on the lot directly adjacent to our home and across from our home. If I interpret the document correctly they can build at 15' from our property line and at a height of 35' stepping up to 65' about 1/2 way into the lot next to us. Across the Street we would be facing pretty much 65' of height for most of the lots. Additionally I would like to know where all these parking lots' "entrances" and "exits" would need to be? It seems they are all on our neighborhood side streets and none are allowed on East Santa Clara St. forcing all the traffic onto the very edge of the South zero blocks. No such burden will happen to Northside residences since the empty building area is the entire zero block and it is unlikely that all the parking access will be onto St. John. (It's more likely to be better distributed onto a full block of North numbered streets (14th and 17th and hopefully either 16th or 15th.) as well as St. John St. How does this plan treat neighborhoods equally ? It seems that the Northside is offered so much more protection than Naglee Park in both height and traffic impacts, and I would like to understand why the city and you as the planner feel it's acceptable to burden one neighborhood with traffic, height and density, while another has clear protections to preserve their neighborhood character?

Answer 4: A front setback is generally the shorter of the two sides, the rear is opposite the front setback, and the others are side setbacks. This is codified in the zoning ordinance. The Urban Village Plan will not dictate the setbacks in their entirety, but rather it is done in conjunction with the zoning ordinance and determined when a project is on file. These are used with the transitional height diagrams in the Urban Village Plan. Where parking entrances are located is on a case by case basis and determined if and when a development project is submitted. The Plan does not intend to burden one community over the other, but your concern is noted and will be included in the record for the decision makers to review and consider.

It may not intend to burden one neighborhood, but it does. That is a fact based on the diagrams and heights and parking access restrictions in this document that becomes the legal framework for what can be built. And I believe you are wrong about the language for parking lot access. The plan specifically states on Page 72 that primary parking access for corner lots shall be located along side streets— The Naglee Park side of the ESCUV has only end cap corner lots and any mid block exceptions are disallowed by the plan on E Santa Clara and San Fernando streets.(also page 72.) Therefore by the parameters of this plan all parking access on the Naglee Park side will be on side streets. If this is not fact, then please put in writing to me what is and PLEASE ANSWER SPECIFICALLY, HOW HIGH AND HOW CLOSE to our home at 33 S 14th Street can they build next to us (625-650 E Santa Clara St site) and HOW HIGH across the street from our home (parking lot). I keep asking this with no actual answers. I ask because as you may know a preliminary review plan has already been set in motion for the lot next to us with a FULL MAXIMUM BUILD OUT OF 65' OF HEIGHT AS CLOSE AS 15' to us. Their plan specifies that they will follow the guidelines in the ESCUV plan and I therefore want to be very clear on what it allows and fight to have it reduced to acceptable levels next to residential properties as was the guarantee for many many years of urban village discussion before CD7.9 was changed abruptly just before plans began having final approvals. A 15' set back to a residential home for a 35' tall building that steps up to 65' with 38 residential units, commercial and retail is not acceptable. That's more than twice the density of the whole block packed into 128' by 140' lot. There is no buffer for us.

5. Lastly, if I understand the implementation plan correctly, the County/ Housing Authority would have little to probably no obligation for amenities since they have stated they will be building all affordable housing and commercial? Do I interpret that correctly?

Answer 5: That is undetermined. If the County/Housing Authority build 100% deed restricted affordable units or commercial uses, those uses are not subject to the adopted Implementation Framework. If they build any market rate units, then those units are required to comply. The City Council wants to facilitate affordable housing development and not create a barrier with extra costs like amenities.

FROM THE ESCUV plan — This County-owned 11-acre property is the largest vacant site in the Village area. It is located on the north side of East Santa Clara Street between 14th and 17th Streets, and is a prime location for a relatively dense, pedestrian-friendly development of mixed-use commercial, residential, and office space. It provides a major opportunity to boost the commercial vitality of East Santa Clara Street and create a lively neighborhood hub focused on a public green or plaza, discussed as a high priority in Village Plan community meetings.

If no amenities are required on this 11 acre property then how does the vision of an open space or plaza that has been heralded as a benefit to all neighborhoods at every public meeting happen? And how do we get commercial amenities like restaurants and coffee shops if they have no amenities obligation?

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

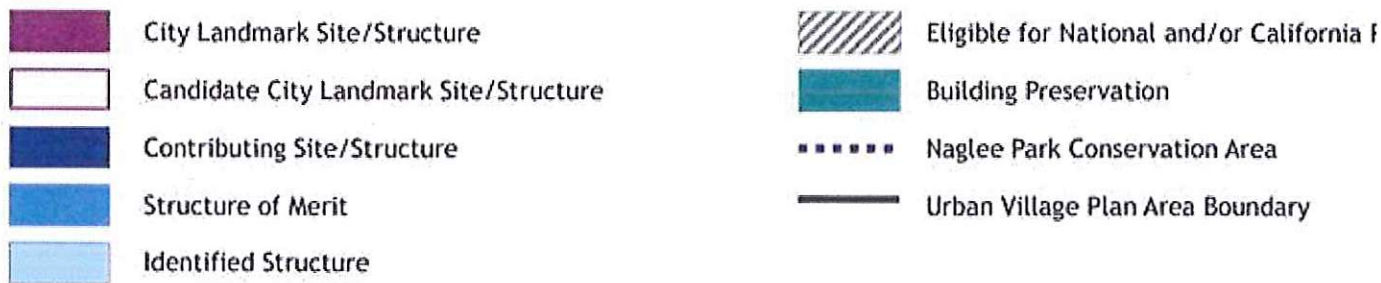
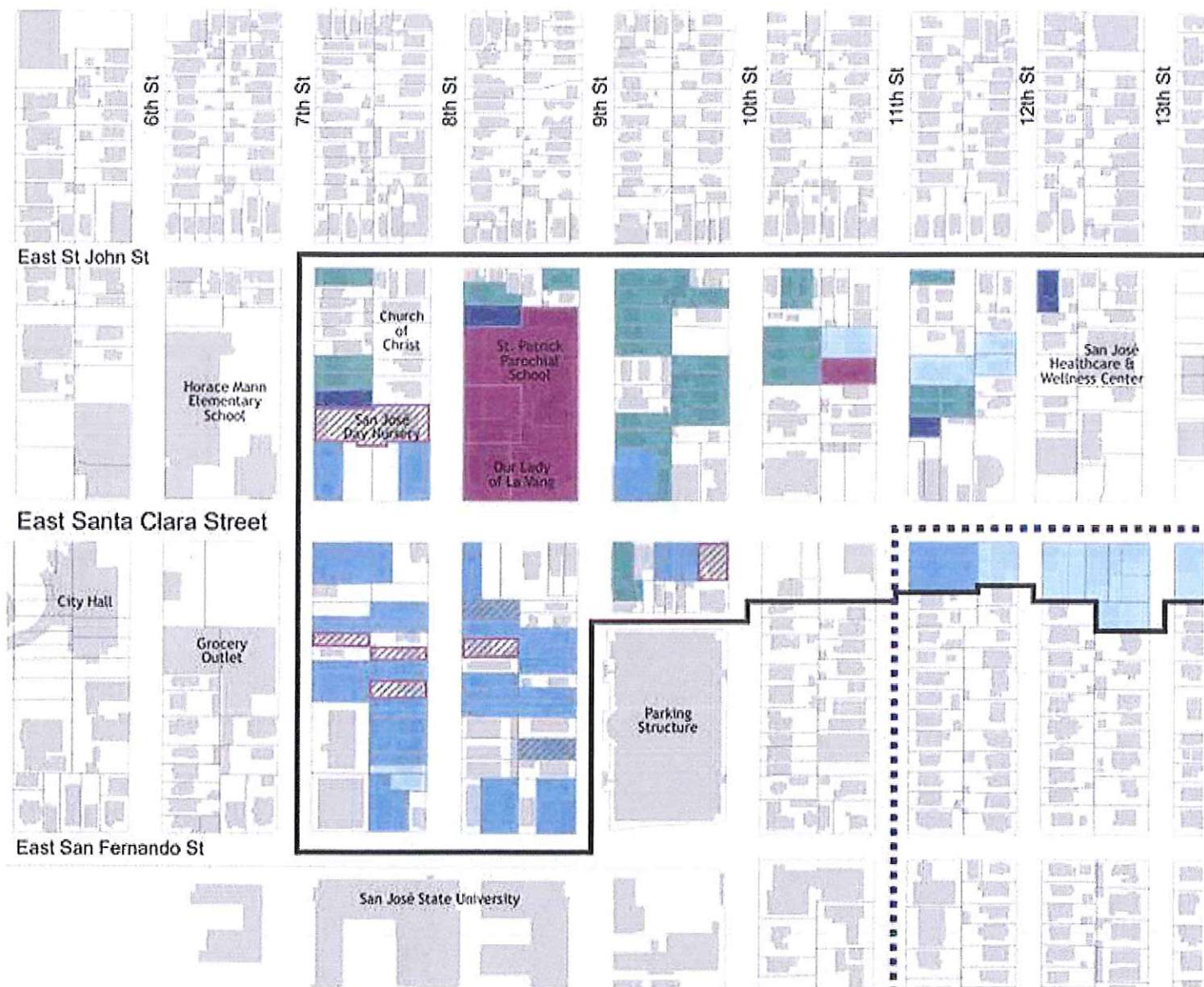
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, August 13, 2018 9:55 AM
To: 'pcuria@sbcglobal.net'
Subject: RE: Planning Department

Hi Patricia,

Thank you for your email. The boundary of the East Santa Clara Street Urban Village has a minor overlap with the Naglee Park Conservation Area as shown below. All these properties are either existing commercial or multifamily residential uses. I'll add you to the email list for this Urban Village so you can follow the hearings.



6/8/2017 draft

Historic Preservation Overlay District

Figure 3.2

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: pcuria@sbcglobal.net [mailto:pcuria@sbcglobal.net]
Sent: Thursday, August 9, 2018 6:50 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Planning Department

Does this touch any part of the Naglee Park Conservation Area? The details says NO . Please describe the area included in this amendment

Name: Patricia Curia
Email: pcuria@sbcglobal.net
Telephone Number: 408 294-3599

Web Server: sjpermits.org
Client Information: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:61.0) Gecko/20100101 Firefox/61.0

Re: ESCUV approval at council

Piozet, Jennifer

Thu 7/26/2018 4:51 PM

Sent Items

To: Julie Engelbrecht <jedessinateur@gmail.com>;

Hi Julie,

I've responded in *green* text to your questions below:

Question 1. How many other Urban Villages either approved or in the final planning stages have 130-140' tall building height limits planned into them? As I peruse other plans online I am finding only a few select places with that much height. Even in ESCUV sections much closer to downtown or villages right next to BART stops there isn't the height and density that is proposed for the County Site. Which makes me wonder why this particular 3 block area has been designated for such height/density and density right on the E Santa Clara Street frontage? Makes sense when there's a BART stop, but not a bus or express bus stop. Can you please answer that? What is the logic being applied to planning the height in this case?

Answer 1: The former hospital site is ideal for more intense and taller height redevelopment due to its size, proximity to downtown, and location along a BRT line. Also, it is owned by only two groups which makes redevelopment more likely. Similar to this site is the Dick's Center site in the [South Bascom Urban Village](#) which is next to a light rail (BRT is like light rail on wheels) and has a maximum height of 150 feet. That Village has 150-foot heights along the Bascom corridor with narrow lots as well. The [Stevens Creek Urban Village](#) has heights up to 150 feet and the [Santana Row/Valley Fair Urban Village](#) has heights up to 150 feet.

Question 2. Why does the ESCUV plan so specifically mention protecting the North neighborhoods but not the Southern neighborhoods in the corridor?

Answer 2: The hospital site is physically closer to the north side neighborhoods. What portion of the plan are you referring to?

Question 3. It would also be great if in the final plan presentations that the actual maximum heights be represented in the drawings prepared for residents so that it's clear how high and dense it could be. I noticed that on the E St. John depictions they show the maximum 3 stories across from the North side neighborhood, while the ones on the South side show only a fraction (about 2/3) of the possible height and even then sections are fuzzed out on the depictions making it very unclear how high up from street level these sample builds are representing. I think the depictions are misleading that these developments will flow seamlessly into Naglee Park, when in fact they will tower over the neighborhood. Even in the artist depictions the building to the east of 25 N 14th (25 N is the tall building that is used to reference that such height is precedented) is shorter than 25 N in the depiction, when it could in fact be several stories taller than 25N. If that were shown clearly in the artist's drawings then I think more people would understand the potential impact. Can maximum build out depictions be part of the final draft plan? That way you are comparing the same thing for North and South neighborhoods when you see what each will potentially have as a maximum build out. This concerns me because the County/ Housing Authority has stated multiple times that they plan to do a maximum buildout of their property.

Answer 3: Your preference is noted, but we don't have the resources to change the drawings.

Question 4. It's also very vague regarding set backs and parking access. It talks about side set backs and rear set backs, but it's unclear often as to which building that applies. When commercial/mixed use builds next to us, it's a side set back to us, but for their actual building it's a rear set back, so I presume the rules for rear set backs apply to anything built next to our home. Neither rear or side set backs has particularly reasonable distances and step down requirements (considering they are building next to homes in the oldest and most historic neighborhood in San Jose) and I would love to know exactly how close and how high they could build on the lot directly adjacent to our home and across from our home. If I interpret the document correctly they can build at 15' from our property line and at a height of 35' stepping up to 65' about 1/2 way into the lot next to us. Across the Street we would be facing pretty much 65' of height for most of the lots. Additionally I would like to know where all these parking lots' "entrances" and "exits" would need to be? It seems they are all on our neighborhood side streets and none are allowed on East Santa Clara St. forcing all the traffic onto the very edge of the South zero blocks. No such burden will happen to Northside residences since the empty building area is the entire zero block and it is unlikely that all the parking access will be onto St. John. (It's more likely to be better distributed onto a full block of North numbered streets (14th and 17th and hopefully either 16th or 15th.) as well as St. John St. How does this plan treat neighborhoods equally? It seems that the Northside is offered so much more protection than Naglee Park in both height and traffic impacts, and I would like to understand why the city and you as the planner feel it's acceptable to burden one neighborhood with traffic, height and density, while another has clear protections to preserve their neighborhood character?

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5. Lastly, if I understand the implementation plan correctly, the County/ Housing Authority would have little to probably no obligation for amenities since they have stated they will be building all affordable housing and commercial? Do I interpret that correctly?

Answer 5: That is undetermined. If the County/Housing Authority build 100% deed restricted affordable units or commercial uses, those uses are not subject to the adopted Implementation Framework. If they build any market rate units, then those units are required to comply. The City Council wants to facilitate affordable housing development and not create a barrier with extra costs like amenities.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Julie Engelbrecht <jedessinateur@gmail.com>

Sent: Friday, July 20, 2018 10:52:42 AM

To: Piozet, Jennifer

Subject: Re: ESCUV approval at council

Hi Jennifer:

Thanks for taking this into consideration. The holiday break for San Jose Unified (the school district that the ESCUV is in) runs from October 1-October 5th. As I've mentioned it would be nice not to have the approval time scheduled when folks are out of town.

I also have a couple more questions as I read in detail this and other Urban Village plans.

1. How many other Urban Villages either approved or in the final planning stages have 130-140' tall building height limits planned into them? As I peruse other plans online I am finding only a few select places with that much height. Even in ESCUV sections much closer to downtown or villages right next to BART stops there isn't the height and density that is proposed for the County Site. Which makes me wonder why this particular 3 block area has been designated for such height/density and density right on the E Santa Clara Street frontage? Makes sense when there's a BART stop, but not a bus or express bus stop. Can you please answer that? What is the logic being applied to planning the height in this case?

2. Why does the ESCUV plan so specifically mention protecting the North neighborhoods but not the Southern neighborhoods in the corridor?

3. It would also be great if in the final plan presentations that the actual maximum heights be represented in the drawings prepared for residents so that it's clear how high and dense it could be. I noticed that on the E St. John depictions they show the maximum 3 stories across from the North side neighborhood, while the ones on the South side show only a fraction (about 2/3) of the possible height and even then sections are fuzzed out on the depictions making it very unclear how high up from street level these sample builds are representing. I think the depictions are misleading that these developments will flow seamlessly into Naglee Park, when in fact they will tower over the neighborhood. Even in the artist depictions the building to the east of 25 N 14th (25 N is the tall building that is used to reference that such height is precedented) is shorter than 25 N in the depiction, when it could in fact be several stories taller than 25N. If that were shown clearly in the artist's drawings then I think more people would understand the potential impact. Can maximum build out depictions be part of the final draft plan? That way you are comparing the same thing for North and South neighborhoods when you see what each will potentially have as a maximum build out. This concerns me because the County/ Housing Authority has stated multiple times that they plan to do a maximum buildout of their property.

4. It's also very vague regarding set backs and parking access. It talks about side set backs and rear set backs, but it's unclear often as to which building that applies. When commercial/mixed use builds next to us, it's a side set back to us, but for their actual building it's a rear set back, so I presume the rules for rear set backs apply to anything built next to our home. Neither rear or side set backs has particularly reasonable distances and step down requirements (considering they are building next to homes in the oldest and most historic neighborhood in San Jose) and I would love to know exactly how close and how high they could build on the lot directly adjacent to

our home and across from our home. If I interpret the document correctly they can build at 15' from our property line and at a height of 35' stepping up to 65' about 1/2 way into the lot next to us. Across the Street we would be facing pretty much 65' of height for most of the lots. Additionally I would like to know where all these parking lots' "entrances" and "exits" would need to be? It seems they are all on our neighborhood side streets and none are allowed on East Santa Clara St. forcing all the traffic onto the very edge of the South zero blocks. No such burden will happen to Northside residences since the empty building area is the entire zero block and it is unlikely that all the parking access will be onto St. John. (It's more likely to be better distributed onto a full block of North numbered streets (14th and 17th and hopefully either 16th or 15th.) as well as St. John St. How does this plan treat neighborhoods equally ? It seems that the Northside is offered so much more protection than Naglee Park in both height and traffic impacts, and I would like to understand why the city and you as the planner feel it's acceptable to burden one neighborhood with traffic, height and density, while another has clear protections to preserve their neighborhood character?

5. Lastly, if I understand the implementation plan correctly, the County/ Housing Authority would have little to probably no obligation for amenities since they have stated they will be building all affordable housing and commercial? Do I interpret that correctly?

As always thank you for any answers and clarity you can provide.
Julie

Julie Engelbrecht
jedessinateur@gmail.com

Imagination is more important than knowledge. -Albert Einstein

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, May 10, 2018 10:46 AM
To: 'Julie Engelbrecht'
Subject: RE: Date for ESCUV meeting?

Hi Julie,

We will be updating the plan document this summer and are looking to take the document to hearing in the Fall.

The Housing Authority is beginning their own outreach efforts for their site outside of an official development permit project. I will attend the meeting tonight just to listen.

Thank you,

Jennifer Piozet

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

From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]
Sent: Monday, May 7, 2018 12:22 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: Date for ESCUV meeting?

Jennifer:

I'm checking to see if there have been any updates to our Urban Village plan to better reflect the neighborhood concerns and desires? And to see if there are any dates set aside yet for the meetings with Planning and Council. I ask because the County and Housing Authority are holding a meeting this Thursday and though they say they have no plans nor a developer I am hearing from other sources that CommUnivCity has been approached about beginning outreach to the neighborhoods about these parcels.

Again, I will say that The Housing Authority has expressed multiple times now of their desire for a maximum build out of the property. I think it will be vital for existing residential neighborhoods, particularly Naglee Park, that the height limits in the plan will need significant adjustments in the next/final draft. The many planners over the years on this village have constantly reminded me that these are maximum limits, noting that nothing states they will build that high, further suggesting that BART would limit heights as well, like it did on the Health Clinic. But everything we hear from the County and Housing authority and the fee estimate suggests they are looking at a maximum build out of the property. I am hoping that the next draft of the ESCUV includes equal protections for **all neighborhoods** from intense height and look forward to seeing it soon.

Thank you,
Julie Engelbrecht
jedessinateur@gmail.com

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, April 13, 2018 4:26 PM
To: 'Fred Pollack'
Subject: RE: East Santa Clara Village Plan - Large Site

Hi Fred,

The East Santa Clara Urban Village will be heard before the Planning Commission likely in September 2018 and the City Council in October 2018. The Plan does not study environmental impacts, but rather each project that develops within the area will have to study their own impacts. This is a policy document which provides high-level policy and design requirements. The Plan does not provide a pathway for expedited review of affordable housing projects. A Preliminary Review Request takes anywhere from 30-45 days on average. A Planned Development Rezoning and Permit take anywhere from 9 months to 1.5 years.

Thank you,

Jennifer Piozet

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From: Fred Pollack [mailto:fred@vmwp.com]
Sent: Wednesday, April 11, 2018 9:23 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: East Santa Clara Village Plan - Large Site

Hello Jennifer,

I talked with the planner at the counter yesterday and they suggested that I reach out to you directly. I called this morning and left a message. It may be easier by email.

1. The adoption schedule for East San Clara shows Summer 2018, is this still the expectation?
2. Did the environmental work performed for the village plan include impacts of the plan? Will additional environmental clearance or EIR be required if the proposed project is consistent with the plan? or does review fall under a village/neighborhood plan exemption for environmental review purposes?
3. Is there any sort of expediting of review for affordable housing projects in the plan area?
4. Lastly: what is the average review time it takes from submission of a Preliminary review request, through environmental review, and planned permit review?

I know these questions are all speculative, any guesstimates you can offer would be much appreciated!

If a phone call is easier, please try 415-515-5457.

Thank you for your assistance!

Fred

Fred Pollack, Partner

Architect, LEED AP

Van Meter Williams Pollack LLP

ARCHITECTURE | URBAN DESIGN • SAN FRANCISCO | DENVER

333 Bryant Street, Suite 300, San Francisco, CA 94107

T 415.974.5352 x 202

www.vmwp.com

Piozet, Jennifer

From: Julie Engelbrecht <jedessinateur@gmail.com>
Sent: Monday, February 26, 2018 4:47 PM
To: Piozet, Jennifer
Cc: Ceja, Patricia; Xavier, Lesley
Subject: Re: East Santa Clara Urban Village

Thank you Jennifer, this is very helpful to understanding the parameters of the project.

The Housing Authority has expressed multiple times now of their desire for a maximum build out of the property. I think it will be vital for existing residential neighborhoods, particularly Naglee Park, that the height limits have significant adjustments in the next draft. The many planners over the years on this village have constantly reminded me that these are maximum limits, nothing states they will build that high, further suggesting that BART would limit heights as well, like it did on the Health Clinic. I am now not hopeful that will be the case and hope that the next draft of the ESCUV includes equal protections for all neighborhoods from intense height.

Thank you,
Julie

Julie Engelbrecht
jedessinateur@gmail.com

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 Feb 26, 2018, at 2:15 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hello Julie,

Please find attached the fee estimates for a Planned Development Rezoning and Permit. The information they provided for the fee estimate is as follows:

Fee Estimate for mixed-use project for ±750 residential units, ±300,000 sq. ft. of commercial/office/retail, County's existing Downtown Health Clinic will remain, and 20 tree removals on a 12.3 gross acre site

No formal applications have been submitted.

Thank you,

Jennifer Piozet

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City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, February 23, 2018 5:53 PM
To: 'Julie Engelbrecht'
Cc: Xavier, Lesley; Ceja, Patricia
Subject: RE: East Santa Clara Urban Village

Hi Julie,

For a fee estimate to be done, a person provides as much information as they have including the number of dwelling units, amount of commercial space, number of trees to be removed, etc.

I'm not sure fee estimates are public information. I'll look into this and let you know. If you don't hear anything from me by next week, please remind me. It really only says how much it would approximately cost for Planning permits and are not 100% accurate of the actual project they will submit. As this is just a fee estimate and not a formal application, maybe that's why the Housing Authority did not email the group.

Regarding the date of the ESCUV hearings, I think we are aiming for something in August/September 2018. Realistically August for Planning Commission and September for City Council. We will let the group know as we nail down dates. We do understand your concerns about summer vacations and school starting.

Thank you,

Jennifer Piozet

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From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]
Sent: Wednesday, February 21, 2018 10:19 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Subject: Re: East Santa Clara Urban Village

Thank you Jennifer for the information.

May I ask what sort of form or inquiry is done to request a fee estimate? I'm wondering if it involves listing square footage for uses and say number of housing units, etc. Is that something that is available for the public to see? As you can imagine, after having had a very congenial meeting about being up front about what the Housing Authority would do at this property, you can now imagine how awkward it feels that the neighborhood found out about plans via a news article, rather than the housing authority letting even just those from the meeting know. (They have our email contacts.)

I would like to mention for both you and the council office, that if the ESCUV plan could be scheduled to go before council later in August or past that date it would go along way to making sure concerned residents can

attend. Though I realize that the agenda is a very complex scheduling process, many families use early to mid August to take summer trips (many already planned) for the week before schools begin in the Fall. Many important council items have been scheduled very unfortunately during what are school/holiday breaks.

Thank you again for taking time to answer my questions.

Julie

Julie Engelbrecht
jedessinateur@gmail.com

“I refuse to accept the view that mankind is so tragically bound to the starless midnight of racism and war that the bright daybreak of peace and brotherhood can never become a reality ...I believe that unarmed truth and unconditional love will have the final word.”

Martin Luther King Jr.

On Feb 15, 2018, at 10:05 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hello Julie,

I've updated your email in my list.

Work on the East Santa Clara Urban Village Plan will start up again in the next month or so. First, we are focusing our efforts on completing the West San Carlos and South Bascom Urban Village Plans. We are anticipating these two plans will be in from of the city council in May of this year, so East Santa Clara would be on their heels a few months after (this accounts for council taking their break in July).

No changes have been made to the plan yet, but updates based on comments from the meeting will occur. When this is done, I will send an email to the community.

The Housing Authority has not submitted an application. If the media stated that, they are incorrect. All the Housing Authority did was request a fee estimate for if they submitted an application. As such, there are no plans to share at this time. The Housing Authority will not be able to get a project approved prior to the Urban Village Plan approval, so they are keeping their promise that their project will not be approved prior to the plan adoption.

If and when they do submit an application, signs will be posted at the site and a website created.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

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Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, February 15, 2018 10:05 PM
To: Julie Engelbrecht; Xavier, Lesley; Ceja, Patricia
Subject: Re: East Santa Clara Urban Village

Hello Julie,

I've updated your email in my list.

Work on the East Santa Clara Urban Village Plan will start up again in the next month or so. First, we are focusing our efforts on completing the West San Carlos and South Bascom Urban Village Plans. We are anticipating these two plans will be in from of the city council in May of this year, so East Santa Clara would be on their heels a few months after (this accounts for council taking their break in July).

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If and when they do submit an application, signs will be posted at the site and a website created.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Planner IV – Supervising Planner | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Julie Engelbrecht <jedessinateur@gmail.com>
Sent: Thursday, February 15, 2018 9:51:58 PM
To: Piozet, Jennifer; Xavier, Lesley; Ceja, Patricia
Subject: Re: East Santa Clara Urban Village

My apologies, I'm resending this with a different recipient list and some corrections.

First off please note I have new personal email in case you haven't gotten it before now, and I have adjusted this for all city meeting notices.

Is there a meeting in the works for residents to see a finalized plan for The East Santa Clara Urban Village? Have any significant changes been made to alter heights and set backs to better reflect neighborhood concerns? This meeting seems long overdue and delayed. It's extremely hard to plan to attend meetings when no one at the city even knows when they might happen.

I ask because the Housing Authority seems to have a plan into the city for the parcel at N 14th between Santa Clara and St. John. At a small meeting of local neighbors they expressed that they were waiting to develop that property until the ESUV plan was finalized and offered neighbors assurances they would inform of any plans before seeking approvals, but that it would happen after the Urban Village was finalized, so this plan seems to have been suddenly developed or the Urban Village plan was approved? Since the paper published the Housing Authority's desire to build 750 residential units, I wonder if that plan can be shared with residents? Is it part of documents the public can view from the planning office?

Thank you for any answers you can provide.

Julie Engelbrecht
jedessinateur@gmail.com

"To achieve great things, two things are needed: a plan and not quite enough time." Leonard Bernstein

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, February 12, 2018 11:31 AM
To: 'David Thorne'
Subject: RE: 425 East Santa Clara Street

Hi David,

The site at 425 E. Santa Clara Street is zoned CG Commercial General and a General Plan land use designation of Urban Village. There is not an adopted Urban Village plan for this Village yet and until such time as a Plan is adopted, residential is not a permitted use, only commercial uses are currently allowed. Once the Plan is adopted, ground floor commercial will be required, but then you will also be allowed to have residential uses. An SRO hotel would require a Conditional Use Permit and must conform with [Code Section 20.80.1300](#). Conditional Use Permits take 6-9 months and is heard before the Planning Commission. If the application is complete and is not controversial, the processing timelines may be faster.

- a. [Municipal Code Section 4.72.020\(H\)](#): "Transient" means a person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days.

A hotel must meet the definition of [Municipal Code Section 40.72.020\(C\)](#):

- a. "Hotel" means any structure situated in the city, including, but not limited to, any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, guesthouse, bed and breakfast inn, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof situated in the city, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes.

Uses functioning as hotels pay a Transit Occupancy Tax and are registered with the City's Department of Finance. If the use has guests staying longer than 30 consecutive days (reference above definitions), then the use is considered a residential use.

If a hotel is pursued, a Site Development Permit for any large changes to the building would be required. Otherwise, a permit adjustment would be adequate for small changes to the building.

Parking is per the [San Jose Municipal Code Section 20.90](#). Parking reductions may be granted per [Code Section 20.90.220](#), under which a 20% reduction can be considered due to the site's location within an Urban Village and an up to 50% reduction with an adequate Transportation Demand Management (TDM) plan.

The next step should be to submit a [Preliminary Review Request](#) so staff can better understand the project and give more solid feedback.

Please let me know if you have any other questions.

Thank you,

Jennifer Piozet

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From: David Thorne [mailto:projectmanager@hotelinvestmentgroup.com]

Sent: Tuesday, February 6, 2018 10:41 AM

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

Subject: 425 East Santa Clara Street

Importance: High

Jennifer:

I am looking at the property referenced above to repurpose. Current zoning allows me to do either a Hotel or an SRO Hotel, however, the Urban Villa Plan calls for a Mixed Use with Commercial in the ground floor (0.2 FAR min) and Residential above, up to 175 DU/AC.

Will I have to adhere to the Urban Village land use designation, if so, with 9,512 SF of lot area, I could possibly do up to 39 Residential units, and will there be parking reductions for these areas? Because I currently have 26 parking spaces.

Also, should I assume a discretionary permit process, if so, how long would it take to get this project approved?

Warm Regards,



David Thorne | Vice President of Development

Hotel Investment Group

2655 Camino del Rio North, Suite 330
San Diego, CA 92108

t:619.293.3349 ext 1028 | m:619.972.1061

dthorne@hotelinvestmentgroup.com [Visit our Website!](#)

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, January 9, 2018 1:49 PM
To: Tran, David
Cc: Xavier, Lesley; Brilliot, Michael
Subject: RE: 15th Street/Santa Clara to St. John

Hi David,

Yes, the concerns of the residents were recorded by staff and can be found on the East Santa Clara Street Urban Village website in the [workshop summary](#). Staff has had preliminary discussions concerning whether or not 15th Street should only be open for pedestrian and bicycle access, but no decisions have been made (see current draft Plan below).

Staff anticipates resuming work on this Urban Village in the Spring this year, at which time this discussion will be completed.



Other

- Route ——— Potential Multi-Modal Connection
- — — New Pedestrian and Bike Through-way
- ● ● New Median
- ⬅ Left Turn Lane (Existing)
- ➡ Left Turn Lane Added
- Proposed Urban Village Boundary

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

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City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Tran, David

Sent: Tuesday, January 9, 2018 11:59 AM

To: Brilliot, Michael

Subject: 15th Street/Santa Clara to St. John

Good afternoon Michael,

I hope you are doing well! A few months ago at an Urban Village meeting (the one where an individual passed out), the residents of the Julian-St. James Neighborhood Association had voiced their opposition of creating a through street for vehicular traffic between E. Santa Clara street to St. John Street. Their rationale was that it would create an impact to their neighborhood by increasing traffic and speeding, which they are already dealing with somewhat at the moment. According to the residents, they are comfortable opening up the streets to bike/ped only but not vehicular traffic/

Do you know if your team had recorded that feedback and if there is anything being done to address this feedback? Any assistance you could provide would be most appreciated.

Thank you,

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](#) | david.tran@sanjoseca.gov | www.sjd3.com

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, December 22, 2017 10:21 AM
To: 'Sherman Wang'
Cc: Xavier, Lesley
Subject: RE: 425 East Santa Clara

Hi Sherman,

That is a difficult question to answer as it could be many things. These include public opposition, bad design, traffic impacts, other environmental impacts, etc.

Thank you and happy holidays!

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
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From: Sherman Wang [mailto:sherman.wang@gmail.com]
Sent: Friday, December 22, 2017 10:08 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>
Subject: Re: 425 East Santa Clara

Hi Jennifer,

If pursuing a Conditional Use Permit for a commercial SRO Hotel at this property, what sort of obstacles (outside of design) could the application potentially face? In other words, outside of design, what might be other reasons for denial of Conditional Use Permit that similar sorts of projects might have previously faced?

Thank you, and Happy Holidays!
Sherman
408-391-9824

On Fri, Dec 22, 2017 at 8:07 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Sherman,

My answers are below in red.

1. To confirm my understanding: prior to the Urban Village Plan adoption, any type of SRO could be allowed but would require a Conditional Use Permit.

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, December 22, 2017 8:07 AM
To: 'Sherman Wang'
Cc: Xavier, Lesley
Subject: RE: 425 East Santa Clara

Hi Sherman,

My answers are below in red.

1. To confirm my understanding: prior to the Urban Village Plan adoption, any type of SRO could be allowed but would require a Conditional Use Permit.

Response: No, only the SRO Hotel (with a transient occupancy which means it is a purely commercial use) can be considered. Residential can only move forward if the project is considered a Signature Project, which this site does not meet the criteria. The Conditional Use Permit process is not available to you.

2. To confirm my understanding: after an Urban Village Plan is adopted, all SROs without "transient" guests are considered a residential use and would also require ground floor commercial. Also, this would be considered Mixed-use residential/commercial and would require a Planned Development Rezoning and Permit if City Council has not yet approved an Implementation Financing Strategy for the Urban Village.

Response: Before or after the adoption of the Urban Village Plan, any SRO residential hotel that does not have transient guests (and are not registered with the Department of Finance/paying hotel tax) are considered residential uses. This is applicable citywide. Any residential use at this site is required to have commercial under the Urban Village Plan (to meet the requirement, it may be more than just ground floor commercial). Correct, without an adopted Implementation Financing Strategy, residential can only proceed under a Planned Development Zoning and Permit.

3. To confirm my understanding: SRO Hotels with Transient Guests are not considered residential, and after an Urban Village Plan is adopted, there would not be a ground floor commercial requirement for the SRO Hotel with Transient Guests. Also, it would not require a Planned Development Rezoning and Permit if the City Council has not yet approved an Implementation Financing Strategy.

Response: The commercial requirement can be satisfied by any commercial use, including a hotel. Correct, a commercial use would not require a Planned Development Rezoning and Permit due to the pending Implementation Financing Strategy. You can proceed under a Conditional Use Permit for the SRO hotel after the adoption of the Urban Village Plan.

4. Is there an estimated target date for when the Urban Village Plan would be adopted? Is there a target date for when the city council would approve an Implementation Financing Strategy for the Urban Village?

Response: Not exactly. Staff aims to have the East Santa Clara Urban Village Plan before the City Council by Summer 2018, but this is not confirmed. There is no adoption date for the Implementation Financing Strategy, only that the City Council will look at it again in April 2018.

5. What happens if the Urban Village Plan gets adopted while in the middle of a Conditional Use Permit review process? Would that change the permit or planning requirements midway?

Response: Once the Plan is adopted, you must conform to its rules and regulations. There is no pipeline process. You should design the project to the [draft Urban Village Plan](#). If you are pursuing the Conditional Use Permit for the commercial hotel, the adoption of the Plan won't stop the project or change the permit process, but you will need to design it to meet the requirements of the Plan for things like design and interface with single-family properties (even before the adoption of the Plan since a draft exists).

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Sherman Wang [mailto:sherman.wang@gmail.com]

Sent: Thursday, December 21, 2017 5:53 PM

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

Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>

Subject: Re: 425 East Santa Clara

Hi Jennifer,

Thank you for the information. I have a few follow up questions below:

1. To confirm my understanding: prior to the Urban Village Plan adoption, any type of SRO could be allowed but would require a Conditional Use Permit.
2. To confirm my understanding: after an Urban Village Plan is adopted, all SROs without "transient" guests are considered a residential use and would also require ground floor commercial. Also, this would be considered Mixed-use residential/commercial and would require a Planned Development Rezoning and Permit if City Council has not yet approved an Implementation Financing Strategy for the Urban Village.
3. To confirm my understanding: SRO Hotels with Transient Guests are not considered residential, and after an Urban Village Plan is adopted, there would not be a ground floor commercial requirement for the SRO Hotel with Transient Guests. Also, it would not require a Planned Development Rezoning and Permit if the City Council has not yet approved an Implementation Financing Strategy.
4. Is there an estimated target date for when the Urban Village Plan would be adopted? Is there a target date for when the city council would approve an Implementation Financing Strategy for the Urban Village?
5. What happens if the Urban Village Plan gets adopted while in the middle of a Conditional Use Permit review process? Would that change the permit or planning requirements midway?

Thank you,

Sherman Wang

408-391-9824

On Thu, Dec 21, 2017 at 11:38 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Sherman,

PIOZET, Jennifer

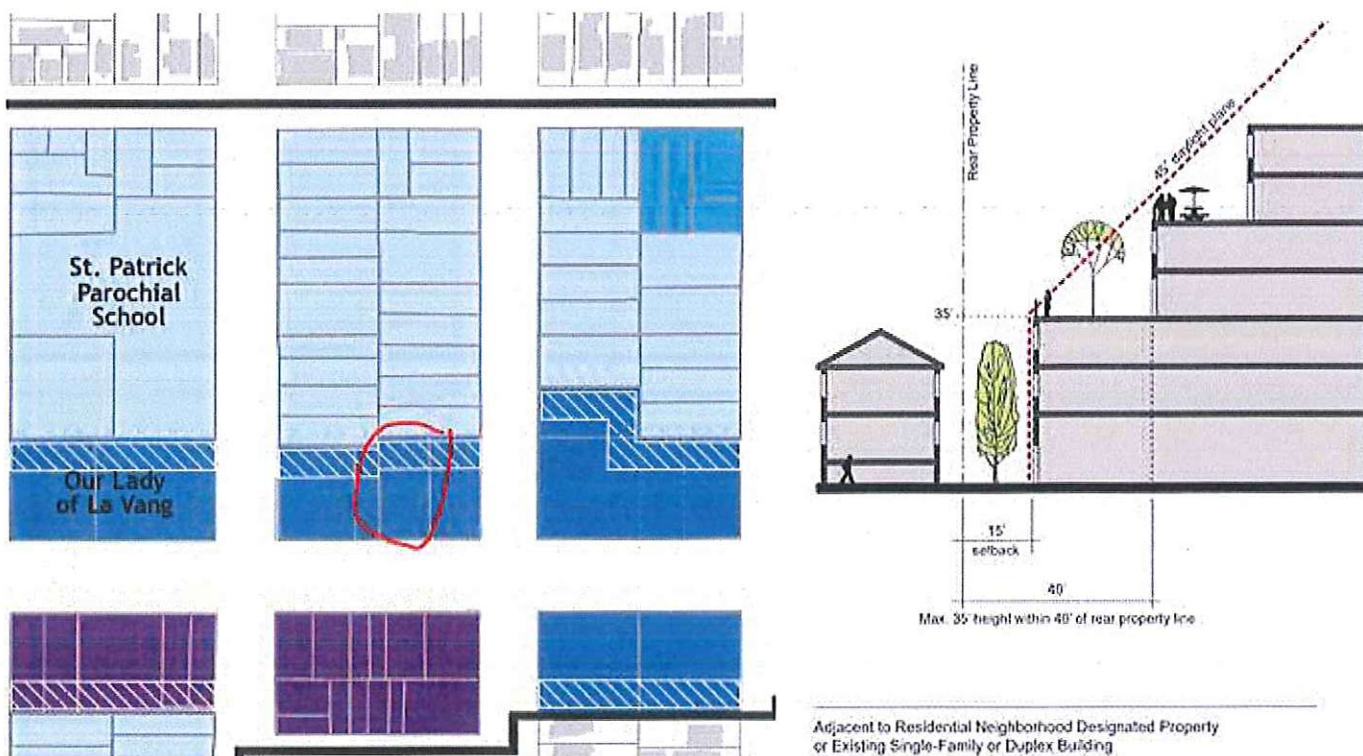
From: Piozet, Jennifer
Sent: Thursday, December 21, 2017 11:39 AM
To: 'Sherman Wang'
Cc: Xavier, Lesley
Subject: RE: 425 East Santa Clara

Hi Sherman,

The site at 425 E. Santa Clara Street is zoned CG Commercial General. The site has a General Plan land use designation of Urban Village, and is located with the [East Santa Clara Urban Village](#). This Urban Village Plan is not adopted and until such time as a Plan is adopted, residential is not a permitted use, only commercial uses are currently allowed. Once the Plan is adopted, ground floor commercial will be required, but then you will also be allowed to have residential uses. However, per Note 6 of the Municipal Code, prior to the adopt of the Implementation Financing Strategy for the Urban Village, residential uses can only proceed after the adopt of the Plan under a Planned Development Rezoning and Permit.

- Note 6: "In an urban village, mixed-use residential/commercial only under an approved urban village plan with an implementation financing strategy approved by the city council or in a Signature Project consistent with the General Plan."

Parking is per [Municipal Code Section 20.90.060](#). Given the site's location within an Urban Village, a 20 to 50 percent reduction in parking may be considered as part of a development permit per [Municipal Code Section 20.90.220](#). Under the proposed Urban Village Plan, the maximum height for this site (circled in red) is 65 feet with a maximum 35 feet or 45 feet within 40 feet of property line (See Transitional Height Diagram) in the hashed area.



The Municipal Code permits two types of SRO uses:

1. SRO Living Unit ([Municipal Code Section 20.200.1150](#)): A "single room occupancy (SRO) living unit facility" is a residential facility where individual secure rooms, of a smaller size than normally found in multiple dwellings, are rented to a one or two-person household. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment of a fixed amount of money or other compensation based on the period of occupancy.
2. SRO Residential Hotel ([Municipal Code Section 20.200.1160](#)): A "single room occupancy (SRO) residential hotel" is a commercial facility where individual secure rooms are rented to a one or two-person household. SRO residential hotel units are provided on a daily, weekly, or monthly basis, in exchange for an agreed payment of a fixed amount or money or other compensation based on the period of occupancy.

All SROs (either living unit or hotel) are considered residential uses unless the SRO Residential Hotel guests of the hotel meet the definition of "transient:"

- a. [Municipal Code Section 4.72.020\(H\)](#): "Transient" means a person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days.

A hotel must meet the definition of [Municipal Code Section 40.72.020\(C\)](#):

- a. "Hotel" means any structure situated in the city, including, but not limited to, any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, guesthouse, bed and breakfast inn, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof situated in the city, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes.

Uses functioning as hotels pay a Transit Occupancy Tax and are registered with the City's Department of Finance. If the use has guests staying longer than 30 consecutive days (reference above definitions), then the use is considered a residential use.

Both single room occupancy living unit facilities and single room occupancy (SRO) hotels are allowed in the CP Commercial Pedestrian, CN Commercial Neighborhood, and CG Commercial General Zoning Districts with a Conditional Use Permit. Conditional Use Permits are heard before the Planning Commission.

The SRO living units are subject [Municipal Code Section 20.80.1300](#) as follows:

- a. SRO living unit facility.
 - i. Excluding the closet and the bathroom area, an SRO living unit must be a minimum of one hundred fifty (150) square feet in floor area. The average unit size in a living unit facility shall be no greater than two hundred seventy-five (275) square feet and no individual living unit may exceed four hundred (400) square feet.
 - ii. Each SRO living unit shall be designed to accommodate a maximum of two (2) persons.
 - iii. An SRO living unit is not required to but may contain partial or complete kitchen and bath facilities. If individual bath facilities are not provided, common bath facilities must

be provided in accordance with Subsection B of Section 17.20.290 of Title 17 of the San José Municipal Code. If individual kitchen facilities are not provided, common kitchen facilities must be provided that adequately serve the residents of the SRO living unit facility. Additional requirements may be imposed by the Planning Commission.

- iv. Individual SRO living units may not have separate external entryways.
- v. The SRO living unit facility must have a management plan approved by the Department of Housing.
- vi. Laundry facilities must be provided in a separate room at the ratio of one (1) washer and one (1) dryer for every twenty (20) units or fractional number thereof.
- vii. A cleaning supply storeroom and/or utility closet with at least one (1) laundry tub with hot and cold running water must be provided on each floor of the living unit building.
- viii. The SRO living unit facility shall provide interior common space based on the unit size as follows:

For a living unit size:	Common area to be provided:
Less than 160 sq. ft.	4.5 sq. ft. of common space
160 - 169 sq. ft.	4.0 sq. ft.
170 - 179 sq. ft.	3.5 sq. ft.
180 + sq. ft.	3.0 sq. ft.

An SRO living unit facility must provide at least two hundred (200) square feet in area of interior common space, excluding janitorial storage, laundry facilities and common hallways.

SRO Residential Hotels are subject to [Municipal Code Section 20.80.1300](#) as follows:

1. SRO residential hotel:

- a. Excluding the closet and bathroom space, an SRO residential hotel unit must be at least seventy (70) square feet in floor area, and may have a maximum of two hundred nineteen (219) square feet in floor area.
- b. An SRO residential hotel room between seventy (70) and one hundred nineteen (119) square feet in floor area shall be designed to accommodate a maximum of one (1) person, and an SRO residential hotel room between one hundred twenty (120) and two hundred nineteen (219) square feet in floor area shall be designed to accommodate a maximum of two (2) persons.
- c. An SRO residential hotel unit may contain partial kitchen and bath facilities. If individual bath facilities are not provided, common bath facilities must be provided in accordance with Subsection B of Section 17.20.290 of Title 17 of the San José Municipal Code.
- d. Individual SRO residential hotel units may not have separate external entryways.
- e. The SRO residential hotel must have a management plan approved by the department of housing.
- f. A closet and designated storage space is required in every SRO residential hotel room.
- g. A cleaning supply storeroom and/or utility closet with at least one (1) laundry tub with hot and cold running water must be provided on each floor of the residential hotel room.
- h. The SRO residential hotel shall provide a minimum two hundred (200) square feet of interior common area.

2. Kitchen and bathroom facilities:

- a. For purposes of this section, a partial bathroom contains a water closet and sink which may be utilized for both hygiene and cooking purposes.

- b. A full kitchen contains all of the following: a sink, a refrigerator and a stove, range top or oven. A partial kitchen is missing at least one of these facilities.
- c. The planning commission or the city council shall deny the application where the information submitted by the applicant and/or presented at the public hearing fails to satisfactorily substantiate that the project will comply with these criteria.

Please let me know if you have any other questions.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Sherman Wang [mailto:sherman.wang@gmail.com]

Sent: Wednesday, December 20, 2017 10:27 PM

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

Subject: 425 East Santa Clara

Hi Jennifer,

Thank you for the call earlier today. As mentioned, I am currently in advanced discussions to purchase the property at 425 East Santa Clara Street and wanted to get a sense of whether it would be possible to rezone the property to Residential, particularly Single Room Occupancy. With some work, I believe the building would be well-suited to potentially house SJSU students or other local professionals in San Jose while adding to the developing liveliness of the East Santa Clara Urban Village.

The building currently has about 9,850 sqft of total area on two floors with 26 parking spaces on the bottom floor. I believe the property was previously used as an office building.

As I understand the current East Santa Clara Urban Village plan in development, the building is situated in an area that would be seeking high-intensity mixed use to help generate activity along the pedestrian-oriented retail/transit Santa Clara street. As Single Room Occupancy, I believe there would be an opportunity to create a shared living space in the building with 30-40 individual occupant rooms and with large kitchen and common area facilities.

I understand that there would be a longer process for a rezoning, including preliminary review, design review and public hearings. At this point, I just wanted to get your thoughts on the potential project and whether you think it could successfully move in this direction.

Thank you, and please let me know if there is any additional information I can provide at this time.

Sherman Wang

cell: 408-391-9824

sherman.wang@gmail.com

Piozet, Jennifer

From: John mitchel <jrkmitchel@sbcglobal.net>
Sent: Thursday, December 7, 2017 6:36 PM
To: 'J-M TRUE'; 'Judy and John Turner'; 'cca'; 'Michele Musson'; Piozet, Jennifer
Subject: RE: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Beyond just getting the "power" to buy the site where did they get the money to buy the site? I've been under the impression that the Capitol of Silicon Valley is broke, running a budget deficit.

I think the term "Urban Village" smacks of hipster mumbo gumbo used to imply that some of the elite in the ivory tower know more than the rest of us and that they're taking care of things. If they had said the city was buying land to see through with the development of a plain, old neighborhood they would be laughed out of their fat pensions. As I witnessed over a period of 30+ years a total elitist, money pit of successive boondoggles that ravaged downtown it is very clear that when government gets involved with the marketplace all they do is poison the well of commerce and progress and set everything back by at least a decade. The 10th largest city doesn't even have a decent department to buy a pair of socks at.

It was so bad that we had to pay developers to come downtown and build something – anything, whereas other cities would charge the developers just for the privilege of putting shovel to dirt.

Ask this planner how well the plan to revitalize downtown and Santa Clara St went with the moving of City Hall to its current site? Where are all the grand business' and shops that were supposed to follow? A lot of E.SC Street is litter, homeless, drug use. Last week at 10th/Santa Clara I witnessed a guy drop his pants and take a dump, a true Urban Villager.

Waste and fraud needing higher taxes to do what should have been done in the first place – manage govt affairs and stay out of the marketplace. Urban Village = Humbuggery

Sockless in San Jose/14th

From: nagleepark@yahoogroups.com [mailto:nagleepark@yahoogroups.com] **On Behalf Of** J-M TRUE
teamtrue@pacbell.net [nagleepark]
Sent: Thursday, December 07, 2017 5:52 PM
To: Judy and John Turner; cca; Michele Musson; Jennifer.Piozet@sanjoseca.gov
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Redevelopment Agency is alive and well under different names. Where did the "Housing Authority" get the power to purchase the hospital site? How much did it cost the city tax payers for the City of San Jose to purchase it under a different name? Did any developers get to bid to purchase the site? How much of a loss will the City of San Jose take when it "sells" this site?

San Jose, business as usual?

Piozet, Jennifer

From: John mitchel <jrkmitchel@sbcglobal.net>
Sent: Friday, December 8, 2017 9:00 AM
To: 'Ken Podgorsek'; 'J-M TRUE'
Cc: 'Judy and John Turner'; 'cca'; 'Michele Musson'; Piozet, Jennifer
Subject: RE: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

More news and insights about the Urban Village situation.

<http://www.sanjoseinside.com/2017/04/10/san-jose-may-revise-urban-village-policy-to-advance-affordable-housing-projects/>

sockless in San Jose

From: nagleepark@yahoogroups.com [mailto:nagleepark@yahoogroups.com] **On Behalf Of** Ken Podgorsek
kenpodgorsek@gmail.com [nagleepark]
Sent: Thursday, December 07, 2017 7:06 PM
To: J-M TRUE
Cc: Judy and John Turner; cca; Michele Musson; Jennifer.Piozet@sanjoseca.gov
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Here is the information on the housing authority.

<https://www.scchousingauthority.org/about-sccha/>

They acquired the property from the County of Santa Clara who acquired the property from HCA after they closed the hospital.

Ken Podgorsek

On Dec 7, 2017, at 5:52 PM, J-M TRUE teamtrue@pacbell.net [nagleepark] <nagleepark-noreply@yahoogroups.com> wrote:

Redevelopment Agency is alive and well under different names. Where did the "Housing Authority" get the power to purchase the hospital site? How much did it cost the city tax payers for the City of San Jose to purchase it under a different name? Did any developers get to bid to purchase the site? How much of a loss will the City of San Jose take when it "sells" this site?

San Jose, business as usual?

Mary

14th

From: "Judy and John Turner injturner@hotmail.com [nagleepark]" <nagleepark-noreply@yahoogroups.com>
To: cca <nagleepark@yahoogroups.com>; Michele Musson <mktmc@yahoo.com>;
"Jennifer.Piozet@sanjoseca.gov" <Jennifer.Piozet@sanjoseca.gov>
Sent: Thursday, December 7, 2017 9:19 AM
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Jennifer,

Thank you for the update. What is going on with the former hospital site that was purchased by the housing authority? Naglee Park residents would like to be informed as that project moves forward. They would most definitely would want to have a voice during the decision-making process and development of the site. Thank you.

-John Turner, President Campus Community Association

From: nagleepark@yahoogroups.com <nagleepark@yahoogroups.com> on behalf of Michele Musson
mktmc@yahoo.com [nagleepark] <nagleepark-noreply@yahoogroups.com>
Sent: Saturday, December 2, 2017 11:58:20 AM
To: cca
Subject: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

FYI

Michele on S 14th

--- On Thu, 11/30/17, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

> From: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
> Subject: UPDATE: East Santa Clara Street Urban Village Plan
> To: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>
> Date: Thursday, November 30, 2017, 5:21 PM

>

>

> Dear Interested Community Member,

>

> Thank you for your interest in the

> East Santa Clara Street Urban Village! Originally staff had
> hoped to schedule the Planning Commission and City Council
> Hearings for the Fall of this year. Staff was tracking
> the consideration of this Village with the completion of
> the Implementation Financing Strategy which was originally
> expected to be completed this Fall. The City Council
> deferred the hearing for the Implementation Financing
> Strategy which postpones the consideration
> of the East Santa Clara Street Urban Village. Staff
> anticipates that this Plan will be schedule for Planning
> Commission and City Council hearings in Summer 2018. I will
> send email updates as we know more.

>
>
> Please note: The Urban Village Plan is a
> policy documents which provides guidance for future
> development and investment in within the Village boundary,
> like future
> housing and job growth. This Plan is not a development
> proposal and adoption of this Plan will not directly result
> in any physical development (demolition or construction) in
> the area. If and when a private property owner wishes to
> redevelop their land, they
> will be required to comply with the Urban Village Plan, as
> well as the City's permitting process.
>
> Comments: If you have comments on the Draft
> Plan, please email me directly, and your comments will be
> considered and included in the public record. You may also
> email me any questions you may have about the
> Plan. You can find the draft Plan for the
> East
> Santa Clara Street Urban
> Village at the
> hyperlink provided.
>
>
> Please let me know if you have any
> questions.
>
> Thank you,
>
> Jennifer
> Piozet
> Planner
> III | Planning, Building, and Code Enforcement
>
> City
> of San José | 200
> East Santa Clara Street
> Email: jennifer.piozet@sanjoseca.gov | Phone:
> (408)-535-7894
> For
> more information: www.sanjoseca.gov/planning or www.sjpermits.org
>
>
>
>

Posted by: Ken Podgorsek <kenpodgorsek@gmail.com>

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▪

▪

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, December 12, 2017 9:58 AM
To: Judy and John Turner; cca; Michele Musson; J-M TRUE
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Hello Mary,

The Santa Clara County Housing Authority was established by the Santa Clara County Board of Supervisors in 1967, and is not part of the Redevelopment Agency. In 2011, the State dissolved the Redevelopment Agency and is no longer a resource to build affordable housing. In response to its disappearance, the City Council created the Successor Housing Agency which helps with affordable housing efforts made by the City.

The Santa Clara County Housing Authority used their own funds to purchase the properties at the former hospital site, independent of the City and its Successor Housing Agency. The Planning Division is also not involved in the transaction. If you have further questions regarding this site and the Housing Authority's involvement, please [contact the Housing Authority directly](#).

Thank you,

Jennifer Piozet

Planner III | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: J-M TRUE <teamtrue@pacbell.net>
Sent: Thursday, December 7, 2017 5:52 PM
To: Judy and John Turner; cca; Michele Musson; Piozet, Jennifer
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Redevelopment Agency is alive and well under different names. Where did the "Housing Authority" get the power to purchase the hospital site? How much did it cost the city tax payers for the City of San Jose to purchase it under a different name? Did any developers get to bid to purchase the site? How much of a loss will the City of San Jose take when it "sells" this site?

San Jose, business as usual?

Mary
14th

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, December 12, 2017 9:48 AM
To: Judy and John Turner; cca; Michele Musson
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Hi John,

The former hospital site was recently purchased by the [Santa Clara County Housing Authority](#). Currently, no project is on-file, but when it is, an on-site sign will be posted with the information of the Planning Project Manager who is the main contact. As any development of that site will likely go through a public process (new buildings require a public hearing), you will have ample opportunities to voice your concerns and opinions about the project.

Thank you,

Jennifer Piozet

Planner III | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Judy and John Turner <jnjturner@hotmail.com>
Sent: Thursday, December 7, 2017 9:19 AM
To: cca; Michele Musson; Piozet, Jennifer
Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Jennifer,

Thank you for the update. What is going on with the former hospital site that was purchased by the housing authority? Naglee Park residents would like to be informed as that project moves forward. They would most definitely would want to have a voice during the decision-making process and development of the site. Thank you.

-John Turner, President Campus Community Association

From: nagleepark@yahoogroups.com <nagleepark@yahoogroups.com> on behalf of Michele Musson
mktmc@yahoo.com [nagleepark] <nagleepark-noreply@yahoogroups.com>
Sent: Saturday, December 2, 2017 11:58:20 AM
To: cca
Subject: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

FYI

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, December 12, 2017 10:03 AM
To: 'John mitchel'; 'J-M TRUE'; 'Judy and John Turner'; 'Michele Musson'
Subject: RE: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Hello John,

Thank you for your email. I will add it to the public record.

Regarding the former hospital site, this was purchased by the Santa Clara County Housing Authority. The Santa Clara County Housing Authority used their own funds to purchase the properties at the former hospital site, independent of the City. The Planning Division is also not involved in the transaction. If you have further questions regarding this site and the Housing Authority's involvement, please [contact the Housing Authority directly](#).

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: John mitchel [mailto:jrkmitchel@sbcglobal.net]
Sent: Thursday, December 7, 2017 6:36 PM
To: 'J-M TRUE' <teamtrue@pacbell.net>; 'Judy and John Turner' <jnjturner@hotmail.com>; 'cca' <nagleepark@yahoogroups.com>; 'Michele Musson' <mktmc@yahoo.com>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: RE: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Beyond just getting the “power” to buy the site where did they get the money to buy the site? I’ve been under the impression that the Capitol of Silicon Valley is broke, running a budget deficit.

I think the term “Urban Village” smacks of hipster mumbo gumbo used to imply that some of the elite in the ivory tower know more than the rest of us and that they’re taking care of things. If they had said the city was buying land to see through with the development of a plain, old neighborhood they would be laughed out of their fat pensions. As I witnessed over a period of 30+ years a total elitist, money pit of successive boondoggles that ravaged downtown it is very clear that when government gets involved with the marketplace all they do is poison the well of commerce and progress and set everything back by at least a decade. The 10th largest city doesn’t even have a decent department to buy a pair of socks at.

It was so bad that we had to pay developers to come downtown and build something – anything, whereas other cities would charge the developers just for the privilege of putting shovel to dirt.

Ask this planner how well the plan to revitalize downtown and Santa Clara St went with the moving of City Hall to its current site? Where are all the grand business' and shops that were supposed to follow? A lot of E.SC Street is litter, homeless, drug use. Last week at 10th/Santa Clara I witnessed a guy drop his pants and take a dump, a true Urban Villager.

Waste and fraud needing higher taxes to do what should have been done in the first place – manage govt affairs and stay out of the marketplace. Urban Village = Humbuggery

Sockless in San Jose/ 14th

From: nagleepark@yahoogroups.com [<mailto:nagleepark@yahoogroups.com>] **On Behalf Of** J-M TRUE
teamtrue@pacbell.net [nagleepark]

Sent: Thursday, December 07, 2017 5:52 PM

To: Judy and John Turner; cca; Michele Musson; Jennifer.Piozet@sanjoseca.gov

Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Redevelopment Agency is alive and well under different names. Where did the "Housing Authority" get the power to purchase the hospital site? How much did it cost the city tax payers for the City of San Jose to purchase it under a different name? Did any developers get to bid to purchase the site? How much of a loss will the City of San Jose take when it "sells" this site?

San Jose, business as usual?

Mary
14th

From: "Judy and John Turner jnturner@hotmail.com [nagleepark]" <nagleepark-noreply@yahoogroups.com>

To: cca <nagleepark@yahoogroups.com>; Michele Musson <mktmc@yahoo.com>; "Jennifer.Piozet@sanjoseca.gov" <Jennifer.Piozet@sanjoseca.gov>

Sent: Thursday, December 7, 2017 9:19 AM

Subject: Re: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Jennifer,

Thank you for the update. What is going on with the former hospital site that was purchased by the housing authority? Naglee Park residents would like to be informed as that project moves forward. They would most definitely would want to have a voice during the decision-making process and development of the site. Thank you.

-John Turner, President Campus Community Association

From: nagleepark@yahoogroups.com <nagleepark@yahoogroups.com> on behalf of Michele Musson
mktmc@yahoo.com [nagleepark] <nagleepark-noreply@yahoogroups.com>

Sent: Saturday, December 2, 2017 11:58:20 AM

To: cca

Subject: [Nagleepark-CCA] Fw: UPDATE: East Santa Clara Street Urban Village Plan

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Wednesday, December 6, 2017 11:12 AM
To: 'ironworkrdanny@yahoo.com'
Subject: RE: UPDATE: East Santa Clara Street Urban Village Plan

Hi Danny,

At this point no changes are made the Plans that are [available online](#). As far as our plans for the dates for the upcoming hearing dates, I have no information at this time. If you'd like to discuss the Implementation Financing Strategy, I can connect you with someone concerning that. Please let me know what you think.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: ironworkrdanny@yahoo.com [mailto:ironworkrdanny@yahoo.com]
Sent: Thursday, November 30, 2017 5:55 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: UPDATE: East Santa Clara Street Urban Village Plan

Hi Jennifer,

Can we sit down soon a talk about this issue and what some of the plans might be?

In community spirit,
Danny

Sent from my MetroPCS 4G LTE Android device

----- Original message-----

From: Piozet, Jennifer
Date: Thu, Nov 30, 2017 5:21 PM
To: Piozet, Jennifer;
Cc:
Subject: UPDATE: East Santa Clara Street Urban Village Plan

Dear Interested Community Member,

Thank you for your interest in the East Santa Clara Street Urban Village! Originally staff had hoped to schedule the Planning Commission and City Council Hearings for the Fall of this year. Staff was tracking the consideration of this Village with the completion of the Implementation Financing Strategy which was

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, November 30, 2017 5:21 PM
To: Piozet, Jennifer
Subject: UPDATE: East Santa Clara Street Urban Village Plan

Dear Interested Community Member,

Thank you for your interest in the East Santa Clara Street Urban Village! Originally staff had hoped to schedule the Planning Commission and City Council Hearings for the Fall of this year. Staff was tracking the consideration of this Village with the completion of the Implementation Financing Strategy which was originally expected to be completed this Fall. The City Council deferred the hearing for the Implementation Financing Strategy which postpones the consideration of the East Santa Clara Street Urban Village. Staff anticipates that this Plan will be schedule for Planning Commission and City Council hearings in Summer 2018. I will send email updates as we know more.

Please note: The Urban Village Plan is a policy documents which provides guidance for future development and investment in within the Village boundary, like future housing and job growth. This Plan is not a development proposal and adoption of this Plan will not directly result in any physical development (demolition or construction) in the area. If and when a private property owner wishes to redevelop their land, they will be required to comply with the Urban Village Plan, as well as the City's permitting process.

Comments: If you have comments on the Draft Plan, please email me directly, and your comments will be considered and included in the public record. You may also email me any questions you may have about the Plan. You can find the draft Plan for the [East Santa Clara Street Urban Village](#) at the hyperlink provided.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

Piozet, Jennifer

From: Xavier, Lesley
Sent: Thursday, November 30, 2017 5:15 PM
To: karissa.patel00@gmail.com
Cc: Piozet, Jennifer
Subject: RE: 425 E. Santa Clara St.

Hi Karissa –

I am responding to you email below that was sent to Jennifer.

The site at 425 E. Santa Clara Street is in fact zoned CG Commercial General. The site has a General Plan land use designation of Urban Village.

There is not an adopted Urban Village plan for this Village yet and until such time as a Plan is adopted, residential is not a permitted use, only commercial uses are currently allowed. Once the Plan is adopted, ground floor commercial will be required, but then you will also be allowed to have residential uses.

Please let me know if you have any other questions.

Sincerely,

Lesley

Lesley Xavier
Supervising Planner - Village Planning
Planning Division
Planning, Building, and Code Enforcement
City of San Jose
200 E. Santa Clara Street, 3rd Flr, Tower
San Jose, CA 95113
Tel. 408-535-7852

Do you want to learn more about Urban Villages in San Jose? Please review the [Urban Village website](#).

From: Piozet, Jennifer
Sent: Thursday, November 30, 2017 5:03 PM
To: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>
Subject: FW: 425 E. Santa Clara St.

From: Karissa Patel! [<mailto:karissa.patel00@gmail.com>]
Sent: Thursday, November 30, 2017 4:25 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: 425 E. Santa Clara St.

Jennifer,

I hope you had a great holiday. I wanted to follow up and see if you could provide any insight from my previous e-mail. Please let me know if a phone call is easier.

Thanks,

Karissa Patel | Architect | LEED AP BD+C

| Portfolio: <http://karissapatel.weebly.com/>
| (408)-438-3231
| karissa.patel00@gmail.com

On Tue, Nov 21, 2017 at 7:56 PM, Karissa Patel <karissa.patel00@gmail.com> wrote:

Hello Jennifer Piozet,

My name is Karissa Patel and I am an architect in the San Jose area. I have a client looking into purchasing the 425 E. Santa Clara property. From my initial findings, the zoning is a CG with the ability to apply for a conditional use and convert to SRO. However, I noticed it also has an "Urban Village" zoning associated with it. The client is looking to convert the interior of the building to an SRO while maintaining the exterior envelope as is. I noticed the "urban village" zoning as outlined in the draft requires the first floor to be retail. If this project were to kick off tomorrow, would that requirement still stand? What is the feasibility of converting the whole building to an SRO facility?

Any help is greatly appreciated.

Thanks,

Karissa Patel | Architect | LEED AP BD+C

| (408)-438-3231
| karissa.patel00@gmail.com

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, November 27, 2017 5:11 PM
To: 'Leslie Levitt'
Subject: RE: Project Status on ESC Street?

Hi Leslie,

The Lady of La Vang church has their planning permits and are working through their grading and public improvement (sidewalk and street work) parts of the project. I have no information regarding a public market next to Grocery Outlet. The housing project at Noodle Dude has it's planning permits, but nothing more.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Leslie Levitt [mailto:lesk2pv@aol.com]
Sent: Monday, November 27, 2017 2:24 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Project Status on ESC Street?

Hi Jennifer:

Do you have any updates on these projects?

- 1) Lady of La Vang Church
- 2) Public Market next to Grocery Outlet
- 3) Housing at old Noodle Dude (11th & ESC)

Thanks. We have a meeting tomorrow and it would be good to report...

Les Levitt
East Santa Clara Street Business Association

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Wednesday, August 30, 2017 1:52 PM
To: 'Julie Engelbrecht'
Subject: RE: Council Date for ESUV

Hi Julie,

Tentative dates have not been set for the East Santa Clara Urban Village Plan. We have a few other village plans in the queue before ESC, so I anticipate that we would hear ESC early next year. I'll email the group once dates are picked and before the hearing notices go out.

Regarding updates to the Plan's height, no changes have been made to date.

I've updated your email in my records.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]
Sent: Wednesday, August 30, 2017 9:01 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: Council Date for ESUV

Jennifer:

Is there a tentative date for Council to hear the ESUVP? Agendas are not on line early enough to plan so it would be great to know when you anticipate that this would be voted on. Also have there been any adjustments to the plan last presented? Particularly in terms of height adjustments.

By the way, I have a new email address. I will be sure to change it on all the notifications I get from the city.

Thanks you,
Julie

Julie Engelbrecht
jedessinateur@gmail.com

The Earth without ART is just 'eh'

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, August 14, 2017 1:13 PM
To: 'Rodriguez, Imelda'; Van Cleef, Bob; Patricia Phillips
Cc: Les Levitt; Terry Christensen; Davide Vieira
Subject: RE: East Santa Clara Urban Village Plan - Extension of Boundaries to 6th Street

Hello Bob,

The area behind grocery outlet between 6th and 7th Streets is designated as part of Downtown. Unfortunately, this means this area cannot be part of the Urban Village Boundary.

In general, your property is protected from development as long as you do not sell it. You cannot be forced from your home. Also, many of the houses in this area are considered historic and are already protected.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Rodriguez, Imelda [mailto:imelda@cucs.org]
Sent: Monday, August 14, 2017 11:46 AM
To: Van Cleef, Bob <bob.vancleef@gmail.com>; Patricia Phillips <plwa2@sbcglobal.net>
Cc: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Les Levitt <lesk2pv@aol.com>; Terry Christensen <Terry.Christensen@sjsu.edu>; Davide Vieira <davide@vieiracorp.com>
Subject: Fwd: East Santa Clara Urban Village Plan - Extension of Boundaries to 6th Street

Hi Bob,

Patti can contact Jennifer Piozet (copied here). Jennifer is the Planner with the SJ Planning Department leading the East Santa Clara Urban Village plan.

Thank you.

Imelda

----- Forwarded message -----

From: Robert Van Cleef <robert@vancleef.org>
Date: Sun, Aug 13, 2017 at 7:52 PM
Subject: e santa clara urban village
To: "Rodriguez, Imelda" <imelda@cucs.org>
Cc: Patti & Walt Phillips <plwa2@sbcglobal.net>

Imelda;

Patti & Walt Phillips live behind the grocery outlet on 6th street.
They would like to talk to someone about getting the Urban Village

boundaries extended to 6th Street, to help protect their house from development.

Who should she be talking to?

Bob

--

Imelda Rodriguez
Community Director
Cell: [\(408\) 644-3235](tel:(408)644-3235)
imelda@cucs.org

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Please consider the environment before printing this email.

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, August 3, 2017 9:19 AM
To: 'E Santa Clara Street Business Association'; Planning Commission 1; Planning Commission 2; Planning Commission 4; Planning Commission 5; Planning Commission 7; Planning Commission 3; Planning Commission 6; The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; mike.wasserman@bos.sccgov.org; cindy.chavez@bos.sccgov.org; Cortese, Dave; supervisor.yeager@bos.sccgov.org; supervisor.simitian@bos.sccgov.org; Barry, David; Les Levitt; Ceja, Patricia; Imelda Rodriguez
Cc: 'Flaherty Ward'; Natalie Monk; Brilliot, Michael; Xavier, Lesley
Subject: RE: San Jose Hospital Site & East Santa Clara Street Urban Village Plan

Hello,

The land in question (the former hospital site) is County-owned property, and private transactions concerning the buying and selling of the land is not a public process. If and when the site is developed, by either the County or the Housing Authority, they will be required to conduct public outreach per the [City Council Outreach Policy](#), standard for all development projects. The buying and selling of land is not something the City is involved in, nor does the City have any control over it as it is not City-owned land.

An RFP is not required for the buying and selling of land, but rather is used by public agencies if they are hiring a private developer to build a project on their land. At this time, no development proposals are on file with the City.

The Urban Village Plan is a policy document that provides specific direction concerning the development of the entire Village as a whole. This policy document is not a development proposal. This site is proposed to be designated Mixed-Use Commercial, which requires a minimum floor area ratio of commercial to accompany the development area, with residential uses in a secondary role. At this specific site, ground floor retail is required along East Santa Clara Street.

Please let me know if you have any questions.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: E Santa Clara Street Business Association [mailto:sj.escba@gmail.com]

Sent: Wednesday, August 2, 2017 6:04 PM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@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>; mike.wasserman@bos.sccgov.org; cindy.chavez@bos.sccgov.org; Cortese, Dave <dave.cortese@bos.sccgov.org>; supervisor.yeager@bos.sccgov.org; supervisor.simitian@bos.sccgov.org; Barry, David <david.barry@faf.sccgov.org>; Les

Levitt <lesk2pv@aol.com>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Imelda Rodriguez <imelda@cucs.org>

Subject: San Jose Hospital Site & East Santa Clara Street Urban Village Plan

Hello,

We are writing to request that the County and City immediately provide full disclosure of plans, processes, and timelines associated with the disposition of the San Jose Hospital site and future development.

At the beginning of June, we blindly submitted input to the Urban Village planning process encouraging the County to engage in a public RFP process leading to development of the Hospital site.

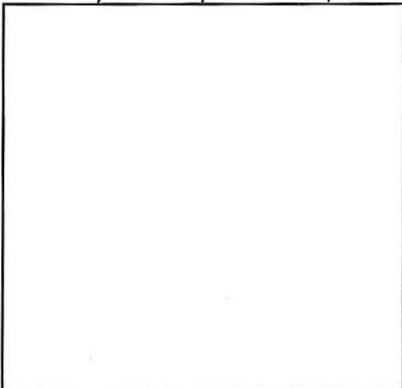
We are extremely surprised to learn, after the fact and prior to the completion of the Urban Village Planning process, that there is a plan in place to sell much of the development site to the Housing Authority of Santa Clara County.

There have been years of planning and community engagement, and multiple planning cycles starting from the Stakeholders Advisory Committee that met over several years, but now at a pivotal time the business stakeholders along East Santa Clara Street (or as far as we can tell any other stakeholder such as neighborhood associations) were not informed or engaged in the key next step associated with what we consider to be a future anchor of our business district. We question why the transaction leading to the sale did not include adequate public engagement, examination of competitive options, or a comprehensive benefits analysis.

Furthermore, we feel the County and City have an obligation as public agencies to act transparently – especially considering this particular property.

We are concerned that a transaction to the Housing Authority severely limits development options, and may not result in any near term development at all – just another extended period of undeveloped fallow land not benefiting the community, not generating tax revenue, and requiring ongoing maintenance.

Thank you for your time,



ESCBA Letter 17-08-01.pdf

The East Santa Clara Street Business Association

web : www.escstreet.com ::: [Facebook](#)

email : sj.escba@gmail.com <best form of communication

phone: 408.658.0372

Piozet, Jennifer

From: Glenn Brown <glennaaronbrown@gmail.com>
Sent: Wednesday, August 2, 2017 12:25 PM
To: Piozet, Jennifer
Subject: Re: Site #2 in <http://www.sanjoseca.gov/DocumentCenter/View/69700>

Jennifer,

Thank you for your time. I have been reading the rest of the documents around Case study #2 which is exactly what I would have pushed for had the properties not been sold by our inpatient "Trustee" who apparently doesn't dream like his Grandfather nor his brother.

I was considering working with the new owner, probably might get a warmer reception? :)

Thank you so much,
Glenn

Glenn A. Brown 408 393 4698

On Wed, Aug 2, 2017 at 11:54 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

> Hi Glenn,

>

>

>

> The simulations for site #2 (at the corner of 11th and East St. John

> Streets) are just ideas of potential build-out and would have to be

> tested and refined if a development application is submitted. They

> generally work with the currently proposed General Plan designation

> under the Urban Village plan of Urban Residential, but it is not a

> green light to build that exactly. Further compatibility analysis

> would be done when a formal application is on file. Urban Residential allows the following:

>

>

>

> This designation allows for medium-density residential development

>

> and a broad range of commercial uses, including retail, offices, and

>

> private community gathering facilities. This designation is used to

>

> limit new development to a medium density, providing for a gradual

>

> transition between surrounding low-density neighborhoods and other

>

> areas suitable for greater intensification. Development in this

> designation

>
> should typically be residential and/or commercial uses over parking.
>
> Due to the existing mix and heights of existing single-family and
> multifamily
>
> residential uses in the areas given this designation, new development
>
> is planned to be limited to 45 feet in height (four stories).
>
> See the Building Heights Diagram for more information.
>
>
>
> So along with stepdown and setback requirements from the surrounding
> properties, the maximum height would be 45 feet. This means the height
> would likely be shorter as the building gets closer to the adjacent
> residential uses. The existing zoning for the site is the R-M Multiple
> Residence zoning district (see link for more information).
>
>
>
> The historical assessments are real and an historical analysis would
> be required for any project proposing to demolish or alter this site.
>
>
>
> Please find attached a Preliminary Review Responses for the site for
> some example responses.
>
>
>
> Thank you,
>
> Jennifer Piozet
>
> Planner III | Planning, Building, and Code Enforcement
>
> City of San José | 200 East Santa Clara Street
>
> Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
>
> For more information: www.sanjoseca.gov/planning or www.sjpermits.org
>
>
>
> From: Glenn Brown [<mailto:glennaaronbrown@gmail.com>]
> Sent: Tuesday, August 1, 2017 4:36 PM
> To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
> Subject: Site #2 in <http://www.sanjoseca.gov/DocumentCenter/View/69700>
>
>

>
> Dear Jennifer,
>
>
>
> I just reviewed the presentation for meeting #3 and was VERY surprised
> at site #2, absolutely beautiful!
>
>
>
> I am curious about the height limit, usage (commercial/residential),
> and historical assessments as displayed in the presentation for site
> #2 in that are these hypothetical or based on a plan? Because it's in
> the final proposal does that mean it's a green light?
>
>
>
>
>
> Thank you
>
>
>
>

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, July 14, 2017 9:51 AM
To: 'Julie Engelbrecht'
Cc: Xavier, Lesley
Subject: RE: East Santa Clara Urban Village

Hi Julie,

Your drawings are with the notes I have for the meeting, and I incorporated the comments via text. You also sent it via email and it will be attached as part of public correspondence to the Planning Commission staff report.

Regarding the May 3rd meeting, the closest City Council meeting was on May 2nd (see: <http://www.sanjoseca.gov/index.aspx?NID=5322>). This was not a planning meeting and I have no knowledge of what Supervisor Cindy Chavez's office stated. If you look at the agenda or synopsis of the May 2nd meeting, the East Santa Clara Street Urban Village was not discussed.

Maybe the meeting you are referring to was a County Board of Supervisors meeting (see: <http://sccgov.igmp2.com/Citizens/Calendar.aspx>)? I don't see a May 3rd meeting on the list.

Regardless of the meeting, the land is not City-owned land, and any meeting discussing the sale of it would not be held by the City. Perhaps the Supervisor's office has more information concerning their noticing procedures.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Julie Engelbrecht [mailto:JEDesign@earthlink.net]
Sent: Friday, July 14, 2017 9:39 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: East Santa Clara Urban Village

Jennifer:

I would still like a response to my questions for you as the planner on the ESUV. Why were my drawings showing the obviously different height treatments for each neighborhood not included in the online documents? I've copied my questions below.

On another note there seems to have been some important and major discussion by the City Council regarding the East Santa Clara Urban Village on May 3rd. Scott Strickland from Supervisor Cindy Chavez's office said that the sale of the land was, "discussed in depth at the City of San Jose's public meeting on the East Santa Clara Street Urban Village. The meeting was heavily attended by members of the public who are concerned with future development of East Santa Clara Street, including the old hospital site." Can you please tell me how that meeting was noticed to neighbors? I can't find it in my email alerts about the ESUV but I recall asking you about that meeting, since I was unavailable to attend that meeting which, I believe I noticed it as a link on the city website. You guided me to the June 13th meeting as the best place for public comment.

Thank you,
Julie

Julie Engelbrecht
JEDesign@earthlink.net

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 Jun 26, 2017, at 10:31 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

I think my drawings (shared at the meeting but not in the minutes?) offer a clearer picture of how well protected the Northside neighborhood homes would be and how overbearing the Urban Village development would be for the zero blocks of Naglee Park where back and front yards for 1/2 or more of each zero block would have tall buildings with residents staring down into their yards. The set backs and step downs are not as the city says, substantial. They are minimal at best. Jennifer, I will ask again, why is the north side neighborhood being so much more protected from height than Naglee Park? Previously you said that you did not feel it was, but I think my cross sections of the plan show a very different view. Why is there no transitional height diagram online for St John Street homes to compare to?

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, June 30, 2017 11:10 AM
To: 'John Turner'
Subject: RE: Workshop Summary: East Santa Clara Street Urban Village

Thank you, John.

It is not too late to send feedback. I will add this to the record.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: John Turner [mailto:jturner.scu@gmail.com]
Sent: Thursday, June 29, 2017 9:53 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: Workshop Summary: East Santa Clara Street Urban Village

Thank you, Jennifer. I just want to reiterate a few concerns about the draft Village Plan along E. Santa Clara St. I hope that it isn't too late.

1. The height of new buildings along that street looks like they infringe on the privacy of homes on both the north and south sides of the neighboring streets.
 2. The present day lack of pedestrian friendly lighting between 10th and 17th. Presently, there is none and this should not wait for this plan to be implemented.
 3. A strategic plan to enable more family friendly businesses along the street and eliminate some of the obvious undesirable businesses.
 4. Parking for businesses in the Urban Village should not use neighboring residential streets.
- John Turner, President Campus Community Association

On Wed, Jun 21, 2017 at 2:12 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hello,

Thank you for your continued interest in the East Santa Clara Street Urban Village! Now uploaded to the [website](#) is the workshop summary entitled "[East Santa Clara Street Urban Village Workshop Summary](#)."

The Planning Commission and City Council Public Hearings are anticipated to be scheduled in Fall 2017. Public Hearing notices will be mailed out prior to the hearings.

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, June 26, 2017 10:31 AM
To: 'Julie Engelbrecht'; Peralez, Raul; Vacca, Kimberly; Madou, Ramses
Cc: Xavier, Lesley; Brilliot, Michael; Zenk, Jessica; Moody, Doug
Subject: RE: East Santa Clara Urban Village

Thank you for your comments. I will add them to the public record.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

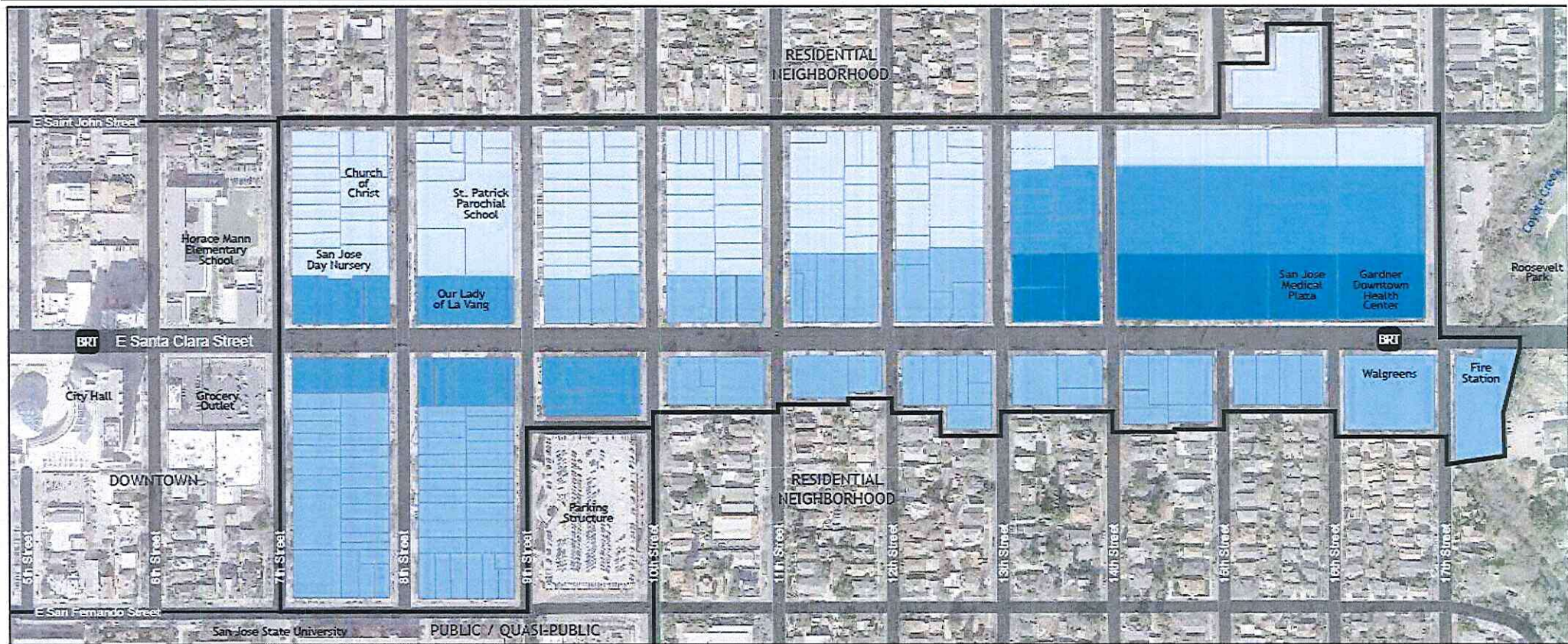
From: Julie Engelbrecht [mailto:jedesign@earthlink.net]
Sent: Saturday, June 24, 2017 9:43 PM
To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Vacca, Kimberly <kimberly.vacca@sanjoseca.gov>; Madou, Ramses <ramses.madou@sanjoseca.gov>
Subject: RE: East Santa Clara Urban Village

Council Member Peralez, Jennifer, Kimberly and Ramses:

I wanted to put my comments from the East Santa Clara Urban Village meeting in writing and again express my displeasure that in December the city changed the Urban Village Guideline (CD 7.9) by removing the residential protection to build only 2-3 story town homes next to existing residential, just in time for this and other Village Plans to enter their final phases. This feels very wrong. What had been a guideline to these plans for years, removed just in time for plans with much taller building heights planned next to residential. I would also like to say that I am very disturbed by the timing of all of these important issues at the "end of a council session" where you are up against deadlines but at a time when most families and neighbors are off school and on vacations or away. There has to be a better way to time these so that people can participate fully. I would like to request that an Urban Village Advisory Committee be formed immediately for input so that when the final East Santa Clara Urban Village Plan goes before Planning and then Council it includes far more of the area resident's concerns. Raul who in your office should I contact to make that happen? I remember mentioning to you that the East Santa Clara Urban Village needed such a committee when you sat next to be at the Urban Village Watchdogs meeting at Roosevelt and you seemed responsive to the idea. Other Villages have had advisory committees participating for 12-15 months and were well situated to respond to the change to CD 7.9 and mitigate any impacts. The East Santa Clara Urban Village surrounding neighborhoods had no such committee, had planners change several times since the last community meeting which means that much of the history and dialog on this project was lost, since emails stay with the person not the office. The changes to CD 7.9 greatly influenced the heights that went into our plan and yet no one was allowed to participate in the planning/advising process once that change was passed by Council and that needs to be corrected immediately.

Additionally, I do not think several things are clear to residents from the online documents and drawings for this plan, available only a couple days before the meeting. I read plans better than most because I have an architecture background and I took some time to study 2 particular online drawings (first 2 images). I then drew 2 comparative cross sections showing what would be near a house in each neighborhood. (Hand drawn cross sections with the residential homes in yellow below.) I think my drawings (shared at the meeting but not in the

Proposed Height Concept



Maximum Building Heights



Urban Village Plan Area Boundary

General Plan Boundaries

BRT Future BRT Stop



Urban Village Boundary	Maximum Heights	Stepbacks	Policy Notes
----- Potential Paseo (Location of paseo establishes boundary between 140' and 45' maximum height areas)	<div data-bbox="449 1198 632 1230">140 feet¹</div> <div data-bbox="653 1198 821 1230">65 feet¹</div> <div data-bbox="842 1198 1010 1230">35 feet</div> <div data-bbox="449 1247 621 1279">90 feet¹</div> <div data-bbox="653 1247 821 1279">45 feet</div> <p data-bbox="443 1312 1010 1365">1. Minimum 35 feet (3 stories) encouraged to fulfill development goals.</p>	<div data-bbox="1056 1198 1129 1230">[Hatched Box]</div> <p data-bbox="1157 1198 1335 1360">Maximum 35 feet or 45 feet within 40 feet of property line (See Transitional Height Diagram).</p>	<p data-bbox="1379 1198 2003 1414">This diagram indicates building heights for different parts of the Urban Village. These heights are maximums and are to be used with the setbacks and transitional height policies of this plan to transition from taller buildings to lower intensity uses. Maximum height exceptions of up to five feet may be approved for underground parking, a gabled or sloped roof, or special architectural features; and of up to 15 feet for rooftop mechanical equipment (see guidelines).</p>

Piozet, Jennifer

From: Julie Engelbrecht <jedesign@earthlink.net>
Sent: Saturday, June 24, 2017 9:43 PM
To: Peralez, Raul; Piozet, Jennifer; Vacca, Kimberly; Madou, Ramses
Subject: RE: East Santa Clara Urban Village

Council Member Peralez, Jennifer, Kimberly and Ramses:

I wanted to put my comments from the East Santa Clara Urban Village meeting in writing and again express my displeasure that in December the city changed the Urban Village Guideline (CD 7.9) by removing the residential protection to build only 2-3 story town homes next to existing residential, just in time for this and other Village Plans to enter their final phases. This feels very wrong. What had been a guideline to these plans for years, removed just in time for plans with much taller building heights planned next to residential. I would also like to say that I am very disturbed by the timing of all of these important issues at the "end of a council session" where you are up against deadlines but at a time when most families and neighbors are off school and on vacations or away. There has to be a better way to time these so that people can participate fully. I would like to request that an Urban Village Advisory Committee be formed immediately for input so that when the final East Santa Clara Urban Village Plan goes before Planning and then Council it includes far more of the area resident's concerns. Raul who in your office should I contact to make that happen? I remember mentioning to you that the East Santa Clara Urban Village needed such a committee when you sat next to be at the Urban Village Watchdogs meeting at Roosevelt and you seemed responsive to the idea. Other Villages have had advisory committees participating for 12-15 months and were well situated to respond to the change to CD 7.9 and mitigate any impacts. The East Santa Clara Urban Village surrounding neighborhoods had no such committee, had planners change several times since the last community meeting which means that much of the history and dialog on this project was lost, since emails stay with the person not the office. The changes to CD 7.9 greatly influenced the heights that went into our plan and yet no one was allowed to participate in the planning/advising process once that change was passed by Council and that needs to be corrected immediately.

Additionally, I do not think several things are clear to residents from the online documents and drawings for this plan, available only a couple days before the meeting. I read plans better than most because I have an architecture background and I took some time to study 2 particular online drawings (first 2 images). I then drew 2 comparative cross sections showing what would be near a house in each neighborhood. (Hand drawn cross sections with the residential homes in yellow below.) I think my drawings (shared at the meeting but not in the minutes?) offer a clearer picture of how well protected the Northside neighborhood homes would be and how overbearing the Urban Village development would be for the zero blocks of Naglee Park where back and front yards for 1/2 or more of each zero block would have tall buildings with residents staring down into their yards. The set backs and step downs are not as the city says, substantial. They are minimal at best. So Jennifer, I will ask again, why is the north side neighborhood being so much more protected from height than Naglee Park? Previously you said that you did not feel it was, but I think my cross sections of the plan show a very different view. Why is there no transitional height diagram online for St John Street homes to compare to?

Why has the oft mentioned desire for the height at the hospital property to be at the center of the 3 blocks, not right on Santa Clara Street been reflected in this plan? Again at this meeting many residents expressed that within the hospital property section of the development that the height should be centered on the lot not on E Santa Clara St, where they felt it should have shorter buildings that were less overbearing. I hope that at this meeting that was well documented, because it was the most often made comment at the last meeting, but seems to only have been recorded once by one notetaker and doesn't seem to have a strong presence in the notes from

the recent meeting either. Since these meetings and notes inform the Urban Village Plan, I hope that was heard loudly and clearly this time around and that adjustments are made.

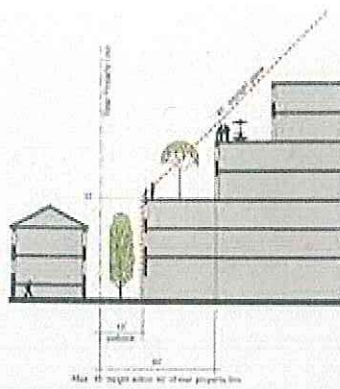
It also isn't particularly clear that pretty much all of the new commercial/residential buildings on the Naglee Park side of the development would have parking entrances and exits pushed onto our streets because there are specific limitations for entrances and exists that can not be accommodated on Santa Clara Street with it's many bus stops. That is completely unclear in all the Urban Village documents and would increase traffic in the zero blocks significantly as well as throughout the neighborhood, I believe.

Additionally, the traffic issues that will be generated by so much more density must be studied by including the surrounding neighborhoods and their traffic calming barriers that have forced traffic into specific routes and patterns that the app WAZE makes careful use of, sending pretty much everyone down 14th Street as the only through Street from Bakesto Park to William Street, all without any lights or barriers. If streets are blocked then traffic doesn't flow except to where it's not blocked. As difficult as the topic might be, there needs to be a discussion about removing or changing traffic barriers in the neighborhoods surrounding the Urban Village development. Adding more barriers on Santa Clara or in the area just forces all the traffic to a new problem area, it doesn't mitigate the problem, it moves it elsewhere. Traffic needs to be distributed in a more equal pattern so that no one street bears the burden of the existing and added traffic. That can not be accomplished with existing barriers and closed streets in the surrounding neighborhoods or by adding more barriers. As much as it pains many the city needs to re-evaluate removing most of the existing barriers and creating effective disbursed traffic flows so that no one street or neighborhood is severely impacted while others are calm and protected with their barriers.

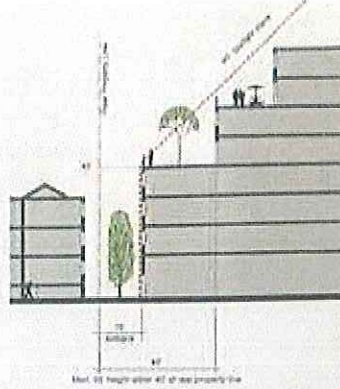
I look forward to your responses, a newly formed advisory committee and a modified Urban Village plan that respects the existing neighborhoods more fully and much more equally. One that is much more in line with the 2-3 stories next to residential that have been assured and discussed for so many many years, before CD 7.9 was so abruptly changed.

Thank you,
Julie Engelbrecht
000 S14th Street
JEDesign@earthlink.net

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



Adjacent to Residential Neighborhood Designated Property or Existing Single Family or Duplex Building



Adjacent to Medium-Density Neighborhood General First Designation or Existing Multi-family or Townhome Building

8/8/2017.dwg

Transitional Height Diagram

Figure 5.5



2) View southwest of infill townhouses at East St. John and 15th Streets; rear parking garages accessed from driveway

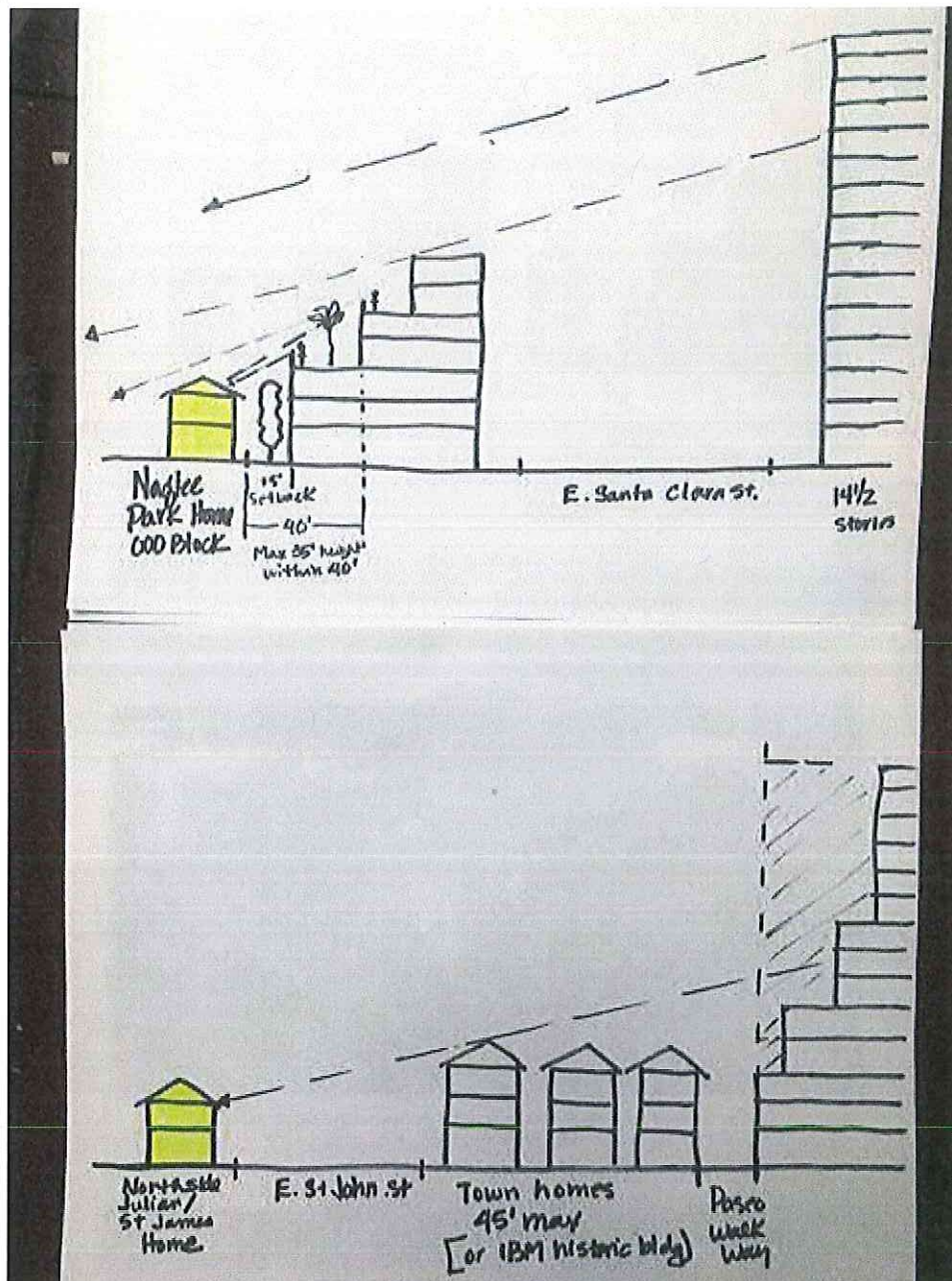
These conceptual drawings are examples of how this site could be reimagined consistent with the Plan and are not prescriptive.

Same for 15th St.

Site 2 Concept - East St. John Street: Residential Infill

Figure 5.6

8/8/2017.dwg



Julie Engelbrecht
JEDesign@earthlink.net

Life isn't about weathering the storm, it's about learning to dance in the rain.

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, June 26, 2017 9:55 AM
To: 'lisa harris'
Subject: RE: E Santa Clara Street Urban Village

Thank you for your email, Lisa. I'll add it to the public record.

Meeting notices are mailed out at a 500-foot radius from the Urban Village boundary and I send out email blasts when meetings occur or documents are available. I will add you to the email list. Any mailed notices only go to properties which 500 feet, not to other property owner addresses. A mailed noticed was sent to 469 East St. John Street.

Parking will be controlled by the Zoning Ordinance, not the Urban Village Plan. Projects either provide parking in conformance of the Zoning Ordinance or they request reductions by providing programs like ride sharing or bike share.

All single-family homes in the area are allowed to build up to 45 feet tall in the area as many are zoned R-M Multiple Residence. Typically, single-family residences are located in R-1-8 Single-Family Residence zoning district, which restricts heights to 35 feet. I understand the concerns with compatibility, but even if the area was limited to 35 feet, the by right housing heights would allow taller houses than currently exist. The plan provides transitional height requirements and the Zoning Ordinance requires setbacks for development to increase compatibility.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: lisa harris [mailto:l_turtle@yahoo.com]
Sent: Sunday, June 25, 2017 12:42 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: E Santa Clara Street Urban Village

Hi Jennifer-I just found out about this development. Is there a way to receive noticing? We current rent our property at 469 E St. John Street so we did not receive any type of proper noticing for any of the community meetings. Should the notices go to our mailing address listed on our property taxes? Not sure if this is the correct forum to provide feedback. As a longtime owner in the area I must say that I am excited about the improvements in the area and think they will improve the overall neighborhood. However, I am sure I am not alone in my concern over parking. My main concern would be the building heights shown along St. John between 10th and 11th. The diagram shows a tapered back building height up to 35' along St. John. It also represents existing structures 3-1/2 stories high. This does not match the existing condition or adequately represent the actual aesthetic relationship that the development proposes. Most of the homes facing the project are are 1 story with a height of 12'-15'. The maximum height that would match the scale would be around 20' or 2 stories. 3 story walk ups do not match any existing character in the area. I understand the City has a goal for high-density housing, but this interface doesn't make sense in its current state. I look forward to hearing more about the project and improving the area. Thanks!

Lisa Harris
408-482-2370

Piozet, Jennifer

From: Robert Wright <rwright408@me.com>
Sent: Wednesday, June 21, 2017 4:32 PM
To: Joe Pambianco (jpambian)
Cc: Piozet, Jennifer; jjna@yahoogleroups.com
Subject: Re: [jjna] Workshop Summary: East Santa Clara Street Urban Village

Pathways and bike lanes are important for a quality living environment.

Specifically, I'd like to walk or bike to Roosevelt Park without having to travel along the busy E. Santa Clara corridor.

And so I suggest opening up the east end of St. John St. or the south end of 19th St. for a pathway and bridge into Roosevelt Park.

Robert

On Jun 21, 2017, at 3:50 PM, 'Joe Pambianco (jpambian)' jpambian@cisco.com [jjna] <jjna-noreply@yahoogleroups.com> wrote:

Thanks Jennifer,

I thought of one more thing worth adding.

A long time ago (but in this galaxy), our neighborhood prioritized development of the Coyote Creek trail to connect for bike commuting and walking from North San Jose to Morgan Hill. (NAC process)

Just wanted to add that into the mix as a big wish list item.

I recognize that it's not low hanging fruit, but if there were transportation funds we could tap into, it would be a great feature of the Urban Village if we could walk and bike to the North and South, off street to work and recreation....Like Guadalupe and Los Gatos Creek trails. I would love to bike to work at Cisco as an example. Currently that feels too dangerous on the street.

Thanks,
Joe

From: Piozet, Jennifer [<mailto:Jennifer.Piozet@sanjoseca.gov>]
Sent: Wednesday, June 21, 2017 2:12 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Workshop Summary: East Santa Clara Street Urban Village

Hello,

Thank you for your continued interest in the East Santa Clara Street Urban Village! Now uploaded to the [website](#) is the workshop summary entitled "[East Santa Clara Street Urban Village Workshop Summary](#)."

The Planning Commission and City Council Public Hearings are anticipated to be scheduled in Fall 2017. Public Hearing notices will be mailed out prior to the hearings.

Please continue to send comments to me on the draft Village Plan.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

Posted by: "Joe Pambianco (jpambian)" <jpambian@cisco.com>

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Piozet, Jennifer

From: Joe Pambianco (jpambian) <jpambian@cisco.com>
Sent: Wednesday, June 21, 2017 3:51 PM
To: Piozet, Jennifer
Cc: jjna@yahoogroups.com
Subject: RE: Workshop Summary: East Santa Clara Street Urban Village

Thanks Jennifer,

I thought of one more thing worth adding.

A long time ago (but in this galaxy), our neighborhood prioritized development of the Coyote Creek trail to connect for bike commuting and walking from North San Jose to Morgan Hill. (NAC process)

Just wanted to add that into the mix as a big wish list item.

I recognize that it's not low hanging fruit, but if there were transportation funds we could tap into, it would be a great feature of the Urban Village if we could walk and bike to the North and South, off street to work and recreation....Like Guadalupe and Los Gatos Creek trails. I would love to bike to work at Cisco as an example. Currently that feels too dangerous on the street.

Thanks,
Joe

From: Piozet, Jennifer [mailto:Jennifer.Piozet@sanjoseca.gov]
Sent: Wednesday, June 21, 2017 2:12 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Workshop Summary: East Santa Clara Street Urban Village

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Please continue to send comments to me on the draft Village Plan.

Thank you,
Jennifer Piozet

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City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

Piozet, Jennifer

From: Robert Wright <rwright408@me.com>
Sent: Wednesday, June 21, 2017 4:24 PM
To: Piozet, Jennifer
Subject: bridge to Roosevelt Park

Hi,

My neighbors and I have been discussing the transformation that the Urban Village will bring to our neighborhood.

One improvement I'd like to see is a pathway and a bridge from the Julian St. James neighborhood to Roosevelt Park at either the east end of St. John St. or the south end of 19th St.

Robert Wright

Piozet, Jennifer

From: ironworkrdanny@yahoo.com
Sent: Wednesday, June 21, 2017 4:27 PM
To: Piozet, Jennifer
Subject: Re: Workshop Summary: East Santa Clara Street Urban Village

Thank you for that information.

In community spirit,
Danny

Sent from my MetroPCS 4G LTE Android device

----- Original message-----

From: Piozet, Jennifer
Date: Wed, Jun 21, 2017 2:12 PM
To: Piozet, Jennifer;
Cc:
Subject: Workshop Summary: East Santa Clara Street Urban Village

Hello,

Thank you for your continued interest in the East Santa Clara Street Urban Village! Now uploaded to the [website](#) is the workshop summary entitled "[East Santa Clara Street Urban Village Workshop Summary](#)."

The Planning Commission and City Council Public Hearings are anticipated to be scheduled in Fall 2017. Public Hearing notices will be mailed out prior to the hearings.

Please continue to send comments to me on the draft Village Plan.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

Piozet, Jennifer

From: t.chris@comcast.net
Sent: Wednesday, June 21, 2017 4:07 PM
To: Piozet, Jennifer
Subject: Re: Workshop Summary: East Santa Clara Street Urban Village

Jennifer -- Thanks for this. You did a great job. I was not able to stay for the whole meeting so could not record my own preferences, but these include maximum density allowed by the plan all along Santa Clara Street and at the hospital site with an emphasis on affordable housing and a connection between St. John Street and Roosevelt Park (over the creek) -- eventually to be continued to BART at 28th Street. Thanks. Terry Christensen

From: "Jennifer Piozet" <Jennifer.Piozet@sanjoseca.gov>
To: "Jennifer Piozet" <Jennifer.Piozet@sanjoseca.gov>
Sent: Wednesday, June 21, 2017 2:12:27 PM
Subject: Workshop Summary: East Santa Clara Street Urban Village

Hello,

Thank you for your continued interest in the East Santa Clara Street Urban Village! Now uploaded to the [website](#) is the workshop summary entitled "[East Santa Clara Street Urban Village Workshop Summary](#)."

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Thank you.

Jennifer Piozet

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Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, June 15, 2017 11:10 AM
To: 'Claudia Correa'
Cc: Natalie Monk; 'Flaherty Ward'
Subject: RE: 15th street

Hello Claudia,

Thank you for your email! I will add your letter to the file. We have not finalized the street type proposal and it will not be finalized until a development application is on file. involved in the process and the t and other issues when an

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408) 299-1234
For more information: www.sanjoseca.gov/

From: Claudia Correa [mailto:claudia.correa@sanjoseca.gov]
Sent: Wednesday, June 14, 2017 12:00 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: 15th street

Hi, Jennifer!

I've lived on 15th street for 10 years. Please don't make it a through street to Santa Clara Ave. It would make 15th street heavily used by cars and unsafe for bicyclists and children. I like the quiet of 15th Street. The whole character would change. Please reconsider.

Claudia Correa
300 block North 15th Street

East Santa
Clara street
Urban Village
Public Comment

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, June 15, 2017 4:36 PM
To: 'barberjack@earthlink.net'
Subject: RE: East Santa Clara Street Urban Village Draft Plan Posted

Hi Jack,

Happy to help! Your barbershop and house at 24 N 9th Street are protected under this plan as they have great historic character. This means that staff would not support the demolition of these structures if demolition were proposed in the future.

Please let me know if you have further questions.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: barberjack@earthlink.net [mailto:barberjack@earthlink.net]
Sent: Thursday, June 15, 2017 2:22 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: East Santa Clara Street Urban Village Draft Plan Posted

Hi Jennifer,

I truly appreciate your help and information,

Am I right, my properties are in the area of probable historic Preservation ?

What does it take to get them historically documented.

My barbershop, and building is located at, 417, 419, 421 East Santa Clara St.

Been there since 1926 the oldest barbershop location in San Jose. Mediteranian Style building.

I also have the family house at , 24 north 9th Street, which is a Victorian house , built around, 1880,

On this 9th street, there are some more Victorian homes, which should be an area preserved, as some , like mine weathered the 1906 earthquake , a lot of history.

Anyway if you could make some suggestions re: historic preservation , I would be very interested.

Much thanks,

Jack

Ps. Remember me to your grandfather Andy,

And you ain't .

Again, thanks , J.

Sent from my iPhone

Piozet, Jennifer

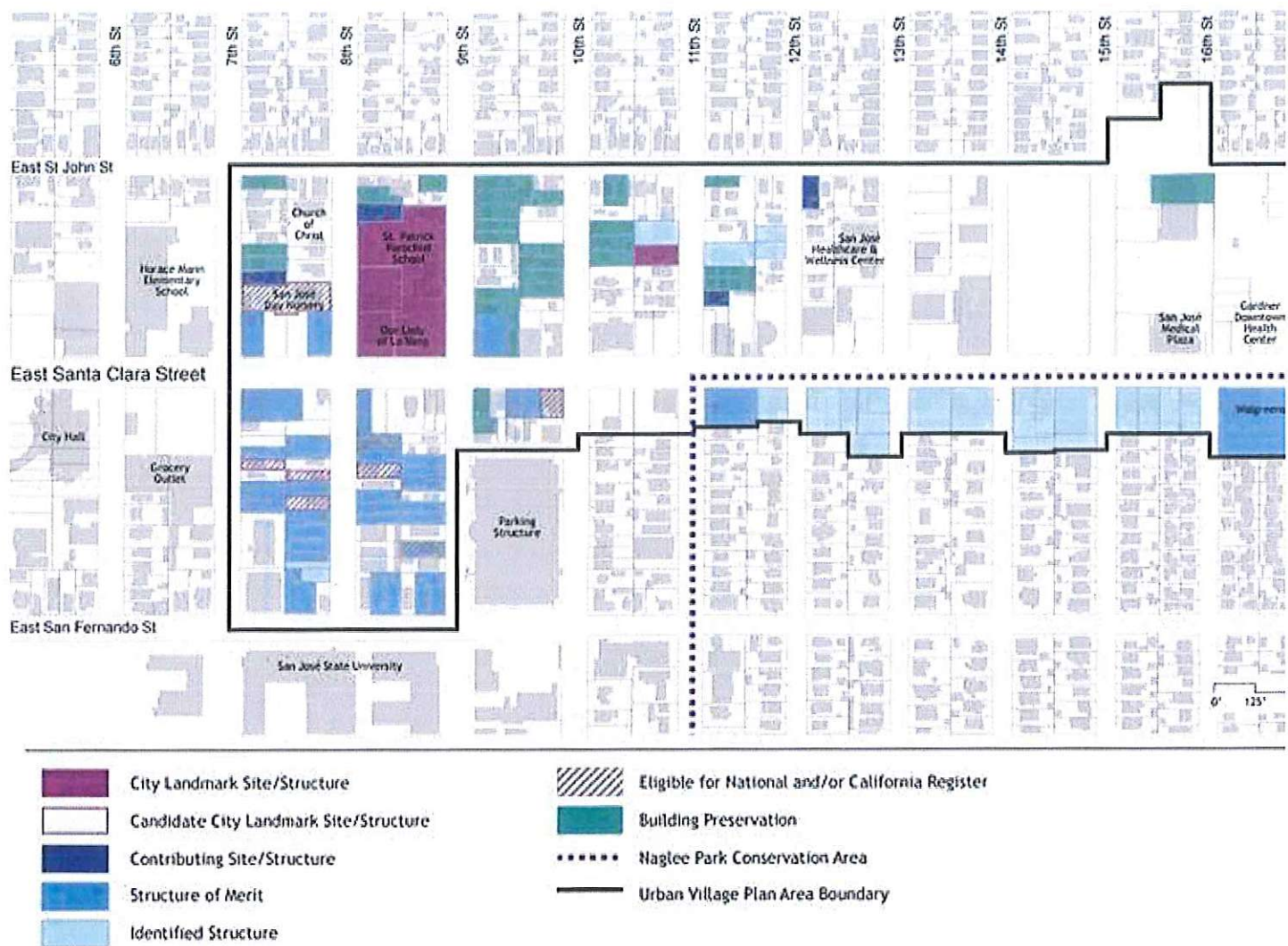
From: Piozet, Jennifer
Sent: Thursday, June 15, 2017 10:22 AM
To: 'barberjack@earthlink.net'
Subject: RE: East Santa Clara Street Urban Village Draft Plan Posted

Hello Jack,

One of main goals of the Urban Village is to protect historic and culturally sensitive buildings within the Village area. To do this, the Plan includes an Historic Preservation Overlay Diagram (pasted below) to provide protections for all the buildings highlighted below. Within Chapter 3 of the Plan, an entire section is dedicated to preserving these sites and how to address them if a development proposal is received that could affect them:

<http://www.sanjoseca.gov/DocumentCenter/View/69571>.

This is a Policy document, not a development approval, and will provide guidance to developers and property owners if they choose to improve or redevelop lands within the Village boundary.



6/8/2017 draft

Historic Preservation Overlay Diagram

Figure 3.2

Please let me know if you have additional questions.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: barberjack@earthlink.net [mailto:barberjack@earthlink.net]

Sent: Wednesday, June 14, 2017 11:52 AM

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

Subject: Re: East Santa Clara Street Urban Village Draft Plan Posted

Hi Jennifer,

One thing I am concerned about is the completion and preservation on this areas historic

Sent from my iPhone

On Jun 9, 2017, at 3:39 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hello,

The remaining sections of the East Santa Clara Street Urban Village Plan are now posted on the [website](#). We hope to see you at the Community Open House next week!

Community Open House

When: Tuesday, June 13th from 6:00-8:00 p.m.

Where: San José City Hall Wing Rooms 118 & 119 (200 East Santa Clara St., San José, CA 95113)

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Piozet, Jennifer

Sent: Friday, June 9, 2017 8:34 AM

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

Subject: RE: East Santa Clara Street Urban Village Draft Plan Posted

Hello,

The East Santa Clara Street Urban Village Chapter 5 on Urban Design is now posted to the [website](#).

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Piozet, Jennifer

Sent: Thursday, June 8, 2017 2:26 PM

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

Subject: East Santa Clara Street Urban Village Draft Plan Posted

Hello,

Thank you for your interest in the East Santa Clara Street Urban Village! Chapters 1-4 of the Draft Plan are posted on the [website](#). Chapters 5-7 will be posted shortly. I will send a follow-up email when the remaining chapters are posted. This Village Plan was developed using the community input received at previous workshops and through online engagement. If you have comments on the Draft Plan, please email me directly or provide your comments at the Community Open House next Tuesday. Please note that this Community Open House is not a public hearing and the no decision will be made concerning the Draft Plan at this community meeting.

Community Open House

When: Tuesday, June 13th from 6:00-8:00 p.m.

Where: San José City Hall Wing Rooms 118 & 119 (200 East Santa Clara St., San José, CA 95113)

Planning Commission and City Council Public Hearings

The Planning Commission and City Council hearings are not yet scheduled. They are anticipated to occur in the Fall of this year. Public Hearing notices will be sent out before the hearings and I will send an email update as well.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

PIOZET, Jennifer

From: Piozet, Jennifer
Sent: Thursday, June 15, 2017 11:20 AM
To: 'Erik Kupferer'; Natalie Monk; Joe Pambianco (jpambian)
Cc: Moody, Doug; Zenk, Jessica; Madou, Ramses; jjna@yahoogroups.com
Subject: RE: [jjna] Urban village Santa Clara and BART and Water District

Hello all,

Regarding BART, VTA and BART are still looking at both a twin-bore and single-bore system through an Environmental Impact Report (an ongoing process). Both the twin-bore and single-bore options are still on the table, and appendix B1 and appendix B2 include diagrams that show the BART tunnel in relation to the East Santa Clara Street Urban Village. You can see the proposed alignments in the PDFs and pages in the links below. Please follow the EIR progress to have the most accurate information.

For the twin-bore option, pages 15-19 of the PDF of Appendix B1 at the following link show potential alignments in the ESC UV:

http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/Appendix%20B1_Twin%20Bore%20Tunnel%20Plans%20and%20Profiles.pdf

For the single-bore option, pages 13-17 of the PDF of Appendix B2 at the following link show potential alignments in the ESC UV:

http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/Appendix%20B2_Single%20Bore%20Tunnel%20Plans%20and%20Profiles.pdf

Regarding the wells, the City is not removing the wells and the designation of Urban Village does not prevent or alter their existence now or in the future. The designation only comes into play if the Water Company chooses to redevelop their land, then they can develop with allowed uses per the Urban Village designation.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Erik Kupferer [mailto:ekupferer@hotmail.com]

Sent: Wednesday, June 14, 2017 6:13 PM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Natalie Monk <Natalie.Monk@hacsc.org>; Joe Pambianco (jpambian) <jpambian@cisco.com>

Cc: Moody, Doug <doug.moody@sanjoseca.gov>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Madou, Ramses <ramses.madou@sanjoseca.gov>; jjna@yahoogroups.com

Subject: Re: [jjna] Urban village Santa Clara and BART and Water District

Hi All,

The San Jose Water Company property, that contain the wells, are the following APN numbers and are within the Roosevelt Urban Village:

467-13-001
467-13-002
467-13-003

That is 85% of the east facing frontage of N 17th between Santa Clara and St John.

Thanks,

- Erik

From: jjna@yahoogroups.com <jjna@yahoogroups.com> on behalf of 'Joe Pambianco (jpambian)' jpambian@cisco.com [jjna] <jjna-noreply@yahoogroups.com>
Sent: Wednesday, June 14, 2017 8:48 PM
To: Piozet, Jennifer; Natalie Monk
Cc: Moody, Doug; Zenk, Jessica; Madou, Ramses; jjna@yahoogroups.com
Subject: RE: [jjna] Urban village Santa Clara and BART and Water District

Hi Jennifer and Natalie,

Continuing our neighborhood thread. I've heard a couple questions come up related to other uses that seem like they might be out of synch with the rough draft plan.

One is related to BART. Those who were involved with Alignment questions related to where the BART tunnel will go, recall that the tunnel was going to go under the Southern end of the former hospital site facing Santa Clara St. and that this would limit the height of development to 4 stories, which is where your plans have the greatest heights. Has something changed, or were you unaware of that limitation?

The second is related to the property between 17th Street and Coyote Creek which currently houses wells that pump water for the water district. Someone thought that was shown as being in the Urban Villiage. I'm guessing you won't be removing the wells, but thought we should ask.

Thanks,
Joe

.....

Hi Suzanne,

I hear you and while it's true that some traffic design decisions are zero sum situations where someone has to lose for someone else to benefit, many don't have to be that way.

For example, I don't think some limitation of through put on 14th Street, **south of Santa Clara** would increase traffic flow on 17th Street.

Since 17th doesn't go through to the south, it isn't currently a good alternative route to 10th and 11th on and off our nearest 280 connection. Regarding 10th and 11th, I was glad to see the changes that were made as a result of the big traffic studies I participated in when we converted many of the couplets and downsized 10th and 11th from 3 to 2 lanes.

At that time the studies showed that sizable throughput was needed for local freeway access, but that 3 lanes were making 10th and 11th an attractive freeway alternative for longer commutes not originating or ending in the greater downtown area. That said, I don't think we should relate to 10th and 11th which are necessary local arterials in the same way that we do to tiny 14th street which is in the heart of our quietest neighborhood streets. Most of the current population of owners and businesses on 10th and 11th live and work there with the understanding that they are going to be very busy streets for traffic. If we open up the center of our quietest neighborhood residential sections to heavier traffic I don't believe it will help the edges, but it could degrade the entire neighborhood.

Anyway, I'd be happy to talk it all through with you in more detail if this is of interest to you.

Warm regards,
Joe

408 294 2532

From: Piozet, Jennifer [mailto:Jennifer.Piozet@sanjoseca.gov]

Sent: Wednesday, June 14, 2017 11:06 AM

To: Suzanne Morrone <gowithdog@sbcglobal.net>; Joe Pambianco (jpambian) <jpambian@cisco.com>

Cc: Natalie Monk <Natalie.Monk@hacsc.org>; Cate Schroeder <cate@sonic.net>; JJNA Association <jjna@yahoo.com>; Jennifer Larson <larson.jennie@gmail.com>; Jeffrey Schroeder <schroede@sonic.net>; Moody, Doug <doug.moody@sanjoseca.gov>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Madou, Ramses

<ramses.madou@sanjoseca.gov>

Subject: RE: [jjna] Urban village Santa Clara

Thank you, Joe and Suzanne! I've included Doug, Ramses, and Jessica from the Department of Transportation on this email.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

San Jose, CA - Official Website

sanjoseca.gov

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

From: Suzanne Morrone [<mailto:gowithdog@sbcglobal.net>]

Sent: Wednesday, June 14, 2017 10:44 AM

To: Joe Pambianco (jpambian) <jpambian@cisco.com>

Cc: Natalie Monk <Natalie.Monk@hacsc.org>; Cate Schroeder <cate@sonic.net>; JJNA Association <jjna@yahoogroups.com>; Jennifer Larson <larson.jennie@gmail.com>; Jeffrey Schroeder <schroede@sonic.net>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Subject: Re: [jjna] Urban village Santa Clara

The trouble with cutting off access on some streets is that the load only gets worse on others. As a resident of the race track known as N. 17th, I have to say that my concerns for people on S 14th are very small. Remember there are other neighbors who want a half way decent quality of life too. Putting the load on N. 17th, 10th and 11th isn't fair or right.

Suzanne

N. 17th

Piozet, Jennifer

From: Janis <4janis@sbcglobal.net>
Sent: Wednesday, June 14, 2017 11:38 AM
To: Suzanne Morrone; Joe Pambianco (jpambian)
Cc: Natalie Monk; Cate Schroeder; JJNA Association; Jennifer Larson; Jeffrey Schroeder; Piozet, Jennifer
Subject: Re[2]: [jjna] Urban village Santa Clara

Suzanne,

I agree completely. One issue that must remain in the top of consideration is bicycle and pedestrian safety. When more traffic is funneled to a few streets, and those streets are also bicycle corridors, they become much less safe. We went through this all with the two way conversions, to spread out traffic for greater neighborhood safety and livability for all.

Cate's original comments represent my opinion perfectly. Thank you.

Janis Wright

14th and Julian

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

From: "Suzanne Morrone gowithdog@sbcglobal.net [jjna]" <jjna-noreply@yahoogleroups.com>
To: "Joe Pambianco (jpambian)" <jpambian@cisco.com>
Cc: "Natalie Monk" <Natalie.Monk@hacsc.org>; "Cate Schroeder" <cate@sonic.net>; "JJNA Association" <jjna@yahoogleroups.com>; "Jennifer Larson" <larson.jennie@gmail.com>; "Jeffrey Schroeder" <schroede@sonic.net>; "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>
Sent: 6/14/2017 10:43:45 AM
Subject: Re: [jjna] Urban village Santa Clara

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Suzanne

N. 17th

On Jun 14, 2017, at 10:26 AM, 'Joe Pambianco (jpambian)' jpambian@cisco.com [jjna] <jjna-noreply@yahoogleroups.com> wrote:

Hi Natalie and Jennifer (could you also copy the transportation folks on this thread?),

Piozet, Jennifer

From: Joe Pambianco (jpambian) <jpambian@cisco.com>
Sent: Wednesday, June 14, 2017 11:07 AM
To: Suzanne Morrone
Cc: Natalie Monk; Cate Schroeder; JJNA Association; Jennifer Larson; Jeffrey Schroeder; Piozet, Jennifer
Subject: RE: [jjna] Urban village Santa Clara

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Sent: Wednesday, June 14, 2017 10:44 AM
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Cc: Natalie Monk <Natalie.Monk@hacsc.org>; Cate Schroeder <cate@sonic.net>; JJNA Association <jjna@yahoogroups.com>; Jennifer Larson <larson.jennie@gmail.com>; Jeffrey Schroeder <schroede@sonic.net>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: [jjna] Urban village Santa Clara

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Suzanne
N. 17th

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Wednesday, June 14, 2017 11:06 AM
To: 'Suzanne Morrone'; Joe Pambianco (jpambian)
Cc: Natalie Monk; Cate Schroeder; JJNA Association; Jennifer Larson; Jeffrey Schroeder; Moody, Doug; Zenk, Jessica; Madou, Ramses
Subject: RE: [jjna] Urban village Santa Clara

Thank you, Joe and Suzanne! I've included Doug, Ramses, and Jessica from the Department of Transportation on this email.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Suzanne Morrone [mailto:gowithdog@sbcglobal.net]
Sent: Wednesday, June 14, 2017 10:44 AM
To: Joe Pambianco (jpambian) <jpambian@cisco.com>
Cc: Natalie Monk <Natalie.Monk@hacsc.org>; Cate Schroeder <cate@sonic.net>; JJNA Association <jjna@yahoogroups.com>; Jennifer Larson <larson.jennie@gmail.com>; Jeffrey Schroeder <schroede@sonic.net>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: [jjna] Urban village Santa Clara

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Suzanne
N. 17th

On Jun 14, 2017, at 10:26 AM, 'Joe Pambianco (jpambian)' jpambian@cisco.com [jjna] <jjna-noreply@yahoogroups.com> wrote:

Hi Natalie and Jennifer (could you also copy the transportation folks on this thread?),

It was great to meet you among others last night. (Side note, if you get an update on Keith, the gentleman with the health issue, could you let me know. I'm going to be thinking about him until I know his status. If privacy is an issue you could also pass my contact info to him).

I am very excited about the positive transformation that is possible with the envisioned development.

I'm in agreement with all the comments named so far and will add a couple. I don't want to bore you with repetition, but I think it's important for you to know what some of the priorities are that are widely shared.

Big themes:

- #1 priority: Don't reconnect 15th and 16th for cars. Peds and bikes great! Cars no.
- 2, maybe 2.5 stories (partially below grade basement) at St. John please. Not 3 and 4 stories above ground. I'm happy for the density to step up as described towards Santa Clara.
- Loved your idea of home ownership programs for that housing. Would really like to see high quality materials and architectural design that flows nicely from the historic housing on both sides of Santa Clara.
- Please take great care that your programs and development on this site, don't make the plaza and surrounding area the new "Mecca" for homeless gathering. Creating the next St. James Park situation would undermine all the other development goals for this site.
- Loved the idea of having the urban village commercial uses create a funding mechanism for beautification, maintenance and community building. That seems to work beautifully in Willow Glen and parts of downtown. Ideally they would partner well with their adjacent neighborhood associations to create a cooperative rather than adversarial relationship.

Additional thoughts:

- Great opportunity to expand developable space somewhat by having part of the conceptually designed plaza shift to encompass what would have been the reopened 15th Street on your drawing. Bikes and Peds wouldn't need so much space reserved as cars. Strongly prefer this is designed in a way that isn't an unopened street that the city can later come back and remove a couple of bollards and now it's a street.
- I also want to support our neighbors to the South on 14th Street, some of whom are deeply unhappy with current, let alone future traffic loads on that street. I understand this issue. I myself find 14th Street to be my preferred route most of the way to 280. If we can make 14th Street a much less attractive commute route to 280, that would help the livability of that neighborhood street a lot! Helping more of that traffic to find its way to 10th and 11th is probably appropriate, even if it's slightly less convenient for me. ☺
- Please provide substantial and well-hidden off-street parking. Let's not be so optimistic about mass transit that we are unrealistic and flood our neighborhoods with overflow parking.
- Prefer a nicely landscaped traffic circle at 15th and St. John to the currently shown right turn traffic diversion.

Piozet, Jennifer

From: Natalie Monk <Natalie.Monk@hacsc.org>
Sent: Wednesday, June 14, 2017 9:19 AM
To: Suzanne Morrone; Cate Schroeder
Cc: JJNA Association; Jennifer Larson; Joe Pambianco; Jeffrey Schroeder; Piozet, Jennifer
Subject: RE: [jjna] Urban village Santa Clara

Hi Suzanne,

Thank you for your email and comments. Please note that Jennifer Piozet's email address is Jennifer.Piozet@Sanjoseca.gov. I have added her to this chain.

Thank you very much,

Natalie

Natalie Monk
Project Manager
Santa Clara County Housing Authority
505 W. Julian Street
San Jose, CA 95110
Landline: 408-993-2982
Mobile: 669-214-9098



SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

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From: Suzanne Morrone [mailto:gowithdog@sbcglobal.net]
Sent: Wednesday, June 14, 2017 8:52 AM
To: Cate Schroeder
Cc: Natalie Monk; jennifer.plozet@sanjose.gov; JJNA Association; Jennifer Larson; Joe Pambianco; Jeffrey Schroeder
Subject: Re: [jjna] Urban village Santa Clara

I'd like to add my support to all of the suggestions below, adding that the businesses maintain their property. Walgreens, among others, have allowed weeds, garbage and blight surround their building and parking lot. It's

important for all the businesses to take responsibly, and for the city to support that. As I walk by the bus stop on 13th street there is broken glass everywhere, along with much garbage.

I especially support an effort to honor Clara Shortridge Foltz. She is an important part of our local history that has been overlooked too long.

Thank you,
Suzanne Morrone,
353 N. 17th St.

On Jun 13, 2017, at 11:00 PM, sjusdstaff cate@sonic.net [jjna] <jjna-noreply@yahoo.com> wrote:

Dear Ms. Monk an Ms. Plozet,

Thank you for the presentation on the Santa Clara Urban Village. As a resident of North 15th St. I am happy to see that the city wants to create a safe, vibrant, pedestrian friendly, urban district on Santa Clara Street. It is long overdue. My interest is that my neighborhood is adjacent to this village. My neighborhood has, sadly, been dealing with many difficult issues. From homelessness, graffiti, petty crime, litter and some blighted areas are all concerns for the neighbors of Julian St. James. yet the place has a wonderful history, architecture, and potential. We neighbors are hoping that with this development the utmost care will be given to supporting and improving the surrounding neighborhoods. Toward that end, we neighbors in the Julian /St James community are hopeful you can incorporate our wishes and address our concerns.

First, we are hoping to keep 15th Streets and 16th Streets closed to through car traffic. Pedestrian and bike passages are wonderful, but part of what makes these streets quiet, livable and safe is that they act as a cul de sacs, not subject to cut through traffic. They have been closed to Santa Clara for decades, so maintaining that closure will not change any current traffic patterns. There is no need to open them now. Doing so would encourage through traffic to both Naglee Park and to Julian St. James, something neither side wants. We understand that 14th street is worrisome to some residents of Naglee Park. We will be happy to help pursue solutions that work for south 14th Street that do not undercut and destroy our quiet neighborhood.

Second, the empty parking lot on St. John is a great spot for housing. We are hoping that that particular area receive low density housing there, so it fits with the character of the current neighborhood on 15th and 16th streets. Homes like The Classics in Naglee Park, and the development on Orvis are acceptable, but we would prefer not to see multi story units built in that area. It is just too close to some wonderful old homes. So the house built there should reflect what is already inhabiting the neighborhood.

Third, Facing St. John, we are aware that higher density housing makes sense as it moves closer to Santa Clara. We noticed that structures could go as high as 45 feet on the south side of St. John however, to maintain the character of the neighborhood, again, we would prefer a limit to 35 feet n height.

Finally, This is my personal request. Let me tell you a story of a wonderful woman who lived in our neighborhood in 1885. Clara Shortridge Foltz was California's first female lawyer. She won the right to argue cases in court, when women has no such rights. As a suffragette, she helped secure the women's vote within the state. Dubbed the "Lady Lawyer" Clara was a defendants' rights advocate, and the

Piozet, Jennifer

From: Natalie Monk <Natalie.Monk@hacsc.org>
Sent: Wednesday, June 14, 2017 7:48 AM
To: Piozet, Jennifer
Subject: FW: Urban village Santa Clara

Just FYI.

Natalie Monk
Project Manager
Santa Clara County Housing Authority
505 W. Julian Street
San Jose, CA 95110
Landline: 408-993-2982
Mobile: 669-214-9098



SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

NOTICE: This email message and its attachments may contain information that is confidential. It is intended only for the individuals named as recipients in the message. If you are NOT an authorized recipient, you are prohibited from using, delivering, distributing, printing, copying, or disclosing the message or content to others and must delete the message from your computer. If you have received this message in error, please notify the sender by return email.

From: Natalie Monk
Sent: Wednesday, June 14, 2017 7:46 AM
To: 'sjusdstaff'; jennifer.plozet@sanjose.gov
Cc: JJNA Association; Jennifer Larson; Joe Pambianco; Jeffrey Schroeder; Flaherty Ward
Subject: RE: Urban village Santa Clara

Hi Cate,

Thank you very much for your comments. I'll add you to the Housing Authority's interest list so that you can follow the progress of our development.

Sincerely,

Natalie

Natalie Monk

Project Manager
Santa Clara County Housing Authority
505 W. Julian Street
San Jose, CA 95110
Landline: 408-993-2982
Mobile: 669-214-9098



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From: sjusdstaff [<mailto:cate@sonic.net>]
Sent: Tuesday, June 13, 2017 11:00 PM
To: Natalie Monk; jennifer.plozet@sanjose.gov
Cc: JJNA Association; Jennifer Larson; Joe Pambianco; Jeffrey Schroeder
Subject: Urban village Santa Clara

Dear Ms. Monk and Ms. Plozet,

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We are in agreement that the improvements on St John, to give it a bike and pedestrian friendly facelift are wonderful and we support it whole heartedly. That street is often blighted. What ever we can do to beautify it will help greatly. We also love the mixed use, open plaza space on Santa Clara and the idea of a Business Association that maintains and beautifies the development. We appreciate the efforts you are putting in to recognize the history and the architecture of the area and hope you are inspired to create a wonderful urban village that is beautiful and dynamic.

We neighbors are excited about working with you, creating a dialogue with you and supporting this important work. We are glad you are beginning to move on this important project and want to continue our open communication with you as this gets underway.

Sincerely,
Cate Schroeder
165 N 15th St
408 655 6904
cate [@sonic.net](mailto:cate@sonic.net)

Piozet, Jennifer

From: Sherri Adams <elf230003@yahoo.com>
Sent: Tuesday, June 13, 2017 6:00 PM
To: Piozet, Jennifer
Subject: Re: Urban village

Thanks Jennifer, for explaining this, I am still concerned about what will happen while all this construction is going on. Anyway, hope you have a good evening. San Jose does have a historic area that seems to have been neglected for far too long.

Sent from my iPad

> On Jun 13, 2017, at 1:59 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

>

> Hello Sherri,

>

> The focus of Urban Villages is to allow the City to grow in a fashion that protects existing communities, but also accommodates a City which is expected to grow by 400,000 people. Older buildings will not be torn down as a result of this Plan, but rather are further protected by this Plan. The East Santa Clara Street Business Association is in support of this Plan and wants to see more growth in the area. The existing businesses will not be affected by the Plan unless they plan to redevelop their sites or will benefit from increased foot traffic.

>

> The homeless is a separate issue from the Urban Village Plan, and is being actively worked on by the City's Department of Housing (see: <http://www.sanjoseca.gov/index.aspx?NID=738>). If you have specific concerns, please do reach out to them.

>

> Thank you,

> Jennifer Piozet

> Planner III | Planning, Building, and Code Enforcement City of San

> José | 200 East Santa Clara Street

> Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894 For more

> information: www.sanjoseca.gov/planning or www.sjpermits.org

>

> -----Original Message-----

> From: sherri adams [<mailto:elf230003@yahoo.com>]

> Sent: Tuesday, June 13, 2017 12:01 PM

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

> Subject: Urban village

>

> For the most part it sounds like a fancy name for stack and pack housing and it looks like most of the old buildings could be easily torn down because they have no significance to the city. What about the businesses that will be affected? Will they be paid off to go bye bye. One of the things this neighborhood had going for it is it's old style buildings, now we are losing them. Not to mention the mess created by the

> Construction and demolishing of this neighborhood. What about those pesky homeless people nobody wants to deal with? Can't have them hanging around now can we? Oh that's right send them out to 13th street.

>

>

>

>

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, June 13, 2017 1:59 PM
To: 'sherri adams'
Subject: RE: Urban village

Hello Sherri,

The focus of Urban Villages is to allow the City to grow in a fashion that protects existing communities, but also accommodates a City which is expected to grow by 400,000 people. Older buildings will not be torn down as a result of this Plan, but rather are further protected by this Plan. The East Santa Clara Street Business Association is in support of this Plan and wants to see more growth in the area. The existing businesses will not be affected by the Plan unless they plan to redevelop their sites or will benefit from increased foot traffic.

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Thank you,
Jennifer Piozet
Planner III | Planning, Building, and Code Enforcement City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894 For more
information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: sherri adams [<mailto:elf230003@yahoo.com>]
Sent: Tuesday, June 13, 2017 12:01 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Urban village

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Sent from my iPhone

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, June 13, 2017 8:34 AM
To: 'Sherri Adams'
Subject: RE: Urban village

Hello Sherri,

One of main goals of the Urban Village is to protect historic and culturally sensitive buildings within the Village area. To do this, the Plan includes an Historic Preservation Overlay Diagram (pasted below) to provide protections for all the buildings highlighted below. Within Chapter 3 of the Plan, an entire section is dedicated to preserving these sites and how to address them if a development proposal is received that could affect them:

<http://www.sanjoseca.gov/DocumentCenter/View/69571>.

This is a Policy document, not a development approval, and will provide guidance to developers and property owners if they choose to improve or redevelop lands within the Village boundary.

Sent from my iPad

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Tuesday, June 6, 2017 11:21 AM
To: Julie Engelbrecht
Subject: Re: East Santa Clara Urban Village

Hi Julie,

To clarify, the meeting on Wednesday is not a public hearing; rather it is an open house to get feedback on the draft Plan prior to the Plan going to the Planning Commission and City Council for review. As such, the 10-day posting requirement does not apply. Staff does their best to post materials online with ample time for review before the open house, but this is not always possible. When the draft Plan is available, I will email the interested parties. I'll be sure to include you. We've kept the Council Office in the loop about the Plan and two of their representatives will be at the Open House.

The June 13th date was chosen as the grant funding the drafting of the Plan is required to be spent by June 13th. This means staff will no longer be able to work with our consultants after June 13th.

East St. John Street is approximately 40 feet wide. This is based on a measurement done using Google.

Transitional Height Diagrams will be in the Plan for your review.

Please keep in mind that the draft Plan remains a draft and can be altered until the City Council approves the document. We don't envision this Plan being set for hearing until the Fall of this year, so you will have ample time to review the document and make comments.

Thank you,
Jennifer Piozet

Planner III | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Julie Engelbrecht <JEDesign@earthlink.net>
Sent: Tuesday, June 6, 2017 10:47:18 AM
To: Piozet, Jennifer
Subject: Re: East Santa Clara Urban Village

Hi Jennifer:

Thank you for sending the flyer and previous info regarding Bart paths and changes to the alignment. I have started a new thread as the other was getting rather long. I am as I stated in earlier emails in a crunch time for work and end of school deadlines at the time that this information and meeting are happening (I worked more than 80 hours last week- the freelance life!). I may not even be able to find the time to write a letter to council or attend the meeting, but I am trying to stay in the loop. To that end I have been able to see the Building Heights Diagram and Land Use Diagram online, but do not yet see the all important Draft Plan document. I

thought that was required to be on line 10 days before the meeting? I presume that your comments below are statements that are included in the Draft plan but since I can't yet find the actual draft plan I don't know that.

I was also hoping that the city would actually be producing cross section diagrams to show heights and viewing angles for these meetings. Are any cross sections available for the blocks from 13th-17th E St. John to E San Fernando? And does the city have a to scale with scale legend map of the area that will include the actual widths in feet of East Santa Clara Street, and East St. John? I can't find one with a scale on it anywhere on the city's web site. Street widths vary a great deal in Naglee Park and the downtown area and it will be important for my comments to have those exact widths.

I will say that I do not agree with your statement below, the northern properties are far more protected from intruding heights and views of their backyards as is clearly evidenced by just the Building height diagram alone. The Northside is afforded the width of a street, E St. John at about 150' width, (please send it's actual width if you can) and the lower 45' maximum height. Naglee Park is burdened with 65' maximum height with only 40' of set back to that same 45' or perhaps 35'. The site lines in a cross section will clearly show that Naglee Park is far less protected than it's neighbors to the north. I need to do the math and geometry to know how tall the building next to us could get based on the set back and the additional height per foot allowed. Information that I presume is in the Transitional Height diagram not yet linked to the Building heights map or perhaps not yet available? Can you send me that as well please? Or if the city has produced cross sectional views of the building heights, I would appreciate that as it's a daunting task for me to complete before the meeting and something I think everyone, including council needs to see.

Thank you,
Julie

Hi Julie,

I don't agree that the northern properties are more protected than the southern Naglee Park properties. If you take the height reduction requirements for properties with the Urban Village designation coupled with the Urban Design transitional and compatibility requirements being proposed, the Naglee Park properties are protected. The biggest difference between Naglee Park and the northern properties is the processes of a street (St. John). Take the following few draft policies and guidelines for example:

1. Limit building heights along the south side of East Santa Clara Street to three- to four-stories to ensure neighborhood compatibility with adjacent single-family residential uses.
2. Maximum allowed height within 50 feet of a Residential Neighborhood General Plan designated or existing single-family or duplex properties: 35 feet within 20 feet of the residentially-designated or used property, thereafter increasing by one foot for every one additional foot of setback.

Julie Engelbrecht
JEDesign@earthlink.net

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

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Monday, May 22, 2017 4:21 PM
To: 'Julie Engelbrecht'
Cc: Xavier, Lesley; Ceja, Patricia; Vacca, Kimberly
Subject: RE: East Santa Clara Urban Village Meeting
Attachments: ESCUV Workshop 3 flyer 5-18-17 w CUC.PDF

Hi Julie,

Please find attached the open house flyer that was mailed late last week. We hope to see you at the meeting.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Piozet, Jennifer
Sent: Tuesday, April 25, 2017 2:05 PM
To: 'Julie Engelbrecht' <JEDesign@earthlink.net>
Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Vacca, Kimberly <kimberly.vacca@sanjoseca.gov>
Subject: RE: East Santa Clara Urban Village Meeting

Hi Julie,

I don't agree that the northern properties are more protected than the southern Naglee Park properties. If you take the height reduction requirements for properties with the Urban Village designation coupled with the Urban Design transitional and compatibility requirements being proposed, the Naglee Park properties are protected. The biggest difference between Naglee Park and the northern properties is the processes of a street (St. John). Take the following few draft policies and guidelines for example:

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2. Maximum allowed height within 50 feet of a Residential Neighborhood General Plan designated or existing single-family or duplex properties: 35 feet within 20 feet of the residentially-designated or used property, thereafter increasing by one foot for every one additional foot of setback.

Also please note that the properties between 17th and 11th Streets south of East Santa Clara Street are within the Naglee Park Conservation Area (see map: <http://www.sanjoseca.gov/DocumentCenter/View/1030>) and will require historical analysis as part of any development proposal. This means that some of these properties may not be able to remove the existing buildings if they are found to be historic, thereby not increasing the height or reducing setbacks from the current conditions.

Regarding existing commercial properties, their parking and landscaping conditions, they are required to maintain their parking and landscaping per the original approvals. If they do not, that is a Code Case handled by Code Enforcement. If they were approved without the landscaping, then Planning cannot impose new requirements upon them until they

decide to get a Use Permit or redevelop their properties. This Urban Village Plan cannot and will not solve Code Enforcement or Police issues.

Regarding BART, VTA and BART are still looking at both a twin-bore and single-bore system through an Environmental Impact Report. Both the twin-bore and single-bore options are still on the table, and appendix B1 and appendix B2 include diagrams that show the BART tunnel in relation to the East Santa Clara Urban Village. You can see the proposed alignments in the PDFs and pages in the links below.

For the twin-bore option, pages 15-19 of the PDF of Appendix B1 at the following link show potential alignments in the ESC UV:

http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/Appendix%20B1_Twin%20Bore%20Tunnel%20Plans%20and%20Profiles.pdf

For the single-bore option, pages 13-17 of the PDF of Appendix B2 at the following link show potential alignments in the ESC UV:

http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/Appendix%20B2_Single%20Bore%20Tunnel%20Plans%20and%20Profiles.pdf

I can't speak to Matt's communications with you, but he is not a BART planner nor does he work for VTA. It would never have been his place to make promises regarding BART's alignment in relationship to this Village. Please follow the EIR progress to have the most accurate information (see links above).

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Julie Engelbrecht [<mailto:JEDesign@earthlink.net>]

Sent: Tuesday, April 25, 2017 10:34 AM

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

Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Vacca, Kimberly <kimberly.vacca@sanjoseca.gov>

Subject: Re: East Santa Clara Urban Village Meeting

Jennifer:

I'll respond here and then wait to see what the draft plan actually specifies that will help protect Naglee Park. But, I along with many of the neighbors I have spoken to, won't be available to speak at the June 13 City Council Meeting where the plan will be presented, it being the first week off school and prior plans have been made by many. As I have learned over the years as a SJ resident, voices at the meeting speak far far louder than any letters. And developers voices always are heard far better than residents. My goal is to make sure "the direction for development" provided by the East Santa Clara Urban Village Plan accurately reflects the needs and goals of the existing neighborhoods, which I do not feel have been fully documented or well documented in this process.

There are several questions I still have.

1. Why is the Northside neighborhood being so protected from over bearing height and proximity, when Naglee Park is not? This question has been asked since the second meeting and really continues to go unanswered. Simply put, why is their adjacent height so much less than the adjacent height to all of Naglee Park? How is this equitable or appropriate?

2. Municipal Code 20.40.560 is only as effective as the tenacity and number of Code Enforcement Officers the City has. I have been told, by the City of San Jose repeatedly for many many years, that they can not force a commercial property owner to put up a fence or gate their property much less plant trees. Despite reminding them of 20.40.560, 20.50.260 and other codes about exterior lighting. I am told these are only applicable when the new designs are submitted, not when say a commercial property owner takes down an old fence and tree to make more parking spaces or simply takes out every tree and re-stripes with more unapproved parking spaces. They are then not required to replace, upgrade or maintain what the City initially approved. Nor are the owners who buy the property later. So in my experience this needs to be done well from the very beginning. And this brings up the disconnect of what the city code specifies and what if anything is actually done to enforce those regulations. Is there a way I can go through your office to help solve the current commercial issues of fencing and lack of landscaping (you've said no, but then cite code that suggests it's possible), because all my efforts and quoting code have resulted in almost zero results? When we bought our home, we had commercial property owners we could contact and work through concerns on both sides. Once the hospital closed and they all became depressed real estate ownership changed on many of them. Now we are not even allowed to know who owns the property sometimes, nor do they care about anything other than collecting money. This could happen to property in the Urban Villages quite easily, creating a plethora of issues.

3. Your statement " [BART is still planned to bore under East Santa Clara Street, not impacting development along the corridor. If this changes, DOT and VTA will let us know.](#)" concerns me a great deal. BART was not scheduled to go under East Santa Clara Street in the span from about Roosevelt Community Center to about 13th Street. This was determined when I was on a BART committee that also determined the Venting Station would go at the NW corner of 13th and East Santa Clara Street. They can not bore a tunnel under the bridge at 17th St because of creosote issues. After many meetings, it was determined that BART would curve North to go under the County Property because there was no existing development there. It was determined that undeveloped property could better accommodate building restrictions and concerns than existing old homes that might not tolerate well the vibrations from underground transit tubes. I spent a great deal of time confirming that with Mathew Vanoosten (prior planner on this Urban Village). Which again leads me to the concern that without access to the previous planners email communication about city projects, how can you assure residents that concerns previously raised will be considered? If BART has changed it's course, when was the community notified or allowed to comment on that?? The BART website is badly outdated, still showing 5 possible locations for the venting station and identifying the primary option for the construction truck staging area to be the location of the newly built Health Center. The Venting Station location has been confirmed for many years and the next optimal truck staging location are the commercial parking lots across from our home!

I do try hard to follow the web links and stay abreast of projects in my neighborhood. Which is why I have been writing so many letters of late. Web sites are out of date, information is not always well shared and email doesn't seem to stay with the project it concerns, but rather disappears into an abyss once employees leave the city of San Jose. Meeting notices for projects that will have huge impacts, often come out too late for folks to plan to attend.

Patricia, perhaps Raul needs to schedule a downtown town hall or information session about BART and the 3 block area of development on the County site once accurate information is obtained? He should also include in his email news update the City Council meeting date and time for the East Santa Clara Urban Village presentation, which is now only 7 weeks away.

Thank you all for your time and answers.

Julie

Julie Engelbrecht

Life isn't about weathering the storm, it's about learning to dance in the rain.

On Apr 21, 2017, at 5:33 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

To be clear, the plan is not adopted until the City Council hearing and an action is made. The entire point of the final open house workshop with the community is to get input and make adjustments to the plan. The plan is a product of community stakeholder and staff input. Height is desired by community members, staff, and the development community. The city's existing commercial and industrial design guidelines both require landscaping and fencing to separate residential uses from non-residential uses (see: <http://www.sanjoseca.gov/index.aspx?nid=1734>). Furthermore, Municipal Code Section 20.40.560 requires that commercial properties adjacent to residentially-zoned properties provide landscaping and a wall, as does Section 20.50.260 applying to industrial properties. Yes, photos were taken concerning the lego exercise and that was used to draft the land use plan posted on the website. That land use plan is still being refined. Regarding signals, I understand that 15th has a signal and the proposal is not to add a signal at 14th but rather a crossing for pedestrians with bulb-outs. We work closely with DOT on our plans and BART is still planned to bore under East Santa Clara Street, not impacting development along the corridor. If this changes, DOT and VTA will let us know.

Please understand that the Urban Village plan does not permit development, but rather provides direction for development. Additional permits and outreach will be required for the actual development projects, and given your proximity to the Village boundary, you will likely receive notices and see the on-site sign postings.

Hopefully I answered your questions.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Julie Engelbrecht [<mailto:jedesign@earthlink.net>]

Sent: Thursday, April 20, 2017 9:00 PM

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

Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Sickler, Heidi <heidi.sickler@sanjoseca.gov>; Vacca, Kimberly <kimberly.vacca@sanjoseca.gov>

Subject: Re: East Santa Clara Urban Village Meeting

Jennifer and the others connected in this thread:

I've spent some time digesting what was sent along with other maps of the Zoning Districts sent by Kimberly before formulating a thoughtful, serious, concerned response. Please take the time to read all of this and any of of you that can offer clarity, respond. Again, I am not trying to

irritate people with so many questions and so much information. I just am so very very concerned about this project and it's overall impact on my neighborhood and specifically my home. Many of my neighbors still contend that the city can not change the Urban Village height parameters (CD 7.9) since the public meetings to plan the ESCUV already occurred — saying they have to stick to the heights presented. I have tried diligently to explain otherwise since they believe they are protected in their belief that East Santa Clara Street from 17th to 11th can only have 2-3 stories height when next to residential. I want to make sure that our Urban Village Plan utilizes this added part of CD 7.9 to protect our neighborhood. But so far I don't feel that in our conversations about our Urban Village plan that there are more specific guidelines included.

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.

Below is a current picture from my backyard looking up and across E Santa Clara Street towards the building 25 N 14th Street, that I will use to illustrate my concerns. This is a building that is used for comparative height that the Urban Village wishes to match. (Regarding height for the County site, staff understands that some of the community wants the most intense heights to be in the center of the property, while others want height along East Santa Clara Street to mimic the existing 11-story building at 14th and East Santa Clara Streets.) (I would ask and like answered specifically WHO wants the property developed to match the height of the most unpopular and troublesome building in the corridor?) The closer building in the photo is on East Santa Clara Street in the CG Zoning District in the Urban Village with allowable heights of 120' but with the current Urban Village Plan Building Heights Concept map suggesting that this site could develop out at 65 feet tall but must step down to 45' maximum within 40' of the property line adjacent (my home) to the 45' maximum height area.

As it stands now that building is about 35' in height at 50' from the property line. All that is proposed suggests closer and higher commercial buildings that offer even less privacy though at the allowable 65' height right on E Santa Clara Street that would clearly block the view we have of 25 N 14th Street. I find the idea that the view into my yard would be "obstructed by landscaping" laughable at best. City regulations did not even require our commercial neighbors to participate in a shared fence, so how will you get them to plant and maintain a green barrier to protect us? As a result of the city's lack of policy regarding commercial/residential property lines, we own a \$20,000 stucco wall (one that could withstand enormous force if cars in their parking lot hit the wall, causing personal damage that might then cause us to be sued as sole owners of said "fence".) Though we can not control in anyway the parking activity in the lot, we are solely responsible for our "fence" which on our side is a full 6' tall and on their side has continued to reduce in height as they continually raise the grade of their parking lots until their side currently stands at only 4'10" tall. One can easily see over the \$20,000 wall into our backyard from their parking lot and we can't do anything about that. Hence the intense foliage we have planted to help protect our property for an additional 3'-4' of vegetation height. But they can raise the grade of their property apparently indefinitely according to code. So much for protecting our privacy rights. Now you are suggesting doing more than this picture's height and density to all of Naglee Park, when you say " I'm not sure how reducing the heights along East Santa Clara Street would increase protection of neighbors' yard privacy. The closest residential property in the Naglee Park neighborhood is over 250 feet away from the County property. View sheds across that

distance would be obstructed by landscaping and distorted by distance.” And why would there be such a need to step down around the historic landmark IBM building, protecting an empty unused building from overbearing height? Why not protect homes with people, children and backyards from such height development?

We are about 300’ from 25 N 14th Street with even less distance to the commercial on the south side of East Santa Clara Street (zero feet to be exact). I do not see how the view is obstructed by landscaping or distorted by distance. I can tell you the color of the underwear of the guy who took a piss off the top of 25N awhile ago, while he was dropping beer bottles onto Santa Clara Street. But if you try to find a police case on that you will find that the police never made it out. Though you will likely find plenty of footage in the City Attorney’s office of the armed guard at our adjacent building standing on the *second story* landing staring into our backyard during our family Easter egg hunt a few years back when we had a Pot Club next to us. So unless there are very very specific regulations about how many trees need to be planted where (and then maintained) and even more regulations about good neighbor policies that require commercial properties to participate and be responsible for fences and gating and securing properties (which is pretty much where I began this discussion), I do not see how we are protected in any way at all. Nor are any of my neighbors in the zero blocks of Naglee Park. Both of these buildings have had major security and illegal activity issues (much of it after hours) for about 8 years now. You are correct, Code is not working well, as they are massively understaffed for what is currently in the city. So please have a discussion with the City Attorney’s Office about the many issues with close proximity of unsecured commercial near residential and take some time to plan into the Urban Villages regulations for not only appropriate heights, appropriate uses but appropriate security and enforcement mechanisms in a city that doesn’t have enough police or code to handle what disreputable property owners will do to make money. Just because it will be new development doesn’t guarantee “good” and respectful property management and care. And without many additional code enforcement personnel, the cycle of problems will grow exponentially out of control with the Urban Villages. Perhaps the Urban Village Plan can specify no South facing windows at all on the south side of East Santa Clara Street ?? I will say it again, the city needs a notification/sign ordinance that requires commercial buildings to post an after hours contact number in case of problematic activity as well as emergencies. Heidi, can you please bring this up to Councilmember Peralez yet again? Other cities require this and it has proven to cut down on police calls and disturbance issues.

Again, I will ask why is the city protecting the Northside neighborhood from excessive height when they are afforded the additional distance barrier of East St John Street with only a 45’ suggested building height concept across the street from residential homes when Naglee Park is up for overbearing height of 65’ with zero property lines (and poor set backs) and up to 140’ when across Santa Clara Street???? This is so lopsided in terms of protecting existing neighborhoods. And then why oh why was the New Health Center only built at 3 stories high when across Santa Clara Street there are no residential homes to stare down into yards, but Walgreens and a parking lot??? This was the one area of the County site that could have great height and NOT impact neighbors, because they border, Walgreens, Roosevelt Park and the Firehouse. This doesn’t seem like planning when the portion of the County property that could best handle the highest buildings without infringing upon existing residential homes was so carelessly built at only 3 stories tall. And it then seems logical to conclude that other areas will build out to the maximum density to make up for both the lack of height and density in the County WIC building and the new Health Center and meet the overall goals of the FAR planned for this Urban Village. (If I understand FAR and the Zoning Ordinance correctly.) But I will say comparing 3 maps (the one you sent, The E Santa Clara Urban Village map and the Zoning

districts) shows a bit of disconnection, since all 3 suggest differing heights. How is the average person supposed to translate all that data into a clear picture of the development that will soon occur near their homes? It seems deliberately complex to confuse and appears that once the Draft Plan is presented will be pretty much a final plan. Each time I ask one department a question about a map's information, I am sent to another map and person for an answer, and round and round I go until I am back where I started. And then there's the BART part of the equation that still goes completely undiscussed. I know that the County Health Center building was built at 3 stories because that's the maximum height over a BART underground tube (I was on the original committee to determine the placement of the BART venting station on E Santa Clara Street where I learned a great many things about the BART project.) But the fact that that discussion has never been applied to the heights of this Urban Village plan, suggests that the city and BART are still exploring ways to have BART centered under E Santa Clara Street. And that will be another discussion that needs to happen with all of Naglee Park, for which I will presume written notification will be sent to all residents in the 1000' perimeter as required.

<image001.jpg>

To recap, I would like answered:

1. WHO wants the height in this Urban Village to match the height at 25 North 14th Street? (Neighbors, City residents in general, Developers??)
2. How specific will foliage/ obstruction of view guidelines be? And how will that be enforced and maintenance of foliage be monitored?
3. Why is the Northside neighborhood being so protected from over bearing height and proximity, when Naglee Park is not?
4. How is BART figuring into the development of the East Santa Clara Urban Village plan? (specifically height restrictions over the BART tube.)

From previous emails:

1. Why do the minutes of the second ESC Urban Village meeting seem to lack the comments about 15th or 16th being connected and that most wanted the height centered on the County site? And Jennifer 15th Street already has a signaled intersection, that's why 14th Street can't have one according to DOT.
2. Were any photos taken of the lego building block exercise done at each table from that meeting?
3. Once the draft plan for the ESC Urban Village is presented, how hard will it be to make changes, adjustments or modifications?

Thank you for your continued efforts to clarify the parameters of this massive project.
Julie

Julie Engelbrecht
JEDesign@earthlink.net

"To achieve great things, two things are needed: a plan and not quite enough time." Leonard Bernstein

On Apr 5, 2017, at 11:11 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

Regarding 15th and 16th Streets, staff is fully aware of the communities' desire to explore potential extensions of those streets through the County site. We are not aware of any assurances to the community that 15th Street would not punch through. At this stage the City is considering making 15th Street a multi-modal street and 16th Street a pedestrian and bicycle street. Many things influence this, including the fact that 15th Street is wider than 16th Street, and 15th Street is planned to have a signalized intersection at East Santa Clara Street.

Regarding height for the County site, staff understands that some of the community wants the most intense heights to be in the center of the property, while others want height along East Santa Clara Street to mimic the existing 11-story building at 14th and East Santa Clara Streets. The draft height diagram for the East Santa Clara Urban Village is posted on the website: <http://www.sanjoseca.gov/DocumentCenter/View/44912>. As the height diagram stands today, it shows the most intense heights along East Santa Clara Street, but we are exploring having uniform height requirement across the entire site to provide more flexibility for development. As the historic IBM building is at the intersection of 16th and East Santa Clara Street, any development along the property would have to step down when it nears the landmark. Much consideration is being given to compatibility with existing residential uses across East St. John Street. Just because the height diagram shows 140-foot height maximums does not mean that the entire property would be built to that height.

Regarding areas of step back, the height diagram shows areas of transition and their rules.

I'm not sure how reducing the heights along East Santa Clara Street would increase protection of neighbors' yard privacy. The closest residential property in the Naglee Park neighborhood is over 250 feet away from the County property. View sheds across that distance would be obstructed by landscaping and distorted by distance.

To be clear, height is not controlled by the General Plan. The General Plan provides rules for property development intensity through Floor Area Ratios (FAR) and density, but the approximate allowable stories is not prescriptive and are intended only as a general reference for understanding typical building scales expected within a given designation. This means that the Zoning Ordinance ultimately control the heights, not the General Plan. The Zoning Ordinance (the law of the land) controls maximum allowable heights and allows the Urban Village plan to provide more specificity.

What I meant by the 2-3 story height limit being incorrect is that the General Plan should not limit the height so restrictively as that policy applies to all Urban Villages. The change to the policy allows every Urban Village to place further height limitations on sites adjacent to residential or historic buildings as necessary. This places the control of form more in the Urban Village plan which is more appropriate.

Regarding allowable heights today, the Zoning Ordinance allows heights up to 120 feet for properties that have current General Plan designation of Urban Village (orange in picture below), Neighborhood/Community Commercial, Regional Commercial, or Public Quasi/Public (light blue in picture below). So if a property wanted to development with commercial uses today, they could build up to 120 feet.

<image001.png>

Let me know if I missed any of your questions.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Julie Engelbrecht [<mailto:JEDesign@earthlink.net>]

Sent: Wednesday, April 5, 2017 10:08 AM

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

Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Sickler, Heidi
<heidi.sickler@sanjoseca.gov>

Subject: Re: East Santa Clara Urban Village Meeting

Jennifer:

Thank you again for continuing to respond. I'll be brief in the questions I would like answered.

I believe that neighborhood concerns that were not captured in the notes were:

1. Having either N 15th or N 16th continue through to East Santa Clara Street.
2. Having the maximum height of the "hospital property" 3 blocks be at the center of that area, not greatest height right on Santa Clara Street. This was both to protect neighbor's yards and create an inviting space from Santa Clara that would not be "towering down on pedestrians on the street".

Did any of the note takers take notes from the general discussion that happened as each table presentation was made to the larger group? That discussion is where many who attended voiced concerns about 15th and 16th going through and where the overall height should be placed. Many even commented that they hadn't thought about that in their group because that's not what they were asked, but felt it was very important to keep the maximum height at the center of the property and away from Santa Clara Street and create another traffic path through the area. (And likewise residents of N15th Street commented that they had email assurances from the city from when the hospital was removed that 15th St would never go through— which caused a very lively discussion.) And did anyone take pictures of the lego block building block exercise at meeting 2 that was done at each table? That would also show where most groups placed the height they wanted to see, even if it wasn't recorded in words.

What was " incorrect" about the 2-3 stories in the original guideline? You said it was incorrect and I don't fully understand why it was incorrect. Incorrect for what?

What are the current allowable heights of the north and south blocks from 13th to 17th streets at Santa Clara Street in the underlying existing General Plan? And what is the height being suggested into the draft or planned for those 4 blocks of

Urban Village? That would allow me to better understand what set backs and reductions would be needed to help protect existing residential. I have the original map of the whole area that plans 65' next to my home and even higher across the street. Is that still the basic height going into the draft plan? I have notes that suggest the "set back and step down" required would be down to 35' at 25' from the property line. Is any of that still valid? I believe that once the Draft Plan is presented that changes to the plan will be harder if not impossible to accomplish. Am I wrong on that? Will the draft plan include more restrictive heights and set backs? or is that negotiated later? or with each individual developer?

Thank you,
Julie

Julie Engelbrecht
JEDesign@earthlink.net

"To achieve great things, two things are needed: a plan and not quite enough time." Leonard Bernstein

On Apr 3, 2017, at 3:25 PM, Piozet, Jennifer
<Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

I'm happy to help where I can and provide you with as many tools and as much information as I can.

It does sound like the Code system is not working well, but I unfortunately don't have the power to fix that. This is perhaps where the Council office can assist you.

Regarding the outreach for the Envision San Jose 2040 General Plan, it is infeasible for the City to have mailed notices to the entire city population (to over a million people). Instead the City included information about the update process over its four year development in PG&E bills as well as had a website and notification system that could be visited or signed up for. City Council Policy 6-30 applies to projects. Similarly, when CD-7.9 was updated it would have been infeasible to mail notices to all San Jose residents. The item was published in newspapers as well. Rather the proposed updates are part of the four year review: <http://www.sanjoseca.gov/index.aspx?nid=4803> (find information about it posted at this website). The specific reports discussing the changes are found here: http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=603360 and http://sanjose.granicus.com/MetaViewer.php?view_id=&event_id=2661&meta_id=605480.

So this unanimous action by the City Council states that new residential development within Urban Villages shall step down in height when building adjacent to single-family residential sites with a Residential

Neighborhood designation. See CD-7.9 below with new text underlined and eliminated text with strikethrough.

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.

As the Urban Village Plan is allowed to provide more specificity to the General Plan regarding compatibility, staff is proposing that uses abutting Residential Neighborhood General Plan designated lands or lands uses for single-family or duplexes be afforded the same protections through set downs.

I was at the first workshop for the East Santa Clara Urban Village. Regardless of my presence at the meeting, the notes I provided you are what were taken by the note takers at the meetings and aim to capture the concerns. The tables capture the common concerns. What other concerns do you feel were not captured in the notes?

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

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

From: Julie Engelbrecht [<mailto:jedesign@earthlink.net>]

Sent: Thursday, March 30, 2017 10:51 AM

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

Cc: Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>; Sickler, Heidi <heidi.sickler@sanjoseca.gov>

Subject: Re: East Santa Clara Urban Village Meeting

Jennifer:

Thank you for all the links and details. I do appreciate your time in responding quickly. I'm going to preface this by saying that I am not trying to irritate you, but there are many issues that the city has promised to address and assurances made that are now in great jeopardy. Perhaps because I am next to an Urban Village property

boundary it's more of a concern for me and my family than other neighbors.

I included so much detail about code and police to point out the fact that what protective measures San Jose has in place are badly broken and not serving anyone except those who wish to break the law and those internet savvy criminal types who circumvent traditional laws. We are the very hub of Silicon Valley and San Jose should be much more adept at dealing with illegal activity made easy pickings in San Jose by the ubiquitous internet. This kind of behavior will only increase with higher density and the increased interaction of residential and commercial/retail in Urban Villages if something doesn't change dramatically to stop the catch 22 cycle of police telling you to call code, code telling you to call police and the city telling you they can't do anything so please contact code or the police as is relevant. The system is broken, and needs to be fixed now. Where we live is a case in point for all that is wrong with the system that sends you in circles and we have suffered greatly as a result. Lt. Todd Trayer is trying to find out who has this case in the city attorney's office, since the previous attorney left the city. But just like you not having access to Matt's emails and "work information" about the East Santa Clara Urban Village, there's no through connection to all that has already taken place or been discussed, so you start from the beginning or most often the matter is dropped and forgotten or considered "case closed" when nothing has been done or resolved. The property owners/businesses next to us were caught with illegal activities many times with our calls to police and code; the city attorney set up fines or remedies that are now 1 year overdue. Heidi, perhaps you can look into this as well, but Jennifer the systems you say are the proper enforcement mechanisms are failing and broken. As a resident with a zero property line to an Urban Village, I want these enforcement mechanisms fixed and streamlined BEFORE the Urban Village Plan is finalized or as part of the Urban Plan to ensure everyone's rights.

I have also attended many planning and city council meetings as well as the Envision 2040 meetings to stay up to date with my town and find these processes, well let's just say I find them dysfunctional at best. The city complies with it's legal minimal obligation without any real attempt to include views that don't align with it's vision. The city's own rules state that within 500' written notice must be sent regarding changes that will affect those in the 500' radius. It is not a recommendation or nice thing to do it is required by the city. Please see matrix A regarding notification in the document below CPM 6-30, where every size of project has a check mark indicating 'essential' for snail mail notification. No one received mail notification of the meetings that made changes to CD7.9

I disagree with you that the community's concerns were "likely captured" at the first 2 community meetings. I was at the second meeting and spoke to many who attended the first. Many many people spoke to the concern that the height density be away from existing residential and that the greatest heights should BE CONCENTRATED AT THE CENTER OF THE HOSPITAL PROPERTY, not on East Santa Clara Street. No where do I see that concern expressed in either set of notes. It seems that only notes that reflected answers to exact questions asked were recorded and several of the note taking groups have identical notes, which seems odd. Another very discussed theme was that either 15th or 16th Street needed to go through to Santa Clara Street. I see that represented only once. I see no column on a chart or notes taken to account for those many comments at either meeting. What I see is a summation that most people favored staggered building heights closest to downtown and tapering down going eastward, which is the city held view. But these notes failed to record the number of people also saying that at the hospital site the height should step back from Santa Clara Street and have the greatest height at the center of that property to protect existing residential neighborhoods. The oft cited provision that protected neighborhoods was what was struck out with the adjustment to CD7.9 as changed in December. You state that the limitation of 2-3 stories was not correct and was fixed as part of the General Plan update. Please explain why it was not correct? Not correct for the development the city desires? Or not correct because then residents who were assured they would be given low building heights and significant setbacks would have a plan regulation they could count on to help ensure that development was planned as promised at all these meetings. What was incorrect about 2-3 stories next to residential?

Jennifer were you at those meetings? Did you hear the comments? Because I don't see all comments represented that I heard from so many residents including myself. And that is very very disturbing given that those notes are what will help inform the East Santa Clara Urban Village Plan. That and the fact that you don't have access to Matt's "email conversations" with concerned residents. There's no continuity on this project as the project changes managers over and over again. And that should concern everyone.

Thank you for anything that you can clarify,
Julie Engelbrecht
JEDesign@earthlink.net

The Earth without ART is just 'eh'

On Mar 28, 2017, at 2:29 PM, Piozet, Jennifer
<Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

I do not have access to Matt's emails. However, the concerns of the neighbors were likely captured at the first two community meetings and reflected in the community meeting summaries located here: <http://www.sanjoseca.gov/DocumentCenter/View/41571> and <http://www.sanjoseca.gov/DocumentCenter/View/44913>. This feedback will be considered when writing the plans. The feedback we receive from the community is never moot, but not everything individual community members desire is best for the entire Village when viewed holistically.

Staff adheres to the City Council outreach policy and goes above and beyond in our outreach efforts during the Village planning process. We update the individual Village pages as more information becomes available. Hearings and meetings are scheduled when the planning efforts are completed and are not precluded from being set for December or June dates. The City Council shuts down for the more obvious dates (Christmas, New Years, etc.) so meetings are not set then.

When the draft plan is ready, it will be available for you to access here: <http://www.sanjoseca.gov/index.aspx?nid=4476>.

As I stated in my previous email, Planning cannot take the place of Police and Code Enforcement. I cannot check the status of the fence project for you, as this is a Code Enforcement issue. It is great that Heidi as connected you with the newly reformed Business Association which can be a great ally. You can check here: http://www3.sanjoseca.gov/codeEnforcement/cets/form_index.asp for code cases by property or work with Code Enforcement directly regarding your questions: <http://www.sanjoseca.gov/index.aspx?NID=3361>.

Regarding CD-7.9, as it is part of the General Plan, it will apply to projects in all Villages. Like other Villages, this plan will have neighborhood compatibility requirements established through setbacks, landscape buffers, and step backs. More specificity beyond this is not appropriate or warranted. The limitation of 2-3 stories was not correct and was fixed as part of the General Plan update as such.

To your concern regarding your duplex property, as I don't know where you live, I'll make some educated guesses. In the map below all the yellow areas have a General Plan designation of Residential Neighborhood (RN). This RN designation is usually for single-family residences and duplexes on larger lots. When we review a project for its compatibility to the adjacent uses, we look at the General Plan designation, not the existing use or zoning. As your RN designation is for low-intensity uses (if my guess of where you live is correct), then any development adjacent to you will be required to be setback and step back from your property.

<image001.png>

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

For more

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

From: Julie Engelbrecht

[<mailto:JEDesign@earthlink.net>]

Sent: Tuesday, March 28, 2017 10:08 AM

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

Xavier, Lesley <Lesley.Xavier@sanjoseca.gov>

Cc: Sickler, Heidi <heidi.sickler@sanjoseca.gov>

Subject: Re: East Santa Clara Urban Village Meeting

Hi Jennifer:

Thank you for responding. I have included Heidi from the D3 office as well as someone else you added to this thread. I know that Matt left the ESC Urban Village plan on hold. I had been in close contact with him about this urban village for some time. I wonder if all that correspondence and concern from me and so many others has been given to you as "history of concerns" on this project? Or do the past emails and records disappear when someone leaves a city position?

I am always concerned about the timing of these meetings too. (As well as the often used practice of deferring it to another date.) June 13th is the first week of summer for the local schools and many families have already planned vacations away or it's graduation week for others. It's a time when most residents can't find a minute to write a letter or attend a meeting. I am also not sure that most really

understand the consequences of the Urban Village Draft Plan, especially since CD. 7.9 (copied below) was amended last December after several deferments until it happened over the busy holiday time. Though the minutes with the resolution were still not available last week on line because the City Attorney is still finalizing the resolution. (FYI, My comments raised in email BEFORE the Planning Commission Meeting were only included well after the planning commission unanimously approved this with no discussion.) So, it's clear that emailing your comments has little to no effect and even being at a meeting without a lot of people to comment, many things get passed right on by. So with CD 7.9 in place, all the 2-3 story promises and assurances made at the first 2 East Santa Clara Urban Village meetings are now mute. What will the city have to say to residents that contend they were assured for years and years that heights and distances would be respected within the 2-3 story parameters, when in the busiest season of the year, the city quietly and without written notification to all East Santa Clara Urban Village area residents, passed CD 7.9 ?

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.

I would be happy to discuss with you (or forward you the many emails) on the many related issues of living in close proximity to commercial/retail. You say that the Urban Village plan is not the tool for that because there are other enforcement mechanisms, for which I say there are not enforceable actions. Having a regulation and having the people to enforce them are 2 unrelated things in the city of San Jose. James Young of code enforcement has tried for many years to get a handle on the both the noise issues,

homeless, illegal businesses, airbnb, illegal construction and dumping, to no avail. It all continues all the time. Police are called to issues on private commercial property and can not act in the middle of the night without consent of owners whom they refuse to call at that hour or they contend it's a code enforcement issue. Next day code is contacted and eventually comes out and says that unless they see or observe the issue they can't act on a complaint they can't observe. And so the cycle goes on with no one taking responsibility to solve the issue or have the "tools" to enforce already existing regulations and laws. People who want to break the law or get away with something know the limits of these regulations and act accordingly. Personal property rights trump all else. (The airbnb behind us no longer has it's "owners" even living there and they are renting all 6 rooms, 365, but when code calls to inspect, they conveniently delay for several weeks until they can move back in and then have inspections. There are no on the spot inspections allowed if code is denied an inspection, unless there's a search warrant etc etc. etc.). Sgt. Todd Trayer has tried to get a handle on the brothels in these commercial units, but here it exactly 1 year PAST the date for which the City Attorney was requiring our next door commercial owners to secure their property with fencing and a gate, along with a security service or face exorbitant fines for the brothels they rented to. Still no fence, no gate, no security and apparently no fines levied. I would love to know who the property owners are by name, so that we could contact them, but the city and county have allowed them to stay cloaked in an LLC. Would you mind checking in with the City Attorney to find out why the Vole Corp LLC who owns 626-650 East Santa Clara Street has not complied or been fined? Regulations are only as effective as their enforcement. And before you say that the ESC Business Association can help, they can not, as these property owners are equally unresponsive to all.

If the "Plan is a tool to guide growth in a thoughtful manner that benefits the entire community" then it should include good neighbor practices and "guidelines" to guide them so that everyone is clear on the appropriate behavior expected as growth occurs. We are also a part of this 'entire community' and have witnessed first hand that lack of respect for those that live in the "buffer zone" to

commercial/retail. It is not clear now to many commercial owners around us what their responsibilities and obligations are, nor do they care, nor are they fined for any transgressions. At some point the city needs to take up the question of enforceable actions. And please be aware, that although we live in our home with a zero property line to the East Santa Clara Urban Village boundary, we are a duplex, and are not afforded the same protections as a single family home, despite the fact that single family homes make up most of our block and neighborhood. I asked to have this included and it was never even brought up for discussion at any of these meetings. Though we are ahead of the game on the higher density the city so favors with all the Urban Villages, we are likely to be the ones who suffer the most. Seems wrong to punish those who have for many years fulfilled the higher density goal, with so much higher density as to make their homes and yards unlivable, when the house across the street will be subjected to much less density and height, simply because they are a single family not a duplex.

Would you please send directly to me, the East Santa Clara Urban Village Draft Plan as soon as it is ready? I would like to make sure that the added part to CD 7.9 "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." has a more specific policy or guideline in this area of concern for the south side of East Santa Clara Street in this Urban Village

Thank you,
Julie Engelbrecht
JEDesign@earthlink.net

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 Mar 17, 2017, at 9:17 AM,
Piozet, Jennifer

<Jennifer.Piozet@sanjoseca.gov>

wrote:

Hi Julie,

The East Santa Clara Urban Village Plan was put on hold when the Project Manager, Matt, left a year ago. I've recently joined the Urban Village team and have begun work on the Plan. Next steps include the final community meeting which is an open house where the community reviews the draft Plan. We are currently writing the Plan and will host the open house by June 13th. When the date is finalized and closer, we will send out notices.

The City does have a noise ordinance in place and the police can use this ordinance to enforce noise nuisance issues. Property maintenance issues are handled by Code Enforcement, where you can either report violations via phone or on their website: <http://www.sanjoseca.gov/index.aspx?NID=3361>.

Requiring a good neighbor policy between commercial and residential uses as part of the Plan is not appropriate as existing Codes and Policies are in place to address these issues. An area plan is not an appropriate mechanism as it is not a Code and is not meant to control behavior. The Plans do consider the compatibility between uses including commercial and residential, and addresses these concerns through land use and urban design mechanisms like height limits, setback and step back requirements, landscaping and fencing requirements, and careful placement of allowable land uses. These in conjunction with Codes, City-wide policies, and other departments are used to make the neighborhood safe and enjoyable.

Some of the concerns about current compatibility issues must be addressed

by police, Code Enforcement, or by establishing relationships with the East Santa Clara Street Business Association (<http://escstreet.webs.com/>): contact at Phone: 408.658.0372 or Email: sj.escba@gmail.com. The Village Plan cannot be used as a tool to police the neighborhood; rather, the Plan is a tool to guide growth in a thoughtful manner that benefits the entire community.

Thank you,

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

For more

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

From: Hakimizadeh, Leila

Sent: Thursday, March 16, 2017 5:38 PM

To: Julie Engelbrecht

[<JEDesign@earthlink.net>](mailto:JEDesign@earthlink.net)

Cc: Piozet, Jennifer

[<Jennifer.Piozet@sanjoseca.gov>](mailto:Jennifer.Piozet@sanjoseca.gov)

Subject: Re: East Santa Clara Urban Village Meeting

Hi Julie,

My co-worker Jennifer who is the project Manager and copied in this email can answer your question.

Thanks,

Leila Hakimizadeh, AICP, LEED AP ND
Planner III | Planning, Building and Code Enforcement

City of San Jose, 200 E Santa Clara Street,
Tower,

3rd Floor, San Jose, CA 95113

Phone: (408) 535-

7818 | Email: leila.hakimizadeh@sanjoseca.gov

From: Julie Engelbrecht

[<JEDesign@earthlink.net>](mailto:JEDesign@earthlink.net)

Sent: Wednesday, March 15, 2017
12:25:35 PM
To: Hakimizadeh, Leila
Subject: East Santa Clara Urban Village Meeting

Leila:

Has any progress been made on the East Santa Clara Urban Village plan? I have not seen any notices regarding the final community meeting and wonder if one is planned for the near future? I am heading into a very busy time at work, but would still like to attend any meetings, which seem to a year or more overdue. Any information will be greatly appreciated.

I would also very much like to have the topic of **required good neighbor policies between commercial and residential included in the urban village plans**. As I have stated before, the city currently has none. As many of these Urban Villages move toward development plans, these are critical topics to get worked out. Commercial landlords are not on site and often don't have a management firm or number you can call at 3 am when the police tell you there is nothing they can do because it is private property. San Jose does not have an after hours commercial contact number notification system in place nor a noise ordinance. This is an essential topic to be considered in the Commercial Residential proximity that the city so favors in all these Urban Villages, that doesn't even seem to be on the city's radar.

Julie Engelbrecht
JEDesign@earthlink.net

Life isn't about weathering the storm, it's about learning to dance in the rain.



June 1, 2017

Subject: East Santa Clara Street Urban Village Plan

The East Santa Clara Street Business Association represents retail and commercial businesses along East Santa Clara Street, between 4th and 24th streets, in downtown San Jose.

We are key community stakeholders, many of us small business owners, who applaud efforts to improve the economic vitality and environment of our corridor.

We urge swift action and in particular see the full redevelopment of the San Jose Hospital site as a high priority. We feel that the success of the Urban Village plan is highly dependent upon development at this site. This uniquely large and strategically located parcel should be put back into the market economy and opened to development proposals without delay. Momentum at this site can carry the entire East Santa Clara Street Urban Village planning zone to success. Stagnation there will hobble the plan.

We are concerned that several past community engagement and planning cycles have produced few results. Even the City Hall construction, which at the time was purported to be a catalyst for adjacent development, has had only a marginally positive effect on the economic vitality of East Santa Clara Street to the East.

And while we are optimistic that good things can eventually come to East Santa Clara Street, we approach all planning proposals cautiously. Our view is especially colored by the result of BRT on our neighboring business zone on Alum Rock Avenue. We see that project as a bus freeway down the middle of the street and a result with no retail benefit or neighborhood business environment at all – exactly the opposite of an urban village plan.

Again, we thank all those working to improve East Santa Clara Street and hope to see positive change, new investment, and development as soon as possible.

Board Members
East Santa Clara Street Business Association

Piozet, Jennifer

From: Hakimizadeh, Leila
Sent: Wednesday, July 19, 2017 5:59 PM
To: Piozet, Jennifer
Subject: Fw: Next East Santa Clara Urban Village Meeting

From: Julie Engelbrecht <JEDesign@earthlink.net>
Sent: Wednesday, August 31, 2016 8:33 AM
To: Hakimizadeh, Leila
Subject: Fwd: Next East Santa Clara Urban Village Meeting

Leila:

I understand from the city's web site that you are now the replacement planner for The East Santa Clara Urban Village. My last email to Mathew Van Osten bounced back, saying he had left the office. So I am forwarding that note below about concerns I hope to raise about the traffic effects in Naglee Park, that are already of concern and will only become greater with development of The East Santa Clara Urban Village. I am concerned that I will be out of town when that meeting is finally scheduled and I want to be sure that my concerns are known. You may remember that we have had other email threads about developments (11th & Santa Clara project) and that I try very hard to stay active in the planning processes around my home. So any info about the final community meeting for the East Santa Clara Urban Village will be appreciated. Or any solutions to the continuing issues we face with adjacent businesses, as outlined below, will also be much appreciated.

To go back to our previous thread, in our last email exchange about the effects of businesses near homes, I commented that, *"I would very much like to have the topic of required good neighbor policies between commercial and residential included in projects like this one. The city currently has none. As many of these developments, including the Noodle Dude site are adjacent to residential, these are critical topics to get worked out. Commercial landlords are not on site and often don't have a management firm or number you can call at 3 am when the police tell you there is nothing they can do because it is private property. San Jose does not have a contact number notification system in place nor a noise ordinance. As a downtown resident for many years, I can tell that this is of great concern to many."*

You responded, *"As much as I know there is not a city wide policy in this regard. If there is going to be a business that is going to be open after mid-night, it will need to go to a public hearing and a notice will go to the neighbors before the hearing."*

While, yes it is true that for a business to stay open after midnight a public hearing would have to happen, that isn't my real concern. My real concern is for the things that disturb the residential areas adjacent to commercial on a daily basis outside of normal business hours, from dumpsters being emptied at 3 or 4 AM, to gardeners that begin parking lot blowing at 5AM, construction at odd hours or on holidays, to massive amounts of illegal dumping and dumpster diving that occur in these properties. (People honestly randomly drive into these lots at night and begin tossing construction debris and other garbage into dumpsters in the middle of the night.) In just the last month alone we have been awakened about 1/2 of our nights by these

things, as well as a weekly cleaning crews who park in one of 3 lots adjacent to our home and make undo noise with industrial carpet cleaning equipment left to run in parking lots running 2:30-4, as well as floor buffing machines. The empty parking lots create a huge echo bounce that can be heard for several houses into each block and for several blocks along Santa Clara Street. And yes we have spoken to the property owners on numerous occasions to no avail. They all say they have to have their buildings cleaned when the businesses are closed and that they can not control when the crews have time. But my point is that, police can't do anything (San Jose has no noise ordinance), property owners won't do anything, and none of them have building managers that you can call at 3AM. So residents nearby, like us, suffer greatly. The city needs a good neighbor policy between Commercial and Residential that has policies that can be enforced, because when the East Santa Clara Urban Village is developed these problems will grow exponentially. I would like to see a mandatory sign on commercial buildings with a 24 hour contact for property management issues as a way of handling the problem in the moment, but that will also require the creation of regulations that the police or code enforcement can enforce. Right now there are no regulations that give residents any rights, only suggested behaviors that are completely voluntary and unenforceable through police or code enforcement or even just trying to work things out with the owners, who really don't care about the residents near them. We have a zero property line to what is currently slated to be 6 stories of height/density in the East Santa Clara Urban Village, so I am very concerned about how development progresses and what policies are generated to protect residential neighborhoods and residents like us, who have already suffered many years, without any satisfactory, positive change/improvement to the Commercial Residential proximity that the city so favors in all these Urban Villages.

Thank you for any information you can pass on,

Julie Engelbrecht
JEDesign@earthlink.net

Life isn't about weathering the storm, it's about learning to dance in the rain.

Begin forwarded message:

From: Julie Engelbrecht <JEDesign@earthlink.net>
Subject: Re: Next East Santa Clara Urban Village Meeting
Date: August 26, 2016 at 9:18:42 AM PDT
To: "Vanoosten, Matthew" <matthew.vanoosten@sanjoseca.gov>

Matt:

I'm on the Planning Meeting alerts, but have still not seen any meeting for The East Santa Clara Urban Village. It would be great to have at least 2 weeks notice for that as I plan to rally neighbors to participate. I want to be certain that the EIR for this urban village includes a comprehensive study of traffic in Naglee Park. I have had no luck in 5 years getting a traffic study done, nor have I been able to get anyone at the city to look at the fact that the blockades on various blocks on the South side have forced all traffic to 14th, creating what is now unpleasantly known as The 14th Street Speedway. WAZE just simply calls it the only route. I am

also concerned about the height/density issues, particularly since much of the area slated for up to 13 stories has been developed already at only 3 stories (County Building that exists and the new Health Clinic). I worry that the density/height will be made up in other areas of the property and that that will even more greatly affect our home and neighborhood.

Any possible dates pending? I have to be out of town in October and do not want to miss this meeting.

Thank you,
Julie Engelbrecht
JEDesign@earthlink.net

The Earth without ART is just 'eh'

On Jul 5, 2016, at 4:29 PM, Vanoosten, Matthew
<matthew.vanoosten@sanjoseca.gov> wrote:

Hi Julie,

Thanks for checking in. Due to some tighter funding timelines on other planning projects, I've had to briefly shift some of my priorities to other work. It's a little hold up but I look forward to finishing a draft of the East Santa Clara Plan for the community to review at the third meeting.

I hope to hold the third East Santa Clara community meeting early fall some time (Sept/Oct.).

Best,

Matt

Matthew VanOosten, AICP | Planner III
Planning Division | City of San Jose
200 E Santa Clara Street
San Jose, CA 95113
matthew.vanoosten@sanjoseca.gov | 408.535.6870

From: Julie Engelbrecht <JEDesign@earthlink.net>
Sent: Sunday, July 3, 2016 10:09:58 PM
To: Vanoosten, Matthew
Subject: Re: Next East Santa Clara Urban Village Meeting

Matthew:

I hope you had a pleasant 4th of July. I have been checking the web site (and I did sign up for notifications) but have not heard about another East Santa Clara Street Urban Village Meeting and the old hospital site. Can you please give me a time line for this meeting? I do not want to miss it as I have much to say and would like my neighbors in attendance as well. We have several trips

scheduled for this 1/2 of the summer. But you indicated the last meeting would be in May or June and here it is July.

Thank you,
Julie Engelbrecht

Julie Engelbrecht
JEDesign@earthlink.net

The Earth without ART is just 'eh'

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Thursday, June 15, 2017 11:10 AM
To: 'Claudia Correa'
Cc: Natalie Monk; 'Flaherty Ward'
Subject: RE: 15th street

Hello Claudia,

Thank you for your email! I will add your letter to the file. We have not finalized the street type proposal and it will not be finalized until a development application is approved for the site. Please remain involved in the process and the community can work with the City and the Housing Authority concerning 15th Street and other issues when an application is on file.

Thank you.

Jennifer Piozet

Planner III | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

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

From: Claudia Correa [<mailto:claudialopez@me.com>]

Sent: Wednesday, June 14, 2017 12:10 PM

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

Subject: 15th street

Hi, Jennifer!

I've lived on 15th street for 10 years. Please don't make it a through street to Santa Clara Ave. It would make 15th street heavily used by cars and unsafe for bicyclists and children. I like the quiet of 15th Street. The whole character would change. Please reconsider.

Claudia Correa

300 block North 15th Street

From: Piozet, Jennifer

Sent: Friday, August 31, 2018 2:44 PM

To: 'jeffrey.hare' <jeffrey.hare@gmail.com>

Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; 'dlandpl@comcast.net' <dlandpl@comcast.net>; 'mikeinsj@gmail.com' <mikeinsj@gmail.com>; 'John Fioretta' <fiorettajohn@att.net>; 'Scott Brown' <sfbaypaladin@gmail.com>; 'Seth And Grace Pugh' <brownbat@gmail.com>; 'Ed Ruder' <ed@ruders.org>; 'Amy Pizarro' <amykpizarro@gmail.com>; 'M.B. Lennon' <mblennon1@hotmail.com>; 'Dominic Kovacevic' <fire@usamontana.com>

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffery. Arroyo Way is just outside the East Santa Clara Street Urban Village boundary and would likely not benefit from any improvements from nearby private development. That would be determined at the time of redevelopment, if and when that occurs.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: jeffrey.hare [<mailto:jeffrey.hare@gmail.com>]

Sent: Friday, August 31, 2018 12:58 PM

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

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you. While Arroyo Way has not been paved or even chip sealed for over 20 years, I believe it is part of a Creek Trail system since it is adjacent to the Creek, but there is no public access to the Creek along this reach.

Jeffrey Hare

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

----- Original message -----

From: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>

Date: 8/31/18 12:34 PM (GMT-08:00)

To: Jeffrey Hare <jeffrey.hare@gmail.com>

Cc: "Perez, Raul" <Raul.Perez@sanjoseca.gov>, dlandpl@comcast.net, mikeinsj@gmail.com, John Fioretta <fiorettajohn@att.net>, Scott Brown <sfbaypaladin@gmail.com>, Seth And Grace Pugh <brownbat@gmail.com>, Ed Ruder

<ed@ruders.org>, Amy Pizarro <amykpizarro@gmail.com>, "M.B. Lennon"
<mblennon1@hotmail.com>, Dominic Kovacevic <fire@usamontana.com>
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffrey. I will add your comments to the public record.

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.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Jeffrey Hare [<mailto:jeffrey.hare@gmail.com>]
Sent: Friday, August 31, 2018 9:35 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Peralez, Raul <Raul.Peralez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Ms. Piozet

Recently released schematics associated with the proposed E. Santa Clara St. Urban Village show a change to the traffic diverter at the intersection of S 17th and E San Fernando, which would direct all SB traffic on S 17th to Arroyo Way, and remove the barrier that currently prevents vehicles from using Arroyo Way as a neighborhood cut-through to reach E Santa Clara St. As the first street located west of Coyote Creek, westbound traffic on E San Antonio would use this cut-through to reach E Santa Clara and points north; as the last street west of Coyote Creek, eastbound traffic on Santa Clara would use it to avoid backups (which have become unbelievably bad) to cut around via S 17th, Arroyo and E San Antonio. Arroyo Way is very narrow, has a sidewalk on only one side, and vehicles must park in the street on both sides. Foot traffic is heavy. The proposed modification would create a very dangerous condition and innocent people will be killed.

Past experience has shown that when traffic is blocked on E Santa Clara Street, either because of police activity, Cinco de Mayo and similar traffic controls, or even closing Hwy 101 at E Santa Clara, vehicles will flood into the Naglee Park area to get across Coyote Creek. There are only four (4) ways to cross Coyote Creek on surface streets between Hwy 101 on the North and Highway 280 on the south: Julian-McKee, E. Santa Clara, E. San Antonio, and William St. Due to congestion on E. Santa Clara St., these three surface crossings become very busy on normal days; impossible when stressed. If Arroyo Way were opened as planned, it would take the brunt of this load, since it is the first option.

This is not a NIMBY thing - it would be carnage and people would be killed. Arroyo Way is only 35 feet wide, curb to curb, and there is a sidewalk on only one side. Vehicles are parked, by necessity, in the street on both sides, reducing the effective roadway area to less than 20 feet. Drivers who get lost and speed down the street give us a frightening clue as to what would happen if the plans, as proposed, are implemented. Arroyo Way is a place where neighbors bring their kids to learn to ride bikes; people regularly stroll in the street to view the riparian habitat, and the foot traffic - on the street - is heavy. Because of the existing traffic median, the street is effectively a cul-de-sac and relatively safe. Opening it as shown in the

diagram would create an unacceptably dangerous condition. Posted speed limits, like stop signs and directional arrows, are routinely ignored, and even the concrete medians are no barrier as vehicles jump or circumvent them on their rush to get to SJSU or Downtown. The proposed conversion, as depicted, would be a prelude to a bloodbath.

I will be unable to attend the Planning Commission hearing, so I wanted to submit my objection to this aspect of the proposed Urban Village plan.

Respectfully submitted,

Jeffrey B. Hare

JeffreyHare@gmail.com

Downtown Resident for 30 years

From: Piozet, Jennifer
Sent: Tuesday, September 4, 2018 2:19 PM
To: Julie Engelbrecht
Subject: Re: Hearings Scheduled: East Santa Clara Street Urban Village

Hi Julie,

Fencing would be innately required for any future commercial or mixed-use development placed on the property next to yours since they would need it to block headlights and noise from entering your property. This is something studied under the California Environmental Quality Act (CEQA). Fences are not required by the Code, but do have requirements if built. The Commercial and Residential Design Guidelines also have policies for fencing between neighbors. If the commercial property redevelops next to you, they would place the fence on their property and be required to maintain it.

Correct, the diverters or suggestions that require study before installation. St. John is part of the Village planning area between 7th and 17th Streets. They are there to make St. John safer for bicycles and pedestrians.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Julie Engelbrecht <jedessinateur@gmail.com>
Sent: Friday, August 31, 2018 6:31:59 PM
To: Piozet, Jennifer
Subject: Re: Hearings Scheduled: East Santa Clara Street Urban Village

Thank you Jennifer.

I have read the red line plan 3 times now entirely and am 1/2 way through the full plan on a re read.

When I sent you the email where I cut and pasted the

Street Wall along E. Santa Clara and E. San Fernando Min. 2 stories
--

These items were not red lined through. However, today they have a red line through them. That is what I was questioning. So it's now a moot point.

But since you responded about fencing with,

fencing, that is a private matter that the city cannot be involved in.

I will remind you that at least at the final community meeting city staff stated that fencing would be required of development adjacent to residential (during the place your dots ask your questions section). I asked where that was written down and it was stated by several confused city staff that it was already required by other zoning code or general plan requirements so it was not included in the urban village plans. I believe that you also stated that shared fencing is required between residential and commercially zoned parcels in one of your emails. I will look for that. But since we are discussing this, what are the fencing requirements for commercial/mixed use next to residential? I do not find them in the ESCUV plan (or haven't gotten that far on the full plan re read) and the zoning code is a pretty lengthy read. I would appreciate clarification on that given your response.

And so that I am clear to others in Naglee Park that ask me, the curved diverter arrows (that are indeed shown in the plan maps) all along San Fernando St. are *"suggestions that need further traffic study, but are outside the urban village boundaries and so are not really apart of the urban village plan, only there to help implement bicycle traffic safety and assist in offering developement ammenities to developers."*

Do I have that paraphrased correctly?

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 compliments the old, rather than over powering it. This requires a unique collaboration for planning and development at each site. I do not see this happening with generalized plans and large chunks of land color coded for height.

As always thank you for clarification.

Julie Engelbrecht
jedessinateur@gmail.com

The Earth without ART is just 'eh'

On Aug 31, 2018, at 12:31 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi Julie,

We've made updates to the draft plan and they are in the redline and clean copy of the plans online. To answer the question about fencing, that is a private matter that the city cannot be involved in. 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 seem grants to fund projects. The designs are not set in stone. Naglee Park is not within the Village boundary except for the commercial frontage along East Santa Clara Street, so traffic diverters are not shown.

Here is summary of what you list to be of most interest to you:

Edit to Figure 5.5 Transitional Height Diagram
-Rear to Shared Property line.

Edits to Standards

Pp 5-14

Setbacks and Stepbacks (see Table 5-1)

Setbacks and stepbacks for Urban Village, Mixed-Use Commercial, Neighborhood/Community Commercial, and Urban Residential uses are listed in Table 5-1. The following setbacks and stepbacks are intended to maintain compatibility between existing buildings and new development.

Side Setback:

- a. When a high-density commercial or mixed-use development abuts ~~residential~~ properties with a Residential Neighborhood General Plan designation ~~inside or outside the Urban Village or existing single-family, duplex, or multifamily use~~, a minimum five-foot side setback will apply.
- ~~b. When a high-density commercial or mixed-use development abuts non-residential properties or is located at the corner of East Santa Clara Street and an adjoining street, a zero foot side setback is allowed and encouraged.~~

Pp5-16

Rear Stepback:

- a. For new development adjacent to a Residential Neighborhood General Plan designated parcel ~~inside or outside the Urban Village or existing single-family, duplex, or multifamily use~~: 35 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.5: Transitional Height Diagram.)
- b. For new development adjacent to a Mixed-Use Neighborhood General Plan designated parcel ~~inside or outside the Urban Village or existing multifamily or townhome building~~: 45 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.5: Transitional Height Diagram.)

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Julie Engelbrecht [<mailto:jedessinateur@gmail.com>]

Sent: Thursday, August 30, 2018 12:27 PM

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

Subject: Hearings Scheduled: East Santa Clara Street Urban Village

Jennifer:

Thank you for sending the revisions to the draft plan.

I have some specific questions regarding new items in the plan that I will need clarification on.

In the section for set backs table 5.1 it still shows the 15 foot set back (that Naglee Park has repeatedly said is insufficient), along with a very unclear new notation about street walls being 2 stories. What does this mean? I do not recall seeing it before, but it isn't in red.

—Will they be building a 2 story wall next to our zero property line someday?

—If so how will it be determined what it looks like and what material it is made of?

When we bought our house, the city wouldn't mandate that the commercial next to us even had to pay for any portion of the fence between the properties, but then clarified for us that it would need to be placed 100% on our property and that we were 100% liable for any damage that occurred to vehicles in their parking lot since the "fence" was ours alone. We built a much more substantial fence, (\$20,000 of Stucco concrete and rebar) than we would have otherwise and I would like to understand what this means in terms of what is this and where would the "wall" would go, who pays for it and who it liable if damages occur on our property because of such "wall".

Rear Setback	Min. 15 ft.
Street Wall along E. Santa Clara and E. San Fernando	Min. 2 stories

I noticed that again the North side neighborhood has garnered more protections in that 15th Street (nor 16th) will go though to Santa Clara. At many meetings residents were assured that north south traffic would not be funneled onto a few streets and that one of the two streets, likely 15th because it has the light, would need to go through. Neither street goes through for real traffic and in this current plan revision 14th/16th are now barred from left turns west on Santa Clara and the other end of each zero block has what appears to be directional diverters that will not lock in the zero blocks in terms of traffic flow, while the North side again gained the traffic circles that were requested by much of Naglee Park at these meetings.

—Can you please specify the exact flow of these diverters (it appears there is no north/south through traffic) which makes it appear that the zero blocks will need to jog around several streets to get out of their residential blocks?

—Why wasn't Naglee Park afforded the same treatment as the North side with traffic circles?

—Will this mean that all the other block diverters in Naglee Park will be removed to allow actual through traffic without detouring around several blocks to actually get to 11th and 280?

—Will these traffic improvements be city funded or come as amenities when projects are proposed?

—If the county/housing authority builds commercial or 100% affordable housing and has no amenities obligation, who will fund these vital and necessary street improvements?

—Will these improvements be required to be built before, during or sometime after a project is built?

<image001.png>

I'm sure I will have more questions as the planning commission meeting approaches and I read this over many more times.

Thank you as always for your time and answers.

Julie Engelbrecht

jedessinateur@gmail.com

Julie Engelbrecht

jedessinateur@gmail.com

"To achieve great things, two things are needed: a plan and not quite enough time." Leonard Bernstein

The following
items were
received after
packets were
distributed.

From: Lynda Chase <nvrdownmom@earthlink.net>

Sent: Wednesday, September 5, 2018 2:48 PM

To: The Office of Mayor Sam Liccardo; District3; Piozet, Jennifer; planning3@sanjoseca.gov

Subject: IMPACT ON SANTA CLARA STREET DEVELOPMENT

I AGREE WITH THE BELOW:

Please revise the height, setbacks and density of the East Santa Clara Urban Village Plan to better reflect the historic neighborhood of Naglee Park. The potential for 65' tall buildings on small 'endcap' corner lots with all required parking being on the side streets of S 12Th, 13th, 14th, 15th, 16th and 17th will overburden the Historic Naglee Park neighborhood with traffic, parking issues and heights that overwhelm our historic homes. Please limit heights to 3 or 4 stories next to residential with better than 15' set backs to retain the character of San Jose's oldest neighborhood. Smart Growth isn't just big, it compromises when needed. Smart Growth reflects and respects the size of buildings and character of the neighborhoods adjoining it, while still adding needed housing, transportation and desired retail.

Lynda Chase

Thank you, Donald. I will add this to the public record for GP18-009.

I wanted to note that the traffic diverters are concepts, not guaranteed improvements to be installed. These are high-level ideas that warrant future study prior to implementation.

Thank you,

Jennifer Piozet

Supervising Planner |
Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408) 535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Donald Lieberman <dlandpl@comcast.net>
Sent: Wednesday, September 5, 2018 11:05 AM
To: Piozet, Jennifer; 'jeffrey.hare'
Cc: Perez, Raul; mikeinsj@gmail.com; 'John Fioretta'; 'Scott Brown'; 'Seth And Grace Pugh'; 'Ed Ruder'; 'Amy Pizarro'; 'M.B. Lennon'; 'Dominic Kovacevic'
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Jennifer,

I have some additional information to add to the record regarding the street width of Arroyo Way as well as San Jose City and Santa Clara County Codes. The width of Arroyo Way as measured on Google Maps is approximately 30 feet not counting the sidewalks bordering the west side of the street. The east side of Arroyo Way does not have sidewalks. The current codes for street widths call out a 9-foot sidewalk on each side (including a strip against the street for landscaping). Assuming we added only 5 feet for a sidewalk, the width of Arroyo way would be reduced to 25 feet. The resulting street width would not meet minimum code requirements.

Don Lieberman
120 Arroyo Way

From: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Sent: Friday, August 31, 2018 2:44 PM
To: jeffrey.hare <jeffrey.hare@gmail.com>
Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffery. Arroyo Way is just outside the East Santa Clara Street Urban Village boundary and would likely not benefit from any improvements from nearby private

development. That would be determined at the time of redevelopment, if and when that occurs.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: jeffrey.hare [<mailto:jeffrey.hare@gmail.com>]

Sent: Friday, August 31, 2018 12:58 PM

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

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you. While Arroyo Way has not been paved or even chip sealed for over 20 years, I believe it is part of a Creek Trail system since it is adjacent to the Creek, but there is no public access to the Creek along this reach.

Jeffrey Hare

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

----- Original message -----

From: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>

Date: 8/31/18 12:34 PM (GMT-08:00)

To: Jeffrey Hare <jeffrey.hare@gmail.com>

Cc: "Perez, Raul" <Raul.Perez@sanjoseca.gov>, dlandpl@comcast.net, mikeinsj@gmail.com, John Fioretta <fiorettajohn@att.net>, Scott Brown <sfbaypaladin@gmail.com>, Seth And Grace Pugh <brownbat@gmail.com>, Ed Ruder <ed@ruders.org>, Amy Pizarro <amykpizarro@gmail.com>, "M.B. Lennon" <mblennon1@hotmail.com>, Dominic Kovacevic <fire@usamontana.com>

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffrey. I will add your comments to the public record.

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.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Jeffrey Hare [<mailto:jeffrey.hare@gmail.com>]

Sent: Friday, August 31, 2018 9:35 AM

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

Cc: Peralez, Raul <Raul.Peralez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownsbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>

Subject: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Ms. Piozet

Recently released schematics associated with the proposed E. Santa Clara St. Urban Village show a change to the traffic diverter at the intersection of S 17th and E San Fernando, which would direct all SB traffic on S 17th to Arroyo Way, and remove the barrier that currently prevents vehicles from using Arroyo Way as a neighborhood cut-through to reach E Santa Clara St. As the first street located west of Coyote Creek, westbound traffic on E San Antonio would use this cut-through to reach E Santa Clara and points north; as the last street west of Coyote Creek, eastbound traffic on Santa Clara would use it to avoid backups (which have become unbelievably bad) to cut around via S 17th, Arroyo and E San Antonio. Arroyo Way is very narrow, has a sidewalk on only one side, and vehicles must park in the street on both sides. Foot traffic is heavy. The proposed modification would create a very dangerous condition and innocent people will be killed.

Past experience has shown that when traffic is blocked on E Santa Clara Street, either because of police activity, Cinco de Mayo and similar traffic controls, or even closing Hwy 101 at E Santa Clara, vehicles will flood into the Naglee Park area to get across Coyote Creek. There are only four (4) ways to cross Coyote Creek on surface streets between Hwy 101 on the North and Highway 280 on the south: Julian-McKee, E. Santa Clara, E. San Antonio, and William St. Due to congestion on E. Santa Clara St., these three surface crossings become very busy on normal days; impossible when

stressed. If Arroyo Way were opened as planned, it would take the brunt of this load, since it is the first option.

This is not a NIMBY thing - it would be carnage and people would be killed. Arroyo Way is only 35 feet wide, curb to curb, and there is a sidewalk on only one side. Vehicles are parked, by necessity, in the street on both sides, reducing the effective roadway area to less than 20 feet. Drivers who get lost and speed down the street give us a frightening clue as to what would happen if the plans, as proposed, are implemented. Arroyo Way is a place where neighbors bring their kids to learn to ride bikes; people regularly stroll in the street to view the riparian habitat, and the foot traffic - on the street - is heavy. Because of the existing traffic median, the street is effectively a cul-de-sac and relatively safe. Opening it as shown in the diagram would create an unacceptably dangerous condition. Posted speed limits, like stop signs and directional arrows, are routinely ignored, and even the concrete medians are no barrier as vehicles jump or circumvent them on their rush to get to SJSU or Downtown. The proposed conversion, as depicted, would be a prelude to a bloodbath.

I will be unable to attend the Planning Commission hearing, so I wanted to submit my objection to this aspect of the proposed Urban Village plan.

Respectfully submitted,

Jeffrey B. Hare

JeffreyHare@gmail.com

Downtown Resident for 30 years

From: Annie Hermes <annie@giantcreative.com>
Sent: Wednesday, September 5, 2018 3:52:47 PM
To: Piozet, Jennifer
Subject: Urban Village Plan revision request

Dear Ms. Piozet,

I am writing today to ask you to recommend revision to the height, setbacks and density of the East Santa Clara Urban Village Plan to better reflect the historic neighborhood of Naglee Park. The potential for 65' tall buildings on small 'endcap' corner lots with all required parking being on the side streets of S 12Th, 13th, 14th, 15th, 16th and 17th will overburden the Historic Naglee Park neighborhood with traffic, parking issues and heights that overwhelm our historic homes. Please limit heights to 3 or 4 stories next to residential with better than 15' set backs to retain the character of San Jose's oldest neighborhood. Smart Growth isn't just big, it compromises when needed. Smart Growth reflects and respects the size of buildings and character of the neighborhoods adjoining it, while still adding needed housing, transportation and desired retail.

I've lived in Naglee Park for 27 years and I work in downtown - essentially, my whole world IS downtown San Jose. I love San Jose and support growth, just in a healthy way that doesn't destroy the quality of life us downtown home owners enjoy!

Thank you,

--

Annie Hermes
49 South 14th Street
408-772-6667



From: Steve McHarris [<mailto:smcharris@comcast.net>]
Sent: Sunday, September 9, 2018 10:17 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: East Santa Clara Urban Village Comment Letter

Hi Jennifer- See attached for staff, Planning Commission, and City Council consideration. Thank you.

September 9, 2018

33 S. 12th Street
San Jose, CA 95113

RE: East Santa Clara Urban Village Plan

Dear Ms. Piozet:

I am writing the City in support of the proposed plan. As the City is aware, the neighbors participated in the three workshops your office sponsored in developing the plan. The main change for us since those meetings is the growing housing crisis. We are in desperate need for more housing and neighborhood-serving commercial uses and the only reliable location for this to occur is within these targeted village plans. Any thought or request of reducing height or density is going backwards. We already had these discussions and the issues are adequately addressed within the plan.

Please place priority to the proposed landscape medians and bulb-outs along East Santa Clara as traffic calming relief as our area continues to urbanize. These improvements should be front-loaded into the urban village development phasing, prior to construction of these higher-density projects.

Lastly, the plan should go further with the south east corner of 11th and Santa Clara where the Arco Gas Station use exists by eliminating the historic designation of this use and structure. There is a fair argument and ample evidence available that this structure is not unique, culturally sensitive, or of value to the community and certainly not to a pedestrian-oriented Urban Village. The historic designation is a disincentive to developing this and the adjacent parcel to the east which are currently under one single ownership. Please note this in your communications to the Planning Commission and the City Council.

Thank you for the excellent work on the plan.

Sincerely,

Steve McHarris

From: Julie Engelbrecht [<mailto:jedessinateur@gmail.com>]
Sent: Sunday, September 9, 2018 5:40 PM
To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Cc: Planning3@sanjoseca.gov; Planning4@sanjoseca.gov; Planning7@sanjoseca.gov; Planning6@sanjoseca.gov; Planning1@sanjoseca.gov; Planning2@sanjoseca.gov; Planning5@sanjoseca.gov; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: ESCUV Plan

Mayor Liccardo, Councilmember Peralez, Peter Allen Chair and the Planning Commission:

The East Santa Clara Urban Village proposal and its effects are very important to many of the neighbors in Naglee Park, but particular those that live on the zero blocks or at a zero property line to the proposed East Santa Clara Urban Village. We ask you to delay passing this plan or require height revisions next to single family homes based on the facts that so many in the community have been fully engaged in discussing lower heights and greater set backs and our requests have not only been ignored, but heights have increased over time as the plan has developed into this final draft. **With the passage of SB 35 last year**, it might have potentially greater negative impacts since our ability to have community engagement and input once projects are proposed is completely removed -making it more vital that the protections for neighborhoods are clearly set by height reductions and greater set backs.

Many changes have occurred altering the ESCUV plan and potential implementation of this village, so much change that what was once only possible as 3 stories on East Santa Clara Street is now 14 and 6 stories, with our home and many other homes abutting a 65' development zone with a mere 15' set back with only minor step downs. This is too much, too close on what are the Naglee Park end cap corner lots to the numbered blocks, particularly when coupled with 14 stories across the street. This is the oldest, most Historic Neighborhood in San Jose. The commercial property next to us was favorably reviewed by planning for a MAXIMUM buildout under the pending urban village plan and then purchased a month later, all we believe in anticipation of the ESCUV plan passing and then being able to build to the maximum allowed in the zoning with potentially no community engagement or input under the newly passed SB 35. Please see the attached drawings to know what this could mean for our home and any other home between S 12th and S 17th in Naglee Park. This does not respect existing neighborhoods.

At one time BART's northern path limited heights to 3 stories (which is why the health clinic was built at only 3 stories and we were assured that greater heights though in the plan for the ESCUV, could not be approved on the north side of E Santa Clara St.) and CD 7.9 limited heights to 2-3 stories next to existing residential (also touted as protection at every community engagement meeting until the last one). So what was once much lower height and density assured and discussed at all the early community engagement meetings is now excessively high with all parking funneled to residential side streets because the plan disallows parking entrances on E Santa Clara and San Fernando Streets. There needs to be a better compromise between the 2-3 stories discussed for many many years with the 14 and 6 stories currently in the final draft of the ESCUV plan presented for your approval. CD 7.9 removed our 2-3 story protection, but allowed the possibility to **establish more specific policies or guidelines to ensure compatibility with adjacent single family neighborhoods**, and we ask that you wait to

approve the plan until those protections are in firmly in place. Many many neighbors have written and spoken about this at meetings and instead of reductions, heights increased. How is that listening to the community? How we will be heard with SB 35 as law? No one is saying that we don't want and need housing and business, we are saying that some neighborhoods are being asked to absorb much much more than others and that there must be a compromise somewhere in the middle to ensure historic neighborhoods are protected while still allowing growth and development to occur in a compatible and neighborly way.

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 compliments the old, rather than overpowering it. It respects the size of buildings and neighborhood character while still adding desired retail and housing. **This requires a unique collaboration for planning and development at each site.** I do not see this happening with generalized plans and large chunks of land color coded for height, nor with SB 35 in place.

Thank you for your consideration of this very very important matter,

Julie Engelbrecht and Richard Smoker

000 Block S 14th

jedessinateur@gmail.com

Life isn't about weathering the storm, it's about learning to dance in the rain.

Preliminary Review Request

Staff will assign FILE # **PRE18-046**

Please submit this application in person at the planning counter in the Permit Center on the 1st floor of City Hall. Hours are posted at www.sanjoseca.gov/permitcenter. For assistance, call 408-535-3555.

Use this form to apply for a Preliminary Review Request. Detailed and specific information will help staff better understand your project information needs, and expedite the review. Please complete sections 1, 2, 3, and 4, and any other sections specific to your request, and indicate N/A for those items not applicable. See pages 4 and 5 for additional information on the Preliminary Review Request Process.

FOR CITY USE ONLY			
PROJECT ADDRESS/LOCATION/APN		644 E. Santa Clara St.	
ZONING	GENERAL PLAN DESIGNATION	COUNCIL DISTRICT	SUBMITTAL DATE: 3/8/18
IP	Urban Village	3	AMOUNT: \$628
			BY: DF

Please use INK and PRINT clearly OR use a computer to complete the fillable form found at www.sanjoseca.gov/planning.

1. PRELIMINARY REVIEW TYPE (see page 4 to see a list of typical projects for each Preliminary Review Type)

Preliminary Review Type Check one	Description	Processing Time	Base Fee	Optional Departmental Review and Services Available for Any Preliminary Review
<input type="checkbox"/> Focused Review for a single-family house (Planning only)	Includes staff analysis and written response.	Approximately 30 calendar days from submittal	\$209.00	Public Works Review: <input type="checkbox"/> Focused Review: \$892.00 <i>Does not include Public Works memo, but does include Public Works meeting with applicant.</i> <input type="checkbox"/> Enhanced Review: \$1,339.00 <i>Includes Public Works memo and meeting with applicant.</i>
<input checked="" type="checkbox"/> Focused Review for all other projects with no site and architectural plan review (Planning only)	Includes staff analysis and written response.	Approximately 30 calendar days from submittal	\$628.00	<input type="checkbox"/> Fire Review Fee: \$230.00 <input type="checkbox"/> Building Review Fee: \$246.00 <input type="checkbox"/> Meeting with Planning: \$209.00
<input type="checkbox"/> Enhanced Review for site and architectural plan review (Planning only)	Includes site and architectural plan review, staff analysis, and written response.	Approximately 45 calendar days from submittal	\$837.00	<input type="checkbox"/> Environmental Technical Report Review by Planning (per report): \$418.00 <input type="checkbox"/> Environmental Clearance Scoping/Review: \$628.00 <input type="checkbox"/> Inter-Departmental Meeting (PBCE): \$523.00 <input type="checkbox"/> Urban Design Review: \$1500 (initial deposit)

2. CONTACT INFORMATION

NAME:	FRANK CHIU		
MAILING ADDRESS:	1600 LOMBARD STREET, SAN FRANCISCO, CA	CITY:	ZIP: 94123
PHONE #:	415-699-6838	EMAIL:	FYCHIU128@GMAIL.COM

3. GENERAL PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	467-27-039 & 467-27-093	PARCEL SIZE:	17,875 TOTAL SF
EXISTING USE:	MEDICAL OFFICE		
PROJECT ADDRESS:	610-650 E. SANTA CLARA STREET		
PROJECT LOCATION IF NO ADDRESS:			

continued>

3. GENERAL PROJECT INFORMATION (continued)

PROPOSED USE (Check all that apply):

☐ SINGLE-FAMILY☐ COMMERCIAL (specify): _____☐ TWO-FAMILY☐ INDUSTRIAL (specify): _____☒ MIXED-USE (specify): RETAIL, OFFICE, & RESIDENTIAL☐ OTHER: _____☐ MULTIFAMILY (specify): _____

PRELIMINARY REVIEW STATEMENT - Please tell us what information you want and include any specific questions, issues, or items for which you need clarification (attach additional sheets if necessary).

SEE ATTACHED STATEMENT & SECTION PLAN

List of agreements, easements, and conditions attached to this site.

N/A

Does the project involve HUD federal funding/assistance? ☐ YES ☒ NOIs there an active code enforcement case at this property? ☐ YES ☒ NO

If Yes, attach a copy of the compliance order.

4. PRELIMINARY REVIEW QUESTIONS (must complete this section for all Preliminary Review Types)

A. PLANNING (Land Use/Development Permit Information)

i. Does the project involve the erection of new signage, relocation of existing signs, billboards, etc.?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ii. Does the project involve the removal and/or relocation of trees larger than 56 inches in circumference measured two feet above grade?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
iii. Does the site have any structures over forty-five (45) years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
iv. Could the site and existing structures be historically significant for any reason? If Yes, please explain:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
v. Is the site located in an area of sensitive biological resources, such as wildlife and wetlands, riparian corridors, flat grassland, serpentine soils, etc.? If Yes, please explain:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
vi. Will the project generate more than 10,000 square feet of impervious surface (roofs, paving, etc.)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
vii. Will the project involve activities after between 12:00 midnight and 6:00 a.m.?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
viii. Will the project involve sale of alcoholic beverages?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

continued>

PRELIMINARY REVIEW STATEMENT –

610-650 E. Santa Clara Street property consists of two parcels with a total square footage of 17,875. This two-story building was built in 1958 with approx. 13,000 square feet Medical Offices with 17 open parking spaces at rear of the property.

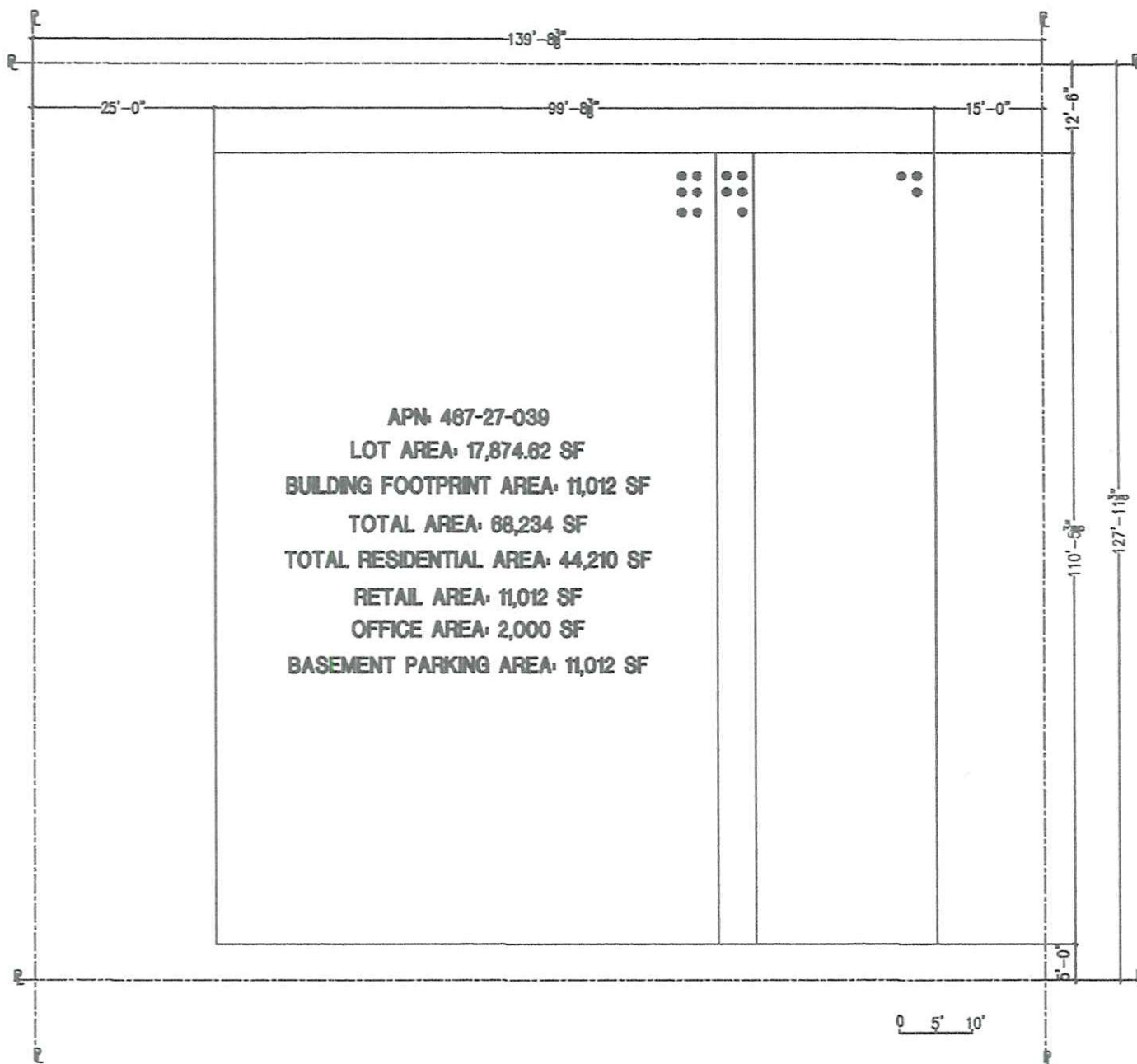
Our plan is to demolish the property and replace it with a six-story Mixed-Use development consistent with East Santa Clara Urban Village policy and guidelines. Per attached proposed section plan, the six-story, 65' high building with approx. 38 residential units with 44,210 square feet on 2nd floor to 6th floor, 2,000 square feet office space on second floor, 11,012 square feet retail space on the ground floor with 11,012 square feet parking spaces in the basement. The proposed building will comply with setbacks of East Santa Clara Urban Village guidelines, 25' front setback, 12.5' the side setback facing S. 14th Street, and 15' rear setback.

The following are the clarification and questions regarding our development proposal for the property.

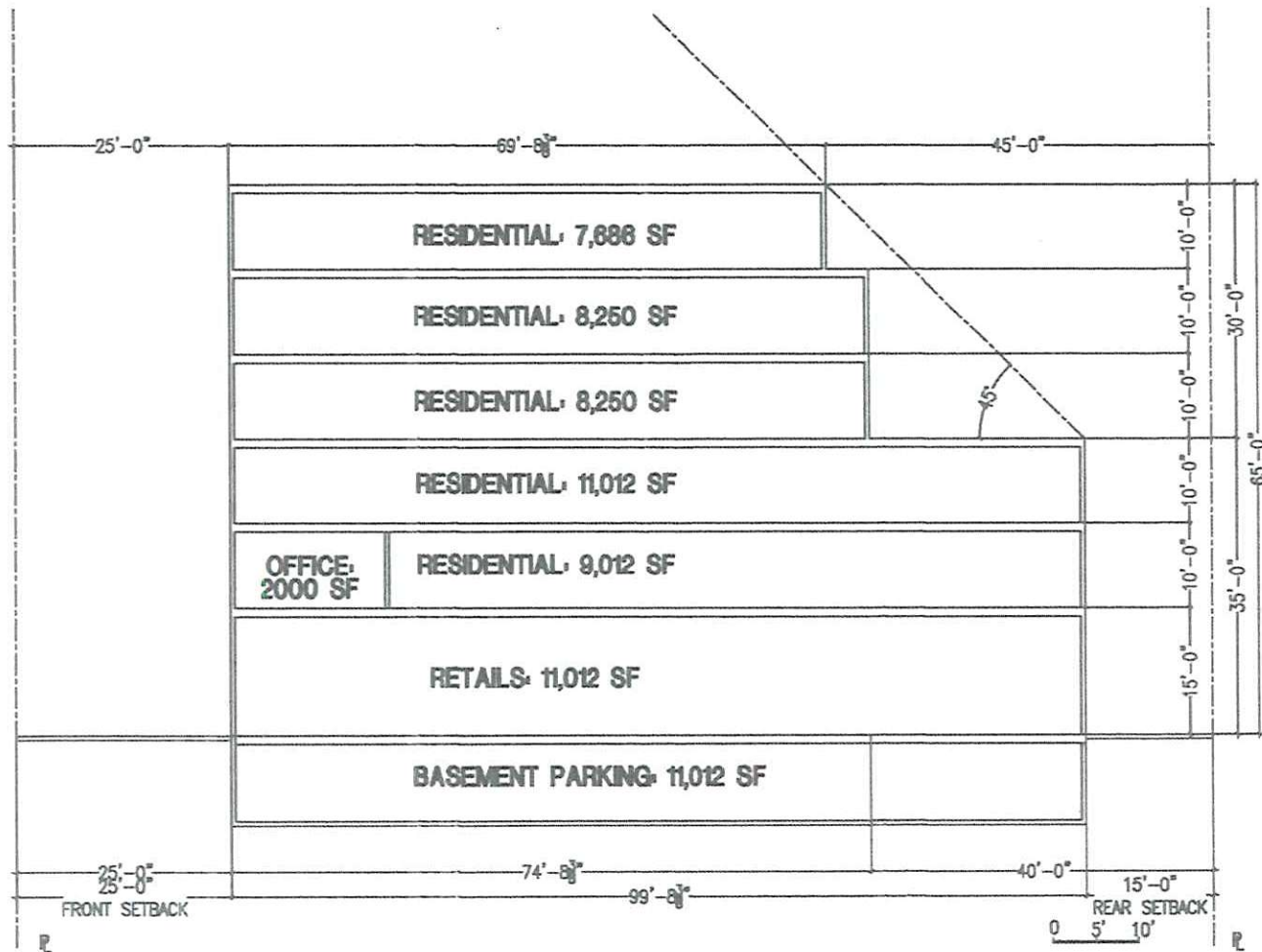
1. Does this development proposal of building height, setbacks, and the uses substantially comply with the City planning code and East Santa Clara Urban Village guidelines?
2. What is the density for residential units for this site?
3. What is the parking requirements for this Mixed-Use project?
4. This structure is identified as within Naglee Park Conservation Area. What is the guideline and the process to demolish and redevelop this site?

E. SANTA CLARA ST

S. FOURTEENTH ST

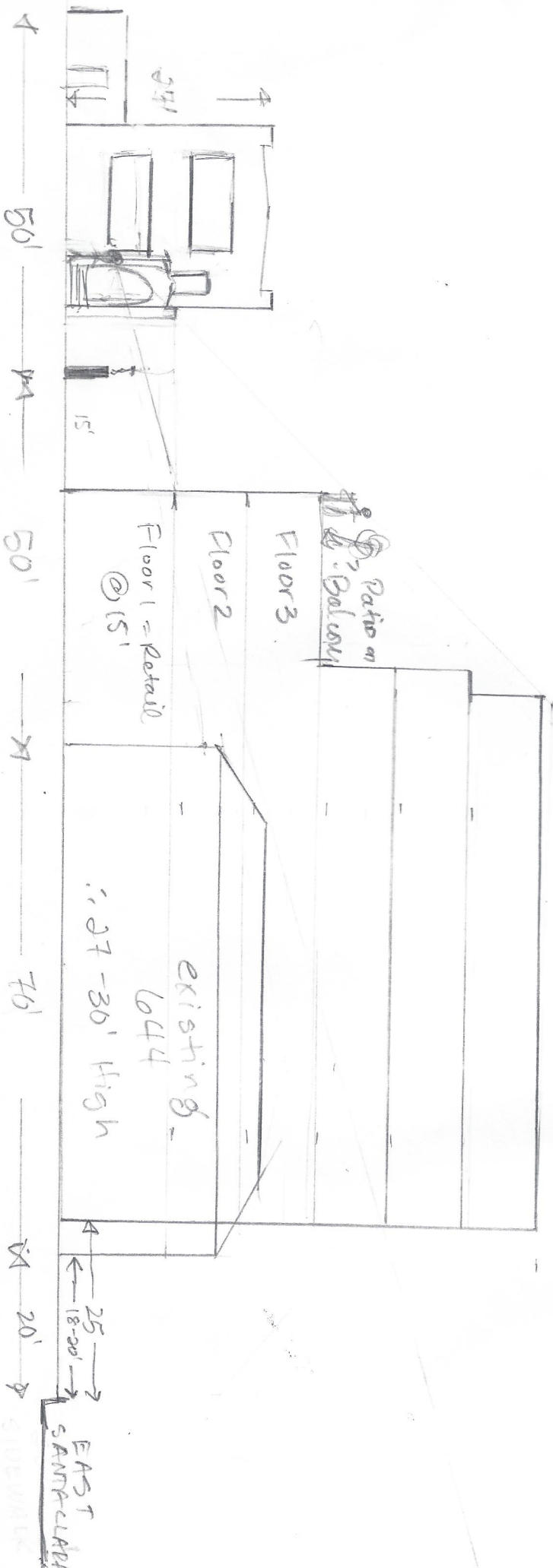


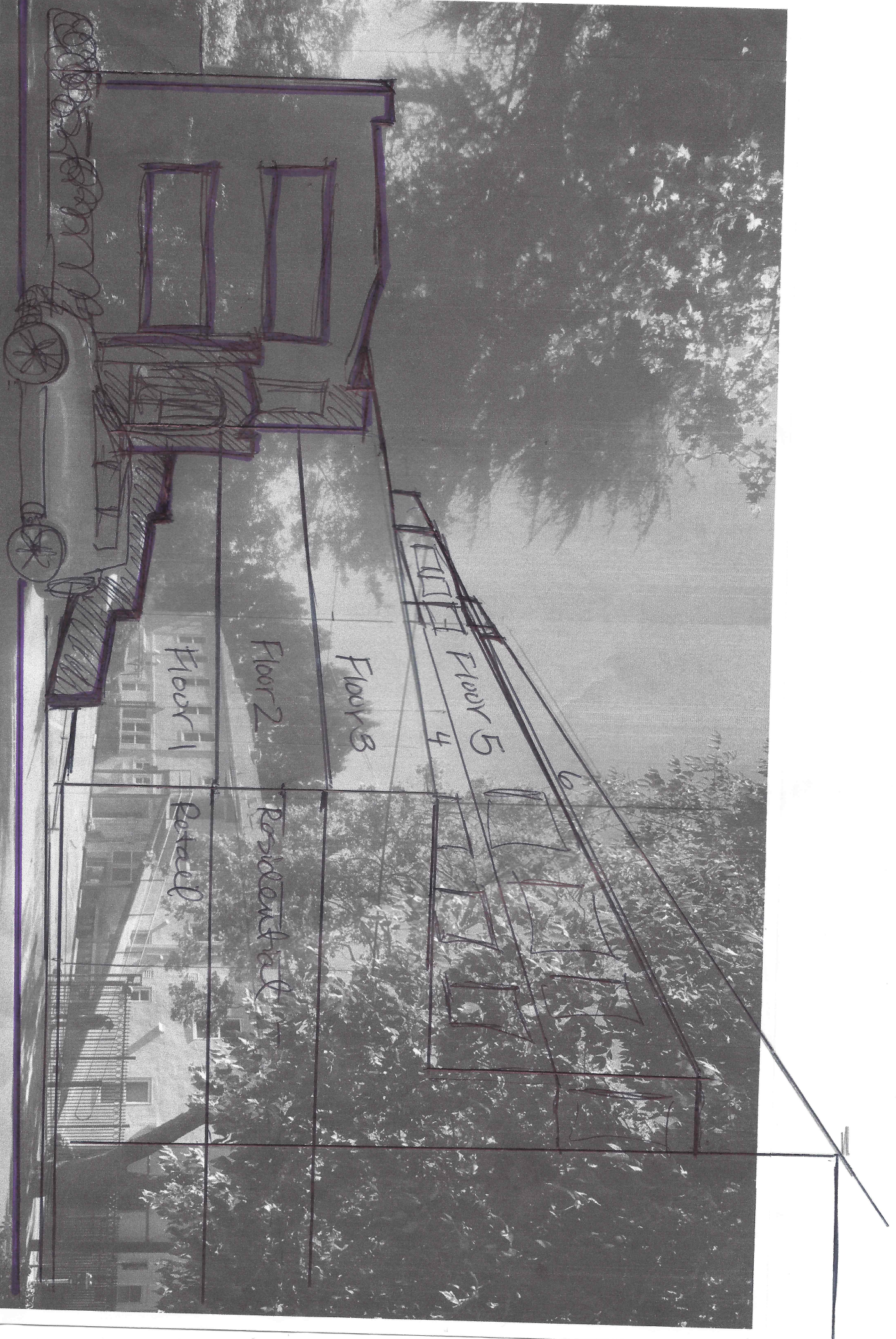
E. SANTA CLARA ST



completely blocks
view of 25N.

46-49 parking spaces
for 38 residential units





Floor 1

Retail

Floor 2

Residential

Floor 3

Floor 4

Floor 5

From: Rebecca Smith [<mailto:smithrebsmith@aol.com>]
Sent: Monday, September 10, 2018 10:03 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Planning1@sanjoseca.gov; Planning2@sanjoseca.gov; Planning3@sanjoseca.gov;
Planning4@sanjoseca.gov; Planning5@sanjoseca.gov; Planning6@sanjoseca.gov;
Planning7@sanjoseca.gov; District3 <district3@sanjoseca.gov>
Subject: East Santa Clara Street Urban Village Input

Hi Jennifer,

Will you please add this attached document into the record for public input for the ESC Street Urban Village Plan.

Thank you.

Also, please let me know this was received. I appreciate it.

Rebecca Smith
43 S. 14th Street
San Jose, CA 95112

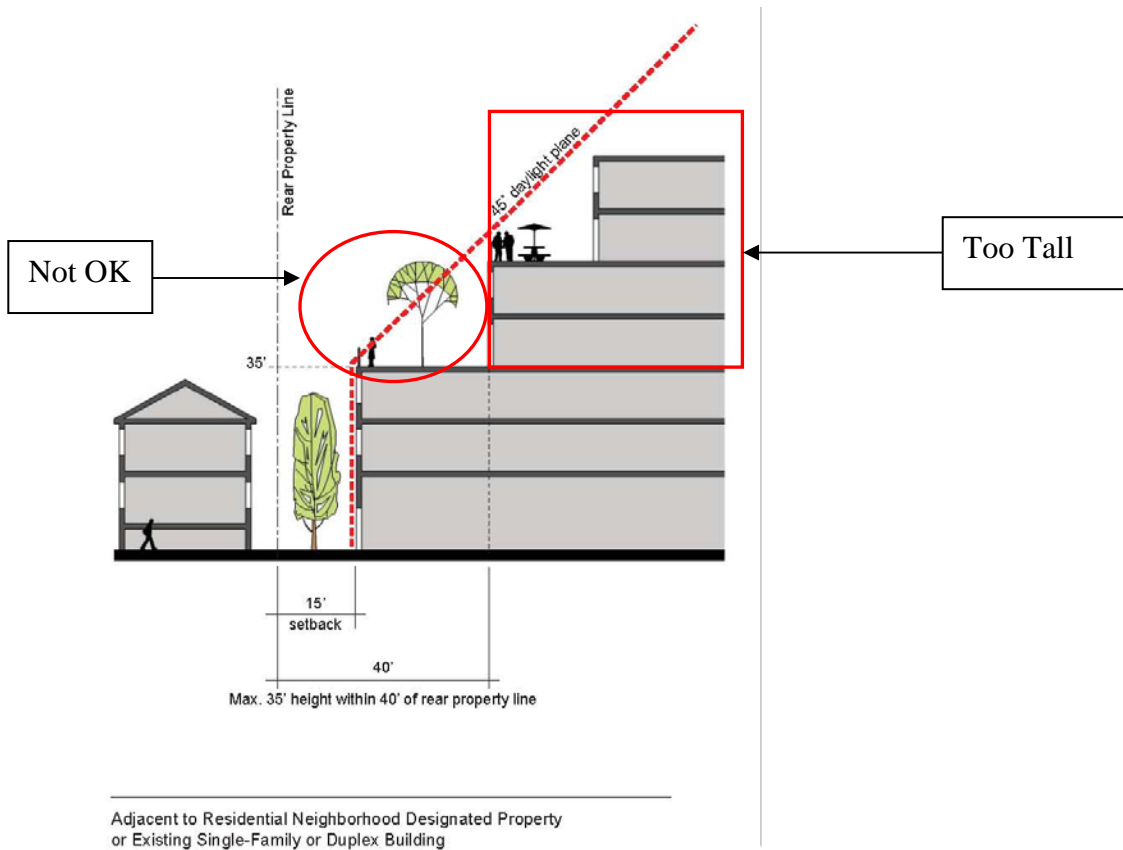
September 10, 2018

Subject: East Santa Clara Street Urban Village Plan

I would like to see the Urban Village guidelines for transitional height adjacent to existing single family residential reverted to 2 to 3 stories maximum.

It is my understanding that this is what was in the Urban Village plan for quite some time and then was subsequently changed to higher heights and smaller set backs.

Furthermore, any guideline should limit the use to match the building height - meaning, if the height is limited to 35 feet, then that is it. Nothing should be allowed above 35 feet. The depictions in the Plan show people and trees above the building defined height limit.



Rebecca Smith
43 S. 14th Street
San Jose, CA 95112

From: Xue Wu [mailto:real_wuxue@yahoo.com]
Sent: Sunday, September 9, 2018 10:44 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Neal Smith <neal.t.smith@gmail.com>
Subject: Request Revision to East Santa Clara Urban Village Plan

Dear Jennfer Piozet,

We are residents of Naglee Park. We moved here because of the unique characteristics of the historic neighborhood. We are proud of how the neighborhood and city worked hard to preserve this beautiful residential community. Naglee Park as a neighborhood of historic architecture is unique to San Jose and to the state. However, the upcoming East Santa Clara Urban Village plan in its current form will have negative impact to the neighborhood and city, which is not what any of us wants to see.

We are writing today to ask you to recommend revision to the height, setbacks and density of the East Santa Clara Urban Village Plan to better reflect the historic neighborhood of Naglee Park. The potential for 65' tall buildings (nearly three times the average height of neighborhood homes) on small 'endcap' corner lots with all required parking being on the side streets of S 12Th, 13th, 14th, 15th, 16th and 17th will overburden the Historic Naglee Park neighborhood with traffic, parking issues and heights that overwhelm our historic homes. Please limit heights to a maximum of 3 or 4 stories next to residential with better than 15' set backs to retain the character of San Jose's oldest neighborhood. These concerns have been brought up by multiple residents many times at several previous planning meetings, but our voices have been ignored.

Smart Growth isn't just big, it compromises when needed. Smart Growth reflects and respects the size of buildings and character of the neighborhoods adjoining it, while still adding needed housing, transportation and desired retail. A historic residential neighborhood like Naglee Park will not and cannot be rebuilt, it needs to be preserved. For preservation to succeed, the city must work together with the community.

Thanks!
Neal & Xue

From: Leslie Levitt [<mailto:lesk2pv@aol.com>]

Sent: Sunday, September 9, 2018 7:42 PM

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

Cc: Planning1@sanjoseca.gov; Planning2@sanjoseca.gov; Planning3@sanjoseca.gov;
Planning4@sanjoseca.gov; Planning15@sanjoseca.gov; Planning6@sanjoseca.gov;
Planning7@sanjoseca.gov; District3 <district3@sanjoseca.gov>

Subject: East Santa Clara Street Urban Village Input

Hello Jennifer:

Please add the attached document into the record for public input for the ESC Street Urban Village Plan.

Thank you.

Can you also let me know this was recieved?

Les Levitt
43 S. 14th Street
San Jose, CA 95112

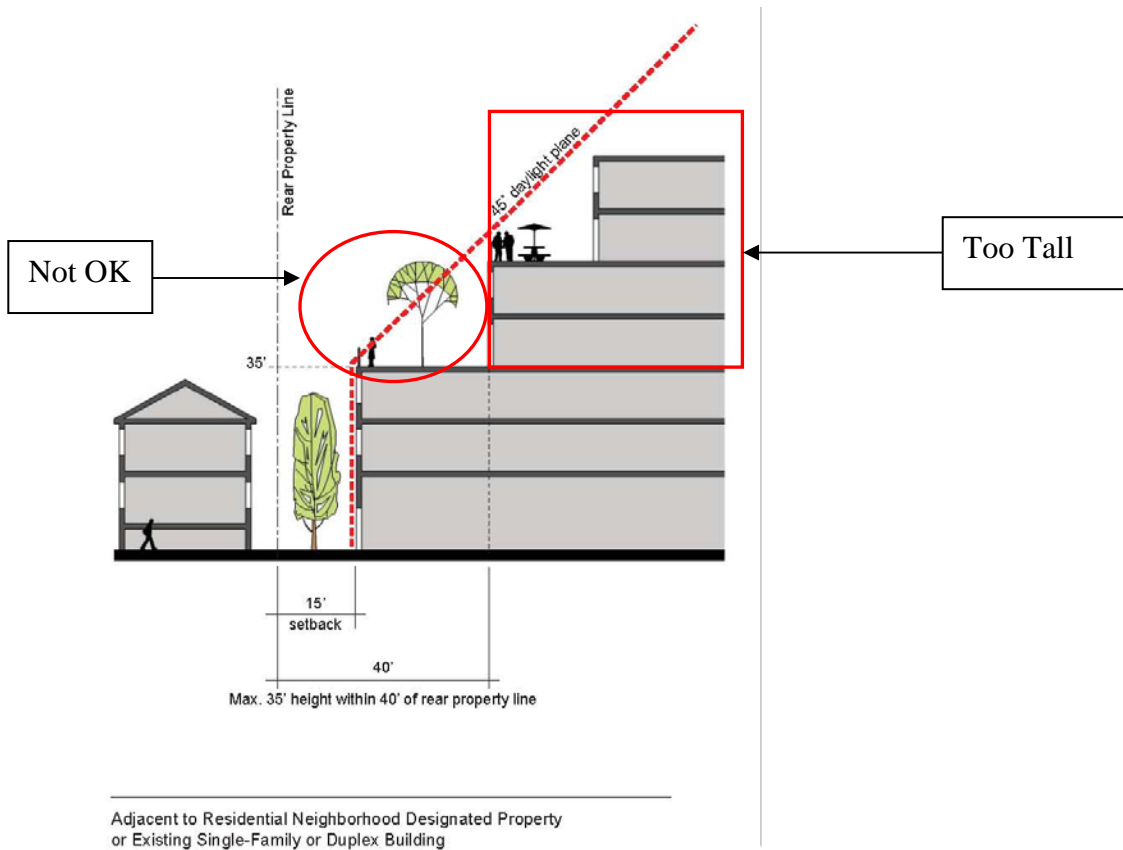
September 09, 2018

Subject: East Santa Clara Street Urban Village Plan

I would like to see the Urban Village guidelines for transitional height adjacent to existing single family residential reverted to 2 to 3 stories maximum.

It is my understanding that this is what was in the Urban Village plan for quite some time and then was subsequently changed to higher heights and smaller set backs.

Furthermore, any guideline should limit the use to match the building height - meaning, if the height is limited to 35 feet, then that is it. Nothing should be allowed above 35 feet. The depictions in the Plan show people and trees above the building defined height limit.



Les Levitt
43 S. 14th Street
San Jose, CA 95112

From: E Santa Clara Street Business Association [<mailto:sj.escba@gmail.com>]
Sent: Monday, September 10, 2018 11:12 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Patterson-Simmons, Chris <cpsimmons8@gmail.com>
Subject: ESCBA Urban Village Input - Please confirm receipt

Hello, Jennifer.

Please see attached letter to be submitted on behalf of the E. Santa Clara Street Business Association. Please confirm that you have received this message and the letter. Thanks for your time.

Happy Monday.

--

Thank you for your time,



The East Santa Clara Street Business Association

web : www.escstreet.com ::: [Facebook](#)

email : sj.escba@gmail.com <*best form of communication*>

phone: 408.658.0372



September 09, 2018

Subject: East Santa Clara Street Urban Village Plan

The East Santa Clara Street Business Association represents retail and commercial businesses along East Santa Clara Street, between 4th and 24th streets, in downtown San Jose.

We are key community stakeholders, many of us small business owners, who applaud efforts to improve the economic vitality and environment of our corridor.

As we look forward to new development, our optimism also comes with questions and concerns.

Will new development benefit existing businesses? Will new development provide opportunities for new small business? Could new development force out some existing businesses? Is there a net positive community benefit for new development?

A prime example of our concern is the relatively large number of healthcare providers and services still operating along the corridor – particularly in the 13th to 17th Street zone. These businesses are largely in place from the time when San Jose Hospital was the economic anchor of the business district.

Other examples are the mom and pop restaurants and stores from City Hall east: the insurance broker, the barber shop, the cleaners, the thrift clothing store, the record store. These are our community members and these stores are these owner's livelihood.

The question is whether under the umbrella of “mixed-use” development there is room for everyone. We hope so.

Board Members
East Santa Clara Street Business Association

From: Piozet, Jennifer

Sent: Monday, September 10, 2018 3:38 PM

To: 'jfioretta' <fiorettajohn@att.net>

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

You are correct. You can voice your concerns and ideas at Planning Commission for their consideration. Thank you,

Jennifer Piozet†

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: jfioretta [<mailto:fiorettajohn@att.net>]

Sent: Monday, September 10, 2018 3:23 PM

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

Subject: Re: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Jennifer,

Thank you again for another quick reply. If I understand your email correctly, it is appropriate to request the Planning Commission to recommend a change to the plan at this Wednesday's meeting. Please advise if I'm incorrect.

Appreciatively,

JF

On Sep 10, 2018, at 3:11 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Hi John,

The Planning Commission is a recommending body and they can make suggestions for changes to the Plan document as part of their recommendation to the City Council. Please note that the traffic diverters do not indicate the direction of traffic that would occur if the diverters were installed.

Thank you,

Jennifer Piozet†

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: jfioretta [<mailto:jfiorettajohn@att.net>]

Sent: Monday, September 10, 2018 2:50 PM

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

Subject: Re: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Dear Ms. Piozet:

I reside on Arroyo Way and oppose the two-way traffic diverters (see discussion below) as indicated on present plans for the East Santa Clara Street Urban Village. I will attend the Planning Commission meeting this Wednesday evening. Thank you for your prompt replies to the emails several of my neighbors sent.

I have two procedural questions concerning this matter. Will the Planning Commission entertain suggestions from the public for motions to amend the East Santa Clara Street Urban Village plan at its 9/12 meeting? If not, when are such motions appropriate?

Thank you,

John Fioretta
195 Arroyo Way
San Jose

On Sep 5, 2018, at 3:10 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Thank you, Donald. I will add this to the public record for GP18-009.

I wanted to note that the traffic diverters are concepts, not guaranteed improvements to be installed. These are high-level ideas that warrant future study prior to implementation.

Thank you,

Jennifer Piozet

Supervising Planner |
Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408) 535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Donald Lieberman <dlandpl@comcast.net>

Sent: Wednesday, September 5, 2018 11:05 AM

To: Piozet, Jennifer; 'jeffrey.hare'

Cc: Perez, Raul; mikeinsj@gmail.com; 'John Fioretta'; 'Scott Brown'; 'Seth And Grace Pugh'; 'Ed Ruder'; 'Amy Pizarro'; 'M.B. Lennon'; 'Dominic Kovacevic'

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Jennifer,

I have some additional information to add to the record regarding the street width of Arroyo Way as well as San Jose City and Santa Clara County Codes. The width of Arroyo Way as measured on Google Maps is approximately 30 feet not counting the sidewalks bordering the west side of the street. The east side of Arroyo Way does not have sidewalks. The current codes for street widths call out a 9-foot sidewalk on each side (including a strip against the street for landscaping). Assuming we added only 5 feet for a sidewalk, the width of Arroyo way would be reduced to 25 feet. The resulting street width would not meet minimum code requirements.

Don Lieberman
120 Arroyo Way

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

Sent: Friday, August 31, 2018 2:44 PM

To: jeffrey.hare <jeffrey.hare@gmail.com>

Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffery. Arroyo Way is just outside the East Santa Clara Street Urban Village boundary and would likely not benefit from any improvements from nearby private development. That would be determined at the time of redevelopment, if and when that occurs.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: jeffrey.hare [<mailto:jeffrey.hare@gmail.com>]

Sent: Friday, August 31, 2018 12:58 PM

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

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you. While Arroyo Way has not been paved or even chip sealed for over 20 years, I believe it is part of a Creek Trail system since it is adjacent to the Creek, but there is no public access to the Creek along this reach.

Jeffrey Hare

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

----- Original message -----

From: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>

Date: 8/31/18 12:34 PM (GMT-08:00)

To: Jeffrey Hare <jeffrey.hare@gmail.com>

Cc: "Perez, Raul"

<Raul.Perez@sanjoseca.gov>, dlandpl@comcast.net, mikeinsj@gmail.com, John Fioretti

<fioretti@att.net>, Scott Brown <sfbaypaladin@gmail.com>, Seth And Grace Pugh

<brownbat@gmail.com>, Ed Ruder <ed@ruders.org>, Amy Pizarro

<amykpizarro@gmail.com>, "M.B. Lennon" <mblennon1@hotmail.com>, Dominic Kovacevic

<fire@usamontana.com>

Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffrey. I will add your comments to the public record.

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.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Jeffrey Hare [<mailto:jeffrey.hare@gmail.com>]

Sent: Friday, August 31, 2018 9:35 AM

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

Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John

Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Ms. Piozet

Recently released schematics associated with the proposed E. Santa Clara St. Urban Village show a change to the traffic diverter at the intersection of S 17th and E San Fernando, which would direct all SB traffic on S 17th to Arroyo Way, and remove the barrier that currently prevents vehicles from using Arroyo Way as a neighborhood cut-through to reach E Santa Clara St. As the first street located west of Coyote Creek, westbound traffic on E San Antonio would use this cut-through to reach E Santa Clara and points north; as the last street west of Coyote Creek, eastbound traffic on Santa Clara would use it to avoid backups (which have become unbelievably bad) to cut around via S 17th, Arroyo and E San Antonio. Arroyo Way is very narrow, has a sidewalk on only one side, and vehicles must park in the street on both sides. Foot traffic is heavy. The proposed modification would create a very dangerous condition and innocent people will be killed.

Past experience has shown that when traffic is blocked on E Santa Clara Street, either because of police activity, Cinco de Mayo and similar traffic controls, or even closing Hwy 101 at E Santa Clara, vehicles will flood into the Naglee Park area to get across Coyote Creek. There are only four (4) ways to cross Coyote Creek on surface streets between Hwy 101 on the North and Highway 280 on the south: Julian-McKee, E. Santa Clara, E. San Antonio, and William St. Due to congestion on E. Santa Clara St., these three surface crossings become very busy on normal days; impossible when stressed. If Arroyo Way were opened as planned, it would take the brunt of this load, since it is the first option.

This is not a NIMBY thing - it would be carnage and people would be killed. Arroyo Way is only 35 feet wide, curb to curb, and there is a sidewalk on only one side. Vehicles are parked, by necessity, in the street on both sides, reducing the effective roadway area to less than 20 feet. Drivers who get lost and speed down the street give us a frightening clue as to what would happen if the plans, as proposed, are implemented. Arroyo Way is a place where neighbors bring their kids to learn to ride bikes; people regularly stroll in the street to view the riparian habitat, and the foot traffic - on the street - is heavy. Because of the existing traffic median, the street is effectively a cul-de-sac and relatively safe. Opening it as shown in the diagram would create an unacceptably dangerous condition. Posted speed limits, like stop signs and directional arrows, are routinely ignored, and even the concrete medians are no barrier as vehicles jump or circumvent them on

their rush to get to SJSU or Downtown. The proposed conversion, as depicted, would be a prelude to a bloodbath.

I will be unable to attend the Planning Commission hearing, so I wanted to submit my objection to this aspect of the proposed Urban Village plan.

Respectfully submitted,

Jeffrey B. Hare

JeffreyHare@gmail.com

Downtown Resident for 30 years

From: Piozet, Jennifer
Sent: Monday, September 10, 2018 3:57 PM
To: 'Mori Yatsui' <mori.yatsui@gmail.com>
Subject: RE: East Santa Clara Project

Thank you for your email, Mori. I will add it to the public record. The East Santa Clara Street Urban Village plan is a high-level policy document which envisions the long-term policy direction for the Village area. This is not a development project and will not directly result in development in the area. If and when a private property owner wants to develop on their land, they would have to follow this document.

Regarding 15th Street, it is planned to be a bike/pedestrian/emergency vehicle access only, with car access for the project development on the site only. This is not envisioned to be a new public street. If you have existing speeding issues on 15th Street, the Department of Transportation's Traffic Safety Section (see: <http://www.sanjoseca.gov/index.aspx?NID=286>) is best to address these ongoing concerns. Contact them at (408) 535-3850.



Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Mori Yatsui [<mailto:mori.yatsui@gmail.com>]

Sent: Monday, September 10, 2018 3:27 PM

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

Subject: East Santa Clara Project

Hi Jennifer,

I recently purchased and moved into the Julian-Saint James neighborhood on N 15TH ST. My neighbor spoke to me about this project going on a few weeks ago and last week I received a notice letter of the hearing on Sept 12th, which I'll be attending.

I did some background research on the project and noticed a plan for making N 15TH ST into a driving thoroughfare between St. James and Santa Clara. While 15th would be an ideal passage for traffic because it was one of the wider streets, I am concerned with the speed at which traffic drives down 15TH currently. Daily there are drivers exceeding 50 mph going down this street. My concern with this project is how will this impact the speed at which people are driving and how is SJ planning to address it?

Thank you and I look forward to the hearing on the 12th!

Best Regards,

Mori W. Yatsui

+1 (734) 249-4932

San Jose, CA

From: Piozet, Jennifer
Sent: Monday, September 10, 2018 4:00 PM
To: 'Rent SJ' <rentsanjose@yahoo.com>
Subject: RE: question about urban village project gp18-009

Hi Christina,

The East Santa Clara Street Urban Village plan is a high-level policy document which envisions the long-term policy direction for the Village area. This is an extension of the Envision San Jose 2040 General Plan. This is not a development project and will not directly result in demolition or development in the area. If and when a private property owner wants to develop on their land, they would have to follow this document.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Rent SJ [<mailto:rentsanjose@yahoo.com>]
Sent: Monday, September 10, 2018 11:11 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: question about urban village project gp18-009

Hello,

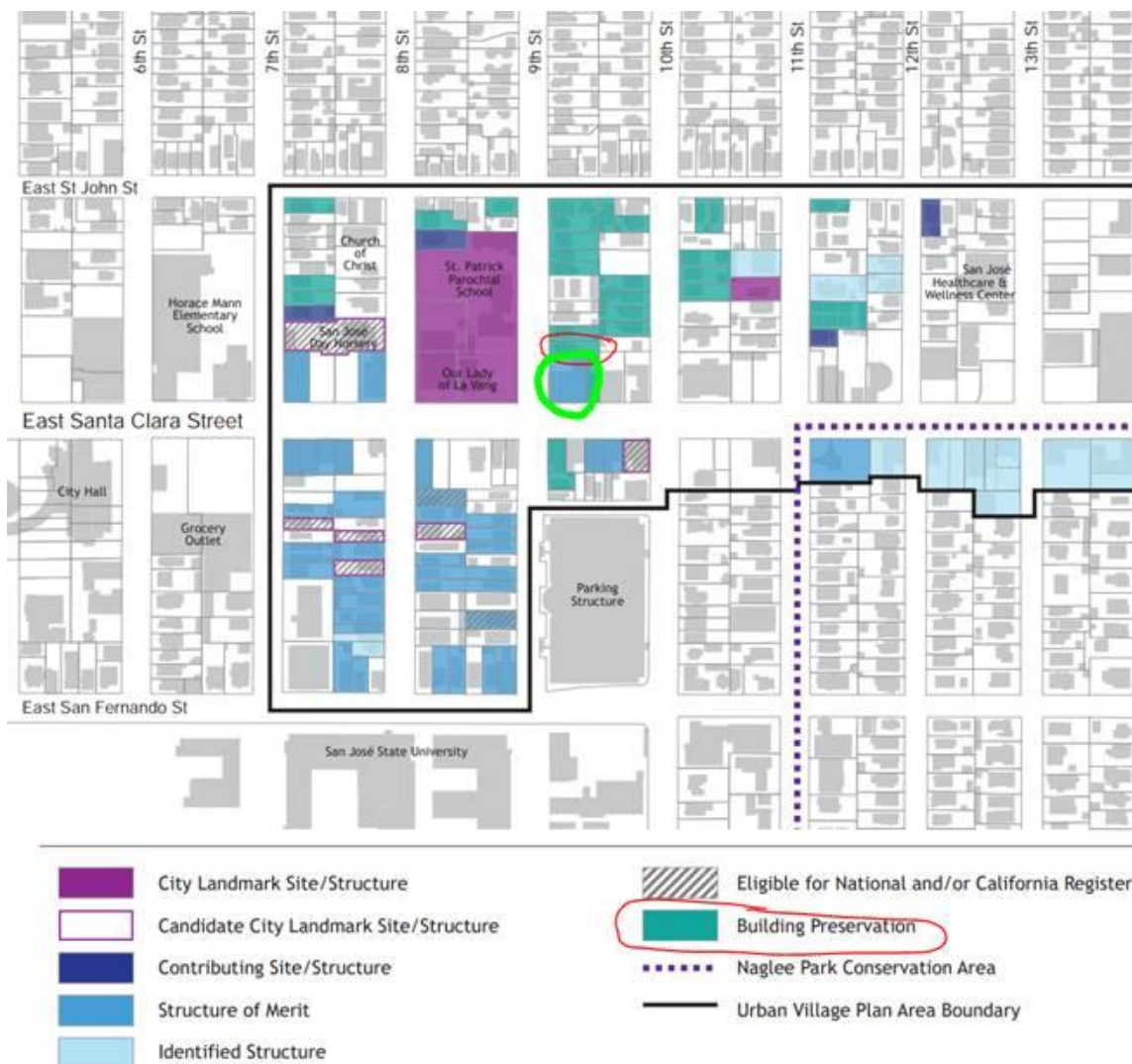
I'm the owner of 53s 9th st., san jose, ca 95112 property. I have a question on the urban village project which also affect my property. Is the project involved any demolition of the residential properties across from sj su student parking garage? to build a new village? Is the plan continuing until 2040 or start in 2040? Please clarify.
Thanks

Christina Ly
408-219-7740

From: Piozet, Jennifer
Sent: Monday, September 10, 2018 4:56 PM
To: 'barberjack@earthlink.net' <barberjack@earthlink.net>
Cc: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Subject: RE: Historical registration

Hi Jack,

I've included the City's Historic Preservation Office, Juliet Arroyo, on this email who may be able to assist you with your inquiry regarding 24 North 9th Street. Please note that in the East Santa Clara Street Urban Village Plan, your property is designated Residential Neighborhood for single-family homes and is also identified for preservation (see red circles). Your barbershop is already designated a Structure of Merit on our Historic Resources Inventory as shown below (green circle). Please let me know if you have any questions.



Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

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

From: barberjack@earthlink.net [<mailto:barberjack@earthlink.net>]

Sent: Monday, September 10, 2018 4:48 PM

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

Subject: Historical registration

Hi Jennifer,

I would appreciate some information regarding my properties and The process to register them as Historical.

This area I believe has good location to Have some historical value.

I would hate for the City to lose

This are of historical land marks.

My house on 24 north 9th st.

Was here I believe before

Saint Patrick's

Church was built around 1883,

The mercury shows the rubbles of the church to include my home standing.

Of course my barber shop building was completed in 1926 when I was born,a lot of history I would not like to Lose as this urban moves along.

I appreciate you thoughts and help. Jack Licursi

Sent from my iPhone

From: Ceja, Patricia
Sent: Monday, September 10, 2018 1:40 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: FW: Concerns and Request Revision to East Santa Clara Urban Village Plan

Hi Jennifer, see the comments below regarding the East Santa Clara Urban Village Plan. Thank you.

Patricia Ceja
Community Relations Coordinator
Office of Councilmember Raul Perez
City of San Jose, District 3
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

From: Xue Wu [mailto:real_wuxue@yahoo.com]
Sent: Monday, September 10, 2018 11:32 AM
To: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Cc: Neal Smith <neal.t.smith@gmail.com>
Subject: Concerns and Request Revision to East Santa Clara Urban Village Plan

Dear Patricia Ceja,

Are you still the community relations coordinator? We are residents of Naglee Park, and reaching out to you as our last resort. We moved here because of the unique characteristics of the historic neighborhood. We are proud of how the neighborhood and city worked hard to preserve this beautiful residential community. Naglee Park as a neighborhood of historic architecture is unique to San Jose and to the state. However, the upcoming East Santa Clara Urban Village plan in its current form will have negative impact to the neighborhood and city, which is not what any of us wants to see. We attached document which highlights the concerns we have with the plan.

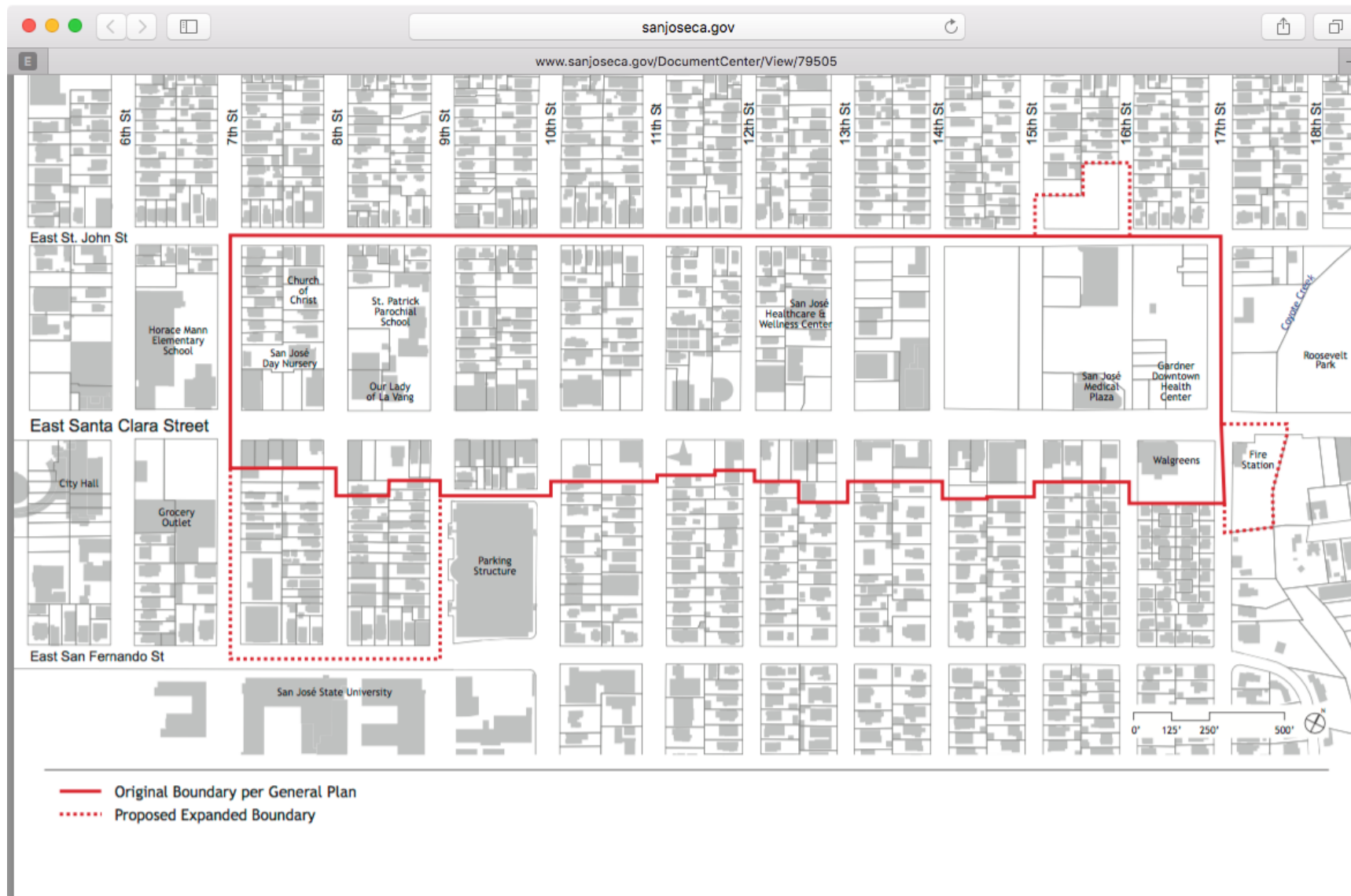
We are writing today to ask you to recommend revision to the height, setbacks and density of the East Santa Clara Urban Village Plan to better reflect the historic neighborhood of Naglee Park. The potential for 65' tall buildings (nearly three times the average height of neighborhood homes) on small 'endcap' corner lots with all required parking being on the side streets of S 12Th, 13th, 14th, 15th, 16th and 17th will overburden the Historic Naglee Park neighborhood with traffic, parking issues and heights that overwhelm our historic homes. Please limit heights to a maximum of 3 or 4 stories next to residential with better than 15' set backs to retain the character of San Jose's oldest neighborhood. These concerns have been brought up by multiple residents many times at several previous planning meetings, but our voices have been ignored.

Smart Growth isn't just big, it compromises when needed. Smart Growth reflects and respects the size of buildings and character of the neighborhoods adjoining it, while still adding needed housing, transportation and desired retail. A historic residential neighborhood like Naglee Park will not and cannot be rebuilt, it needs to be preserved. For preservation to succeed, the city must work together with the community.

Thanks!
Neal & Xue

HIGHLIGHTS ESCUV PLAN – Areas of Concern require a look at the various maps that control height, density and land usage separately, that combined created the parameters of the urban village.

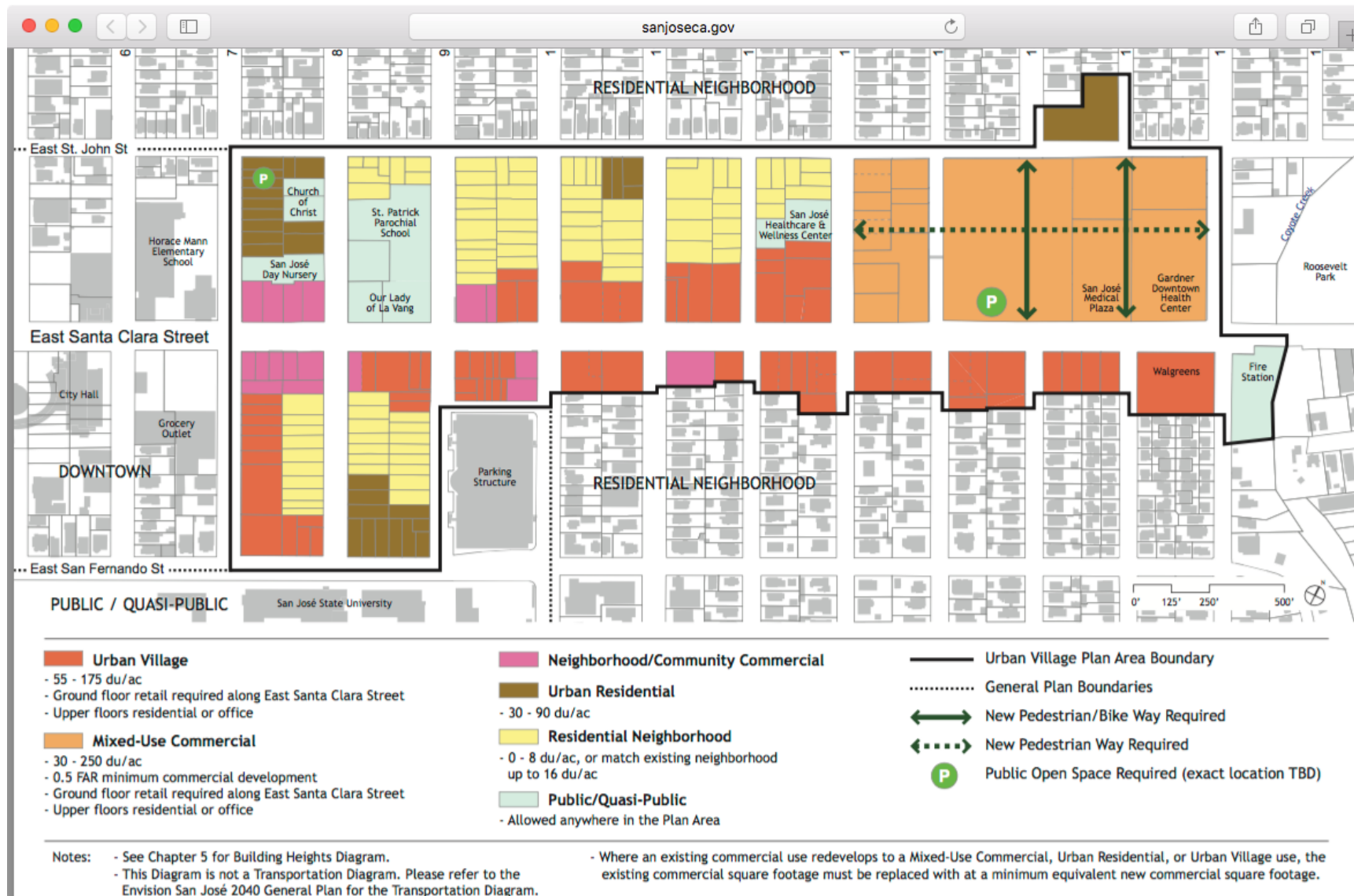
.
ESCUV Boundary and proposed areas to add in (dotted line areas). This diagram sets the boundaries either in the middle of a street (making the street part of the Urban Village Plan) or boundaries zero property lines of land outside the village. Intersections outside the village are not included in the plans so any items like the San Fernando St. traffic diverters emailed prior are not actually “in the plan”, but are recommendations. (clarification from planner Piozet.)



ESCUV Land Use map – which specifies “dwelling units” per Acre Foot.

Note that **Urban Village** and **Urban Residential** have different density requirements.

Note the P – which denotes public open space required (exact location TBD) which could mean that is could be located not on the county/housing authority site at all. Clarification from County needed as to intent. Planner calls it a “ floating park” meaning one is required but the location is not determined and “ could be elsewhere in the village”.



Building Heights Diagram 5.4

Note: combined with the Land Use map prior, this helps determine the heights needed to fulfill goals the city has for growth.

Note that 45' of height on the Northside allows 45' of height with set backs of 5' to zero property line residential that require step downs to 35' feet tall within 40' of the property (inclusive of the 5' set back) with a one foot per one rise to reach 45'. This has the designation on the Land Map as **URBAN RESIDENTIAL**.

Note that the 65' of height on the Naglee Park side allows 65' of height with set backs of 15' to zero property line residential that require step downs to 35' tall within 40' of the property (inclusive of the 15' set back) and includes required ground floor retail , underground parking and all parking entrances and exits on side streets only. This has the designation on the Land Map as **URBAN VILLAGE**

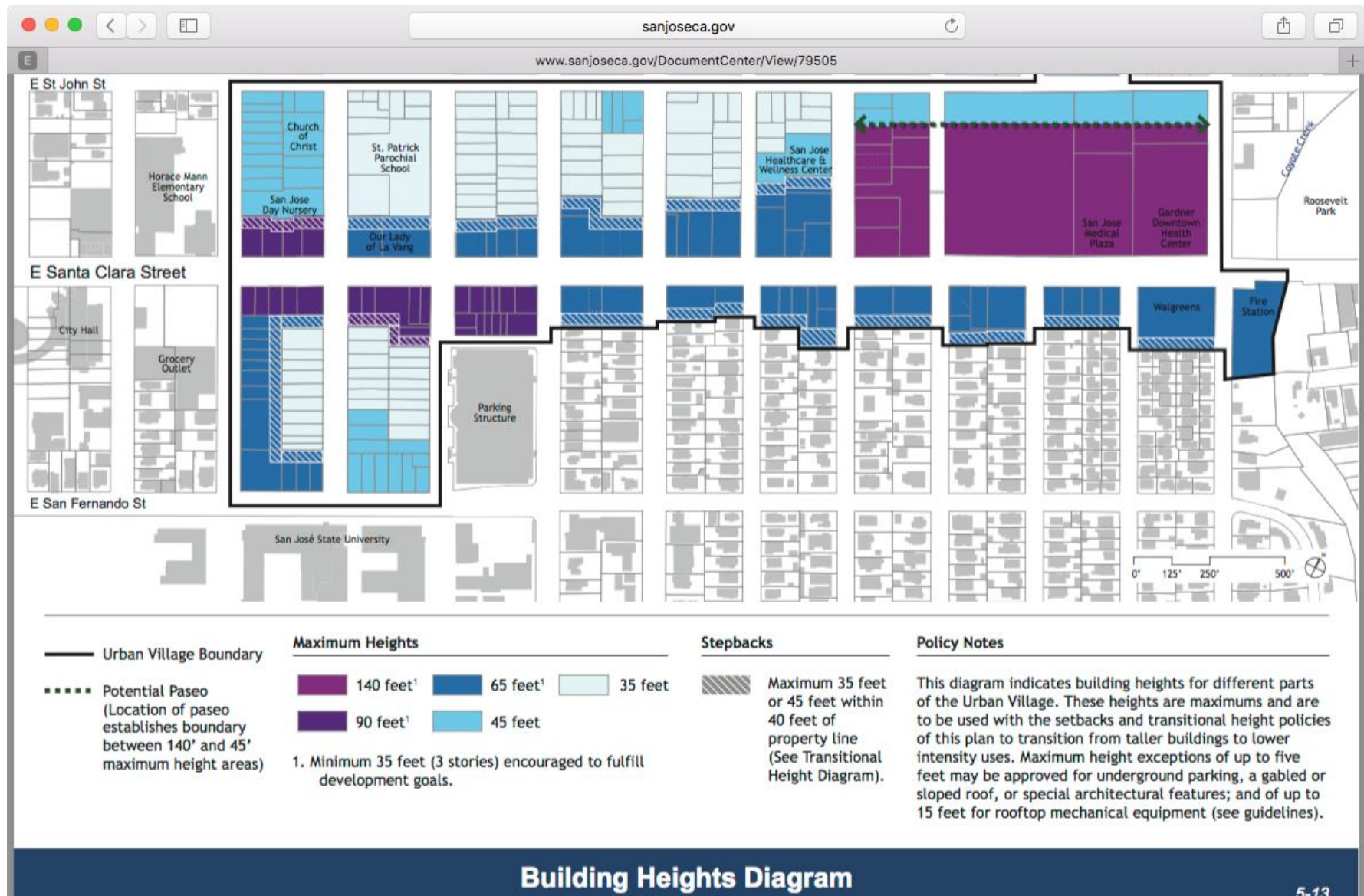
SEE illustrations here for what this could look like and the set back diagrams. Noting that all these sample depictions show much lower heights and densities than could be built on these sites.

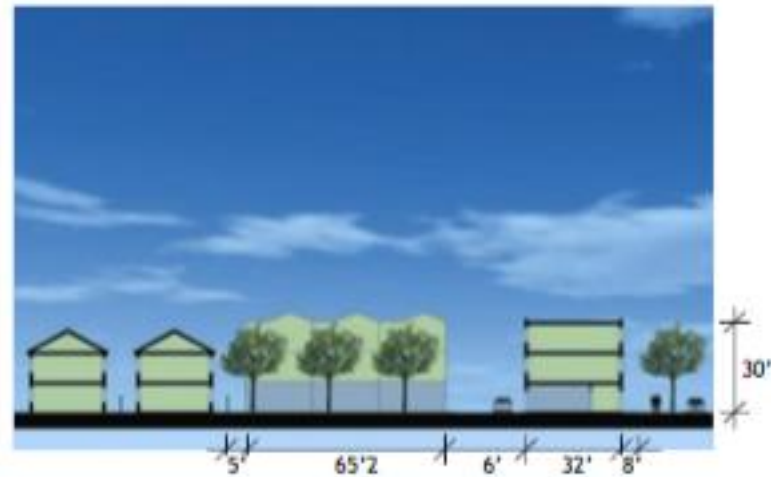
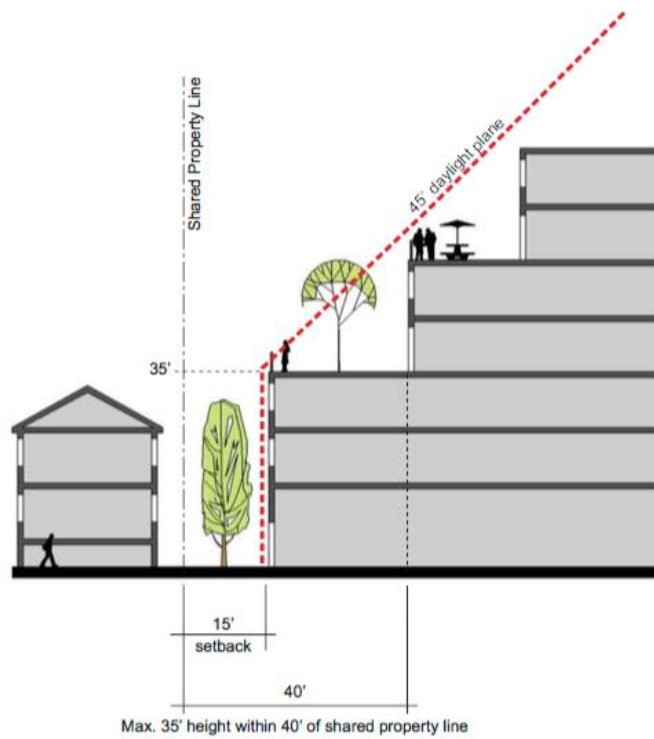
Parking is required on side streets as stated:

Parking

Primary parking access for corner lots shall be located along side streets. Parking access for mid-block lots shall be provided through the building, excepting from East Santa Clara or East San Fernando Streets. Curb-cuts shall be limited to minimize pedestrian and vehicular circulation conflicts.

Parking structures shall be lined with ground floor retail, building lobbies, or other active uses. Ground- Floor parking structures shall not face East Santa Clara, East San Fernando, or East St. John Streets.





Minimum Rear Set Backs to Residential for E Santa Clara

Side set backs with a 5' set back illustrated here with 35' tall buildings

FOLLOWING DIAGRAMS FROM THE PLAN SHOW A POSSIBLE Mixed Use Building at 15th & E Santa Clara both front and back view, though **it shows greater than 15' set backs and the 3 story section of the building is set farther from homes** when in fact it could be built out to cover the whole grass/patio area. The only required set back is the 15' that the trees occupy. The 3 stories (35') could be built that close to residential homes. See third & fourth diagrams for just such a proposal at 14th & E Santa Clara. All of the depictions show lower heights and greater set backs making the maximum impacts unclear. But if proposed, a maximum build out that fits the urban village plan cannot be denied particularly with the current Senate Bill 35 in play. **See photo after 2 depictions for an architect's overlay view of what a maximum build out would look like at S 14th and E Santa Clara St (for which there is a preliminary review proposal.)**



3a: View southeast of mixed-use infill building along East Santa Clara Street, featuring first floor retail space, underground parking, and stepdown next to existing development.

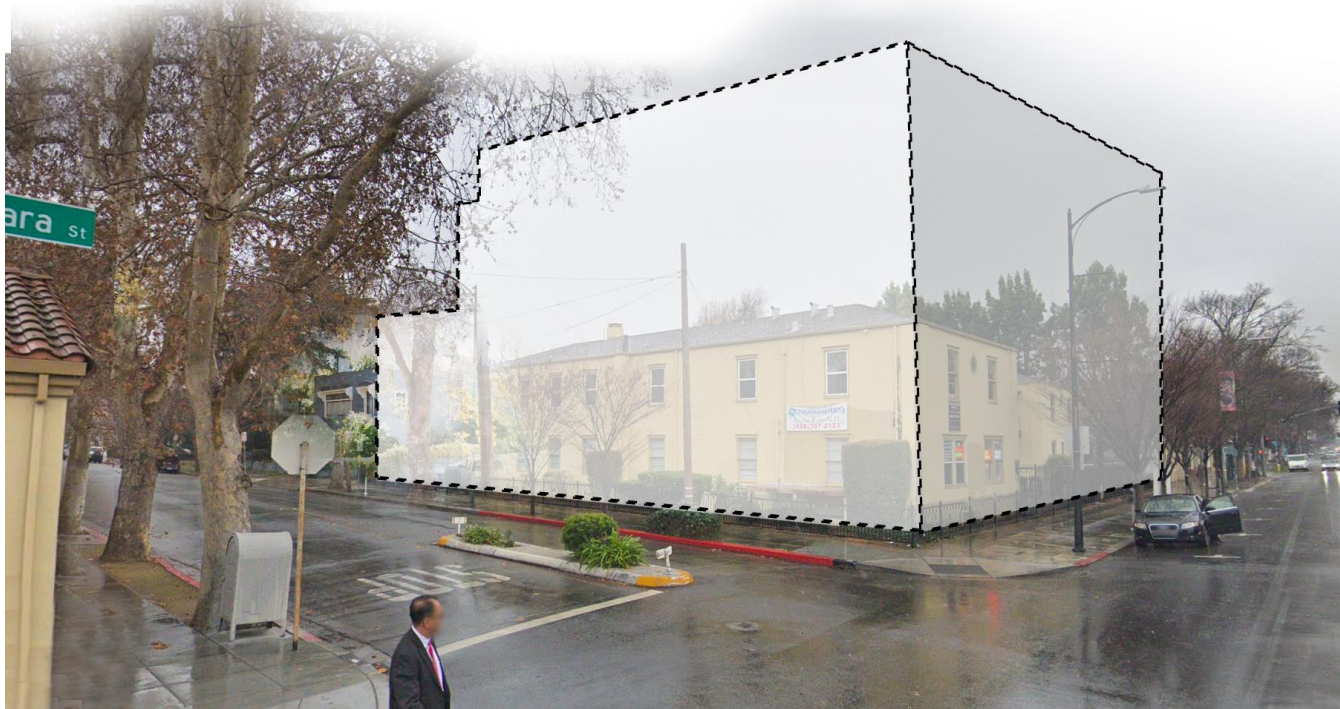
These conceptual drawings are examples of how this site could be redeveloped consistent with this Plan and are not prescriptive.



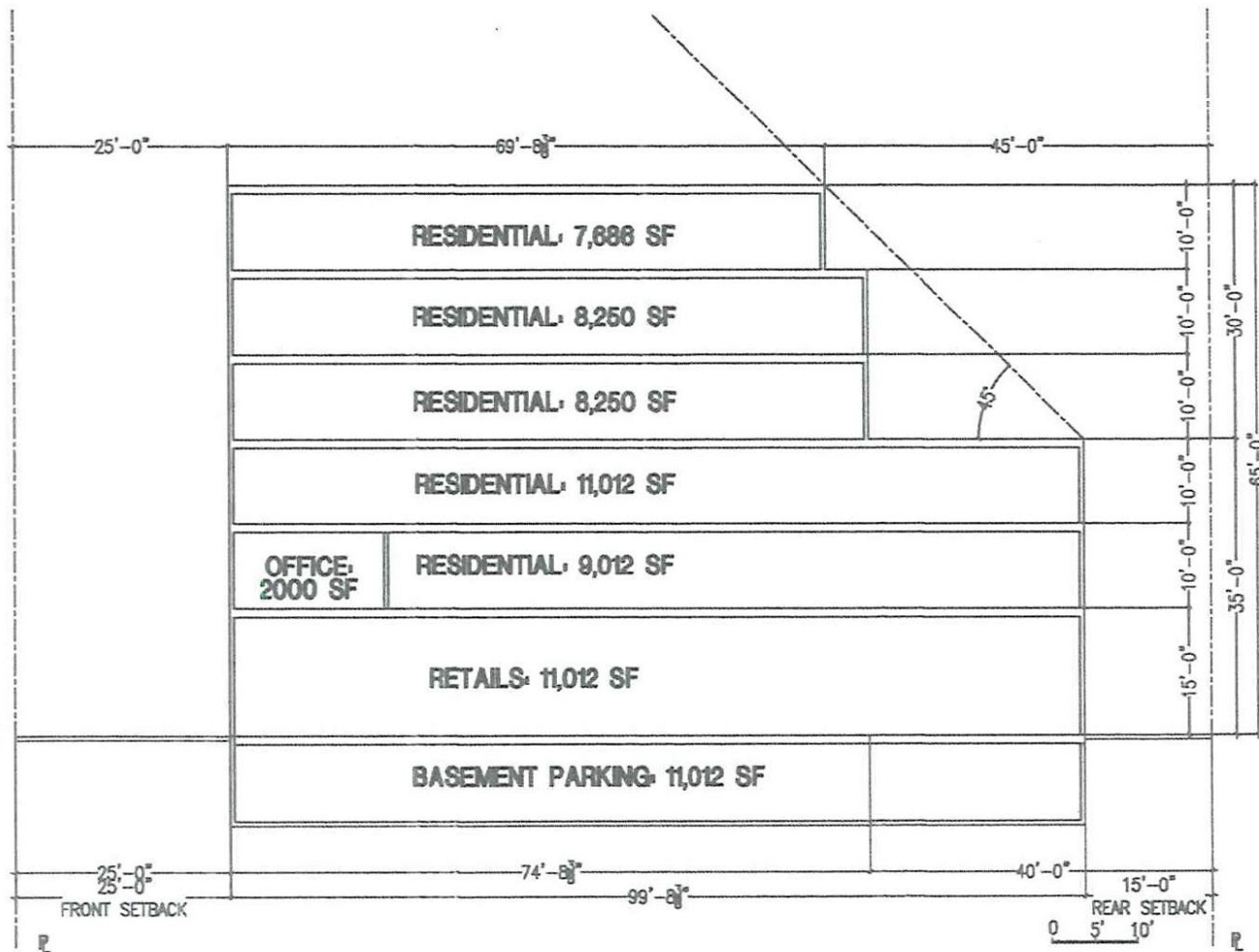
3b: View northwest of mixed-use infill building along East Santa Clara Street, featuring first floor retail space, underground parking, and stepdown next to existing development

These conceptual drawings are examples of how this site could be redeveloped consistent with this Plan and are not prescriptive.

Current preliminary proposal for 644 E Santa Clara at S14th with a maximum build out of the Urban Village Plan. Architect's overlay on the existing building in yellow, with last house on S14th right behind the stop sign.



E. SANTA CLARA ST



Site depictions For the County Site (sold to Housing Authority) at 14th & Santa Clara- section 5-27.

NOTE: San Jose Business Center is 10 stories tall. (25 N 14th St.) The new building to the right is **depicted at only 7 stories when it could in fact be 14 stories tall.** The Housing Authority (owner) has requested a fee estimate for a maximum build out at 14 stories/150'

NOTE: The park is earmarked for the county lot but does not actually require it to be located there, it could go anywhere in the village.

NOTE: 15th and 16th streets will not go through for cars and vehicle traffic as shown, only emergency vehicles and pedestrians in the current plan, but drawings have not been updated.

NOTE: 14th St and 17th street will have no north south crossing as new median diverters are scheduled in the plan to block crossing these streets.



1a: View north across East Santa Clara Street showing mixed-use buildings with first floor commercial space, parking podium, and residential above. A multi-use community plaza is depicted in the foreground at the corner of a new 15th Street extension.

These conceptual drawings are examples of how this site could be redeveloped consistent with this Plan and are not prescriptive.

East Santa Clara Urban Village Planner can be emailed at:

Jennifer.Piozet@sanjoseca.gov

Planning Commission can be emailed at :

Peter Allen, Chair

Planning3@sanjoseca.gov

Shiloh Ballard, Vice Chair

Planning4@sanjoseca.gov

Michelle Yesney

Planning7@sanjoseca.gov

Namrata Vora

Planning6@sanjoseca.gov

John Leyba

Planning1@sanjoseca.gov

Ada Marquez

Planning2@sanjoseca.gov

Melanie Griswold

Planning5@sanjoseca.gov

Councilmembers can be emailed at:

Mayor Sam Liccardo

mayoremail@sanjoseca.gov

Vice Mayor, Madalena Carrasco

District5@sanjoseca.gov

Charles Jones

District1@sanjoseca.gov

Sergio Jimenez

District2@sanjoseca.gov

Raul Peralez

District3@sanjoseca.gov

Lan Dep

District4@sanjoseca.gov

Devora Davis

District6@sanjoseca.gov

Tam Nguyen

District7@sanjoseca.gov

Sylvia Arenas

District8@sanjoseca.gov

Donald Rocha

District9@sanjoseca.gov

Johnny Khamis

District10@sanjoseca.gov

From: Piozet, Jennifer
Sent: Tuesday, September 11, 2018 8:12 AM
To: 'Kathie Zaretsky' <kzaretsky@sbcglobal.net>
Cc: Jonathan Karpf <jkarpf@calfac.org>
Subject: RE: ESC Urban Village

Thank you, Kathleen. I will add your comments to the public record.

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement City of San José | 200 East Santa Clara Street jennifer.piozet@sanjoseca.gov | 408.535.7894 For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: Kathie Zaretsky [<mailto:kzaretsky@sbcglobal.net>]
Sent: Monday, September 10, 2018 10:29 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Jonathan Karpf <jkarpf@calfac.org>
Subject: ESC Urban Village

Dear Jennifer Piozet,

As residents of the 00 block of S 16th Street, we want to urge you to include Naglee Park residents and the Campus Community Association in good-neighbor planning for the East Santa Clara Urban Village. We are excited about the prospect of revitalizing the ESC corridor.

Our primary concerns are

- 1) real community involvement with developers, a voice in the process, and
- 2) setbacks and height limits such that existing Naglee Park homes are not overwhelmed by the new structures, and 3. sustainable, environmentally sound development that creates and nourishes genuine community linking the existing neighborhood with their new neighbors.

We hope preserving the character of an historical district like Naglee Park is of as much concern to the Planning Commission and the City Council as is the development of East Santa Clara Street.

Yours truly,
Kathleen Zaretsky and Jonathan Karpf
76 South 16th Street, San Jose, CA 95112

From: Marni Kamzan [<mailto:dancingdawg@gmail.com>]

Sent: Tuesday, September 11, 2018 9:40 AM

To: Planning Commission 3 <PlanningCom3@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Subject: Fwd: East Santa Clara Urban Village

Dear Mayor Liccardo, Councilman Peralez, Commissioner Allen, and Ms. Piozet,

I am writing today about the proposed provisions of the East Santa Clara Urban Village Plan, which you will be reviewing on September 12.

This plan will have significant impacts to the historic neighborhood of Naglee Park, and well as the residences on the North side of Santa Clara. Although the majority of residents welcome growth and density, we would ask that it not overpower and overwhelm our beloved neighborhoods that we call home.

I would like to suggest the following:

1. When planning new buildings, keep in mind the height and setbacks of new construction. Be mindful of existing neighborhoods, and make sure that the building facades that face into the neighborhoods, as well as the facades that face Santa Clara Street, are welcoming. Do not allow the creation of developments where the existing houses have no views other than parking lots and dumpsters. Mandatory setbacks and green spaces must be included.
2. Be mindful of new traffic patterns. If all new traffic is routed through Naglee Park and the North side without any traffic calming or remediation, our neighborhoods will irrevocably suffer.
3. Please make sure to create a mechanism for **project by project** neighborhood input. The new Urban Village needs to successfully partner with existing neighborhoods. It is essential to create a mechanism that embraces community engagement prior to City approval. I learned last night that one model for what this community involvement may look like can be found in the US Green Building Council for "[community involvement and outreach](#)", which includes a prescriptive set of steps that must be followed by the project team.
4. Make sure that a 'Good Neighbor' policy exists, developed by the City in partnership with the affected neighborhoods. This would contain practical rules related to issues such as noise, deliveries and maintenance, and also include a framework for feedback and dispute resolution. A sample is here: <https://www.sandiego.gov/sites/default/files/stro-good-neighbor-guidelines.pdf>.

The Urban Village concept has been in process for many years, and it is inevitable that it will cause both improvements and disruption. The new developments that are planned will be what we all live with for the next 50 or more years. By working closely with affected neighbors, and partnering with existing community groups and leaders, it should be possible to reach compromises on development heights and setbacks, parking issues, and ongoing development that will make San Jose truly an exceptional Urban Village, without destroying its existing rich history.

Thank you for your consideration.

Marni Kamzan
2 Xx S. 14th Street

From: Kathryn Exon Smith [<mailto:kathryn@exonsmith.com>]

Sent: Tuesday, September 11, 2018 12:05 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District3 <district3@sanjoseca.gov>

Cc: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Green, Scott <scott.green@sanjoseca.gov>; Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Duncan Exon Smith <duncan@exonsmith.com>

Subject: Support of East Santa Clara Urban Village Plan

Mayor Liccardo and Councilmember Perez,

I regret that I cannot attend the council meeting to share thoughts in person this evening but wanted to write in full support of the excellent plan the team has created for the East Santa Clara Urban Village. As residents of Naglee Park just south of Santa Clara Street, my husband and I commend the thoughtful plans for retail and residential densification, and the focus on pedestrian-, bicycle- and transit-oriented development.

We are fortunate in this neighbourhood to live minutes from the centre of a large city, one that is undergoing crisis-level shortages in housing stock. We understand that building more housing near transit — even more than is called for here — is the only way to sustain the growth and well-being of everyone in this city. It is the only way for San Jose to grow intelligently so everyone can afford to live here. We hope there will be no compromises on density for these prime land parcels so close to downtown.

We are delighted with the focus on walkability, and plans for thriving retail along Santa Clara. Having lived in other cities where walking to local restaurants, grocery, and other services is a way of life, we cannot wait for this change. We encourage you to hold firm to parking guidelines, and even reduce them where possible to encourage multi-modal access. Let's get people out of their cars and walking in our beautiful neighbourhood. We also appreciate the plans to prioritize pedestrian traffic with more walkways and pedestrian-friendly crossings.

We see great cause for optimism (and celebration!) for the future of this stretch of Santa Clara. Our kudos to the planning team for putting together such a comprehensive document. We appreciate you taking these thoughts into account and look forward to seeing it come to fruition.

Thanks again.

Kathryn and Duncan Exon Smith
South 16th Street

From: Piozet, Jennifer
Sent: Tuesday, September 11, 2018 1:48 PM
To: 'Julie Engelbrecht' <jedessinateur@gmail.com>
Subject: RE: ESCUV & SB 35

Hi Julie,

SB-35 amends Government Code Section 65913.4 to require local governments to streamline the approval of certain housing projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for conditional use authorization or other similar discretionary entitlements. Staff is still unfamiliar with how SB 35 impacts certain processes, like public noticing. Given that an SB 35 project is ministerial, we are not certain at this point whether SB 35 requires noticing or public outreach. If projects are exempt from this under SB 35, then we cannot require it. To be clear, in order for a project to use SB 35, they must build a specific amount of affordable units and follow a specific checklist of action items. It is unclear at this time whether an Urban Village plan can prevent the use of SB 35 or change the streamlining process for an SB 35 project. The Urban Village Planning Process is not regulated by SB 35 and will still follow the normal city outreach requirements under Council Policy 6-30.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement City of San José | 200 East Santa Clara Street jennifer.piozet@sanjoseca.gov | 408.535.7894 For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: Julie Engelbrecht [<mailto:jedessinateur@gmail.com>]
Sent: Monday, September 10, 2018 9:44 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: ESCUV & SB 35

Jennifer:

As we approach the planning commission meeting to vote on the ESCUV draft plan, I wanted to ask you how Senate Bill 35 will affect the city's usual process of noticing radius, community engagement and input on proposed building plans given that it basically says if the zoning allows it, then it can be built. Residents, particularly in the ESCUV area have been assured that once plans are submitted then they can comment and engage on the development, but SB 35 is a sweeping measure that to an ordinary resident seems to eliminate that provision by a state bill/law.

Thank you,
Julie

Julie Engelbrecht
jedessinateur@gmail.com

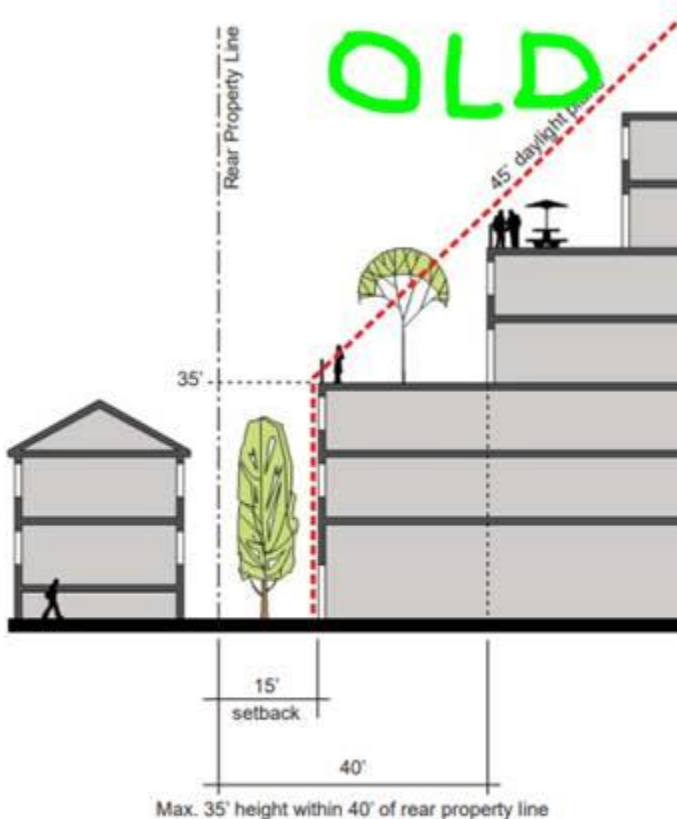
“ I refuse to accept the view that mankind is so tragically bound to the starless midnight of racism and war that the bright daybreak of peace and brotherhood can never become a reality ...I believe that unarmed truth and unconditional love will have the final word.”

Martin Luther King Jr.

From: Piozet, Jennifer
Sent: Tuesday, September 11, 2018 12:23 PM
To: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Cc: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
Subject: RE: ESCUV Plan

Hi Patricia,

This has a long history. The East Santa Clara Street Urban Village Plan never had a height limitation of 2-3 stories adjacent to single-family homes on the entire area of parcels near Naglee Park. There was concern expressed by the public in the beginning regarding heights next to Naglee Park, with a desire to have heights limited to 3 stories. Since the second workshop (where heights were discussed), the heights next to Naglee Park were shown at 65 feet maximum (back in 2015) and the draft Plan has always included a daylight plane with setback requirements:

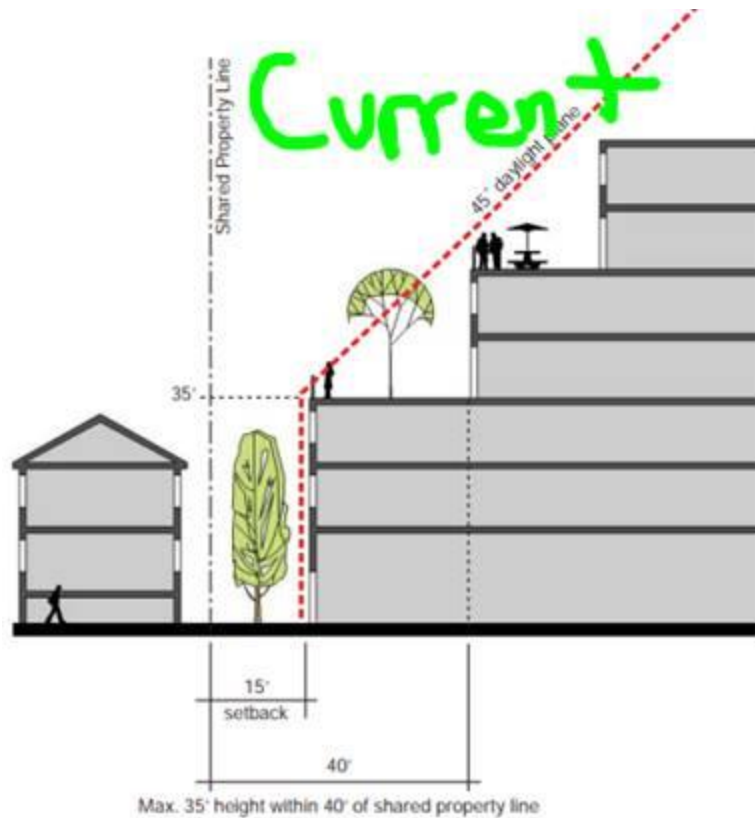


Adjacent to Residential Neighborhood Designated Property
or Existing Single-Family or Duplex Building

Back in 2016, 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 [Planning Commission Staff Report](#), [PC to CC memo](#), and Supplemental memo attached) 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 step downs 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.~~

The former version of CD-7.9 stated that a “single row of 2-3 story development (such as townhomes) should be used when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation.” The East Santa Clara Street Urban Village Plan achieves even the former version by limited the height of development within 40 feet of the property line shared with Residential Neighborhood designated properties by limited the height to 35 feet (which allows 2.5-3 stories of height). The diagram from the Plan shown below demonstrates this. The policy did not state that the entire area next to Naglee Park is limited to 2-3 stories in height.



Transitional Height Diagram Applies to properties inside and outside of the Urban Village boundary with a Residential Neighborhood General Plan designation

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

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

From: Ceja, Patricia

Sent: Tuesday, September 11, 2018 11:59 AM

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

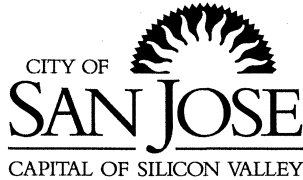
Subject: FW: ESCUV Plan

Hi Jennifer, see Julies statement below. Can you compare her language with the language in the UV Plan. We want to have this on hand before the meeting as well. Thanks for all your help!

Patricia Ceja
Community Relations Coordinator
Office of Councilmember Raul Peralez
City of San Jose, District 3
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

Her statement:

Many changes have occurred altering the ESCUV plan and potential implementation of this village, so much change that what was once only possible as 3 stories on East Santa Clara Street is now 14 and 6 stories, with our home and many other homes abutting a 65' development zone with a mere 15' set back with only minor step downs.



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Harry Freitas

SUBJECT: SEE BELOW

DATE: December 1, 2016

Approved

Date

12/5/16

SUPPLEMENTAL

SUBJECT: GPT16-007. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO AMEND POLICY CD-7.9 TO STATE THAT NEW RESIDENTIAL DEVELOPMENT WITHIN URBAN VILLAGES SHALL STEP DOWN IN HEIGHT WHEN BUILDING ADJACENT TO SINGLE-FAMILY RESIDENTIAL SITES WITH A RESIDENTIAL NEIGHBORHOOD DESIGNATION.

REASON FOR THE SUPPLEMENTAL

On November 15, 2016, the City Council held a public hearing to consider the proposed General Plan Text Amendment. The item was on the consent calendar and was moved to the public hearing calendar for discussion by Councilmember Jones. Following discussion between staff and City Council, it was determined that the item be continued to the December 6, 2016, City Council Meeting so that staff could modify the proposed General Plan Text Amendment to address comments provided by City Council.

RECOMMENDATION

Based on comments provided by City Council at the November 15, 2016, City Council meeting, Planning staff recommends modifying the text of Urban Villages Design Policy CD-7.9 as follows in strikethrough/underline format:

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.

ANALYSIS

As mentioned above, on November 15, 2016, the City Council held a public hearing to consider the proposed General Plan Text Amendment to amend Policy CD-7.9 to state that new residential development within Urban Villages shall step down in height when building adjacent to single-family residential sites with a Residential Neighborhood designation. City Council requested that text be incorporated into the policy that specifies that Urban Village design guidelines for building height and step downs adjacent to single family properties should be deferred to Urban Village plans. Staff supports this recommendation, and as shown above, recommends adding a sentence to Policy CD-7.9 to clarify that Urban Village Plans may establish more specific policies or design guidelines to ensure compatibility with adjacent single family neighborhoods. The proposed revisions to the modified text are consistent with and does not change the analysis in the Planning Commission Staff Report.

/s/

HARRY FREITAS, DIRECTOR

Planning, Building and Code Enforcement

For questions please contact Rosalynn Hughey, Assistant Director, (408) 535-7911.

From: Piozet, Jennifer
Sent: Friday, August 31, 2018 12:34 PM
To: 'Jeffrey Hare' <jeffrey.hare@gmail.com>
Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: RE: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Thank you, Jeffrey. I will add your comments to the public record.

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.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Jeffrey Hare [<mailto:jeffrey.hare@gmail.com>]
Sent: Friday, August 31, 2018 9:35 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Perez, Raul <Raul.Perez@sanjoseca.gov>; dlandpl@comcast.net; mikeinsj@gmail.com; John Fioretta <fiorettajohn@att.net>; Scott Brown <sfbaypaladin@gmail.com>; Seth And Grace Pugh <brownbat@gmail.com>; Ed Ruder <ed@ruders.org>; Amy Pizarro <amykpizarro@gmail.com>; M.B. Lennon <mblennon1@hotmail.com>; Dominic Kovacevic <fire@usamontana.com>
Subject: Objection to 2-Way Traffic Diverter S17th and Arroyo Way - ESC Urban Village

Ms. Piozet

Recently released schematics associated with the proposed E. Santa Clara St. Urban Village show a change to the traffic diverter at the intersection of S 17th and E San Fernando, which would direct all SB traffic on S 17th to Arroyo Way, and remove the barrier that currently prevents vehicles from using Arroyo Way as a neighborhood cut-through to reach E Santa Clara St. As the first street located west of Coyote Creek, westbound traffic on E

San Antonio would use this cut-through to reach E Santa Clara and points north; as the last street west of Coyote Creek, eastbound traffic on Santa Clara would use it to avoid backups (which have become unbelievably bad) to cut around via S 17th, Arroyo and E San Antonio. Arroyo Way is very narrow, has a sidewalk on only one side, and vehicles must park in the street on both sides. Foot traffic is heavy. The proposed modification would create a very dangerous condition and innocent people will be killed.

Past experience has shown that when traffic is blocked on E Santa Clara Street, either because of police activity, Cinco de Mayo and similar traffic controls, or even closing Hwy 101 at E Santa Clara, vehicles will flood into the Naglee Park area to get across Coyote Creek. There are only four (4) ways to cross Coyote Creek on surface streets between Hwy 101 on the North and Highway 280 on the south: Julian-McKee, E. Santa Clara, E. San Antonio, and William St. Due to congestion on E. Santa Clara St., these three surface crossings become very busy on normal days; impossible when stressed. If Arroyo Way were opened as planned, it would take the brunt of this load, since it is the first option.

This is not a NIMBY thing - it would be carnage and people would be killed. Arroyo Way is only 35 feet wide, curb to curb, and there is a sidewalk on only one side. Vehicles are parked, by necessity, in the street on both sides, reducing the effective roadway area to less than 20 feet. Drivers who get lost and speed down the street give us a frightening clue as to what would happen if the plans, as proposed, are implemented. Arroyo Way is a place where neighbors bring their kids to learn to ride bikes; people regularly stroll in the street to view the riparian habitat, and the foot traffic - on the street - is heavy. Because of the existing traffic median, the street is effectively a cul-de-sac and relatively safe. Opening it as shown in the diagram would create an unacceptably dangerous condition. Posted speed limits, like stop signs and directional arrows, are routinely ignored, and even the concrete medians are no barrier as vehicles jump or circumvent them on their rush to get to SJSU or Downtown. The proposed conversion, as depicted, would be a prelude to a bloodbath.

I will be unable to attend the Planning Commission hearing, so I wanted to submit my objection to this aspect of the proposed Urban Village plan.

Respectfully submitted,

Jeffrey B. Hare

JeffreyHare@gmail.com

Downtown Resident for 30 years



From: Kathy Richmond <kathy.richmond@gmail.com>

Sent: Tuesday, September 11, 2018 10:29

To: Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Cindy.Chavez@bos.sccgov.org

Subject: GP18-009 E Sta Clara St Urban Village Plan

Dear Representatives,

I understand the need for additional housing and density near mass transit and retail and while I APPLAUD the development of of E. Sta Clara St., I am quite concerned about the building parameters (narrow setbacks, higher buildings) that are currently in the Urban Village Plan.

It is very important to me and my neighbors that the historic nature of Naglee Park and its family orientation be preserved. This can happen if there is a partnership between the developer and the neighborhood. Please create a "good neighbor framework" to allow developers and neighbors to discuss building plans and collaborate. San Jose has too often allowed historic neighborhoods like Little Italy and St. James Park to suffer in the city's zeal for development. Please make this project different from those.

Japantown and Willow Glen are able to accommodate housing and retail without compromising character. Naglee Park neighbors want the same quality of life, smart growth, sustainable building, and family orientation that those communities have while preserving historic elements.

Please do not approve GP18-009 on Sept. 12. Please meet with the Campus Community and Northside Community Association representatives to incorporate their comments and concerns about the plan before any approval.

It is very important to include citizen voices in the planning process.

Thank you.

Kathy Richmond

48 S. 16th St.

San Jose, CA 95112

--

Energy rightly applied and directed will accomplish anything.--Nellie Bly

From: Scott Fosdick <scott.fosdick@gmail.com>

Sent: Tuesday, September 11, 2018 12:24

To: District3 <district3@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Cindy.Chavez@bos.sccgov.org

Subject: sc urban

Dear Councilmember Peralez and fellow city planners,

I am concerned about the building parameters (narrow setbacks, higher buildings) that are currently in the Urban Village Plan.

It is crucial to me and my neighbors that the historic nature of Naglee Park and its family orientation be preserved. This can happen if there is a partnership between the developer and the neighborhood. Please create a "good neighbor framework" to allow developers and neighbors to discuss building plans and collaborate. San Jose has too often allowed historic neighborhoods like Little Italy and St. James Park to suffer in the city's zeal for development. Please make this project different from those.

Japantown and Willow Glen are able to accommodate housing and retail without compromising character. Naglee Park neighbors want the same quality of life, smart growth, sustainable building, and family orientation that those communities have while preserving historic elements.

Please do not approve GP18-009 on Sept. 12. Please meet with the Campus Community and Northside Community Association representatives to incorporate their comments and concerns about the plan before any approval.

It is very important to include citizen voices in the planning process.

Thank you.

Scott Fosdick
16th Street Resident

From: Tritia Nishikawa [<mailto:trish.nishikawa@gmail.com>]

Sent: Wednesday, September 12, 2018 9:20 AM

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

Subject: U.V. suggestions

Hi,

My name is Tritia Nishikawa. I'm a home owner at 22 S. 15th Street and also public school educator in San Jose.

I'm really excited and happy this area will be developed for retail and housing.

I hope that the players in the Urban Village development will collaborate with Naglee Park neighbors:

1. Our bedrooms face the Santa Clara side, so I'm really concerned about late night noise from common patio spaces, late night deliveries, and smells from dumpsters. Please instate a **"Good Neighbor" policy that will hold both developers accountable, before building, and also to the tenants after the development process.**

2. Naglee Park is a conservatory area. The buildings on the South portion of the Urban Village are a gateway into our community and should match the community, not loom over us. Please **change to max height from 35 ft to 15-20 ft within 40' of shared property line to match conservatory area adjacent properties.**

Thank you for taking the time to read my email.

Sincerely,
Tritia Nishikawa

From: Piozet, Jennifer
Sent: Wednesday, September 12, 2018 10:38 AM
To: 'Narges Fakhimi' <narguesf@yahoo.com>
Cc: Planning3@sanjoseca.gov; District3 <district3@sanjoseca.gov>
Subject: RE: East Santa Clara Street Urban Plan

Thank you for your email It will be added to the public record.

Thank you for your feedback on the setbacks. We have guidelines that encourage architectural styles that complement, but don't mimic historic architecture. The Plan document does not control the development review process. Rather this is within the control of the Zoning Ordinance. Unless the project is exempted by State law from public outreach required under the City's Public Outreach Policy, all new development projects which require construction post on-site signs and conduct a public hearing.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement City of San José | 200 East Santa Clara Street jennifer.piozet@sanjoseca.gov | 408.535.7894 For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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

From: Narges Fakhimi [<mailto:narguesf@yahoo.com>]
Sent: Tuesday, September 11, 2018 6:57 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: Planning3@sanjoseca.gov; District3 <district3@sanjoseca.gov>
Subject: East Santa Clara Street Urban Plan

Dear Jennifer,

Thank you for the East Santa Clara Urban Development Plan. I think that this development is badly needed on and overall the plan is good.

However as a resident of the 0 block on S 12th Street I am concerned about the impact on the first blocks of Naglee Park both on the houses immediately adjacent to the new development and on the historic nature of this neighborhood.

I think 15' setback would not be sufficient between a 3 story building leading to a six story one to mitigate the transition. Is there a chance we can increase the setback to 25 or 30' in Naglee Park area of the plan? The new setback area can be turned into common garden and outdoor spaces for the new developments.

Additionally, I think Naglee Park is a special neighborhood and as a historic neighborhood is an asset for the future of downtown San Jose. We have to properly announce this neighborhood from E Santa Clara Street and visually distinguish it. The adjacent development should have elements to match the historic character of this neighborhood. Are there any provisions in the Plan addressing these issues?

Finally, I think any development adjacent to Naglee Park should be posted for the neighborhood comment and revisions. As stewards of these historic houses and residents of this neighborhood we have the first hand knowledge of what might work or needs adjustments. Is there a provision in the Plan about this issue?

Would you please inform me on these topics and maybe consider them in the Plan?

Sincerely Yours,
Narges Fakhimi

95 S 12th Street
San Jose, CA 95112

Sent from my iPhone

From: Ceja, Patricia
Sent: Wednesday, September 12, 2018 2:17 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: FW: Ok with ESCUV plan for bldg heights

Hi Jennifer, please see the comments below to be added to public record. Thank you!

Patricia Ceja
Community Relations Coordinator
Office of Councilmember Raul Perez
City of San Jose, District 3
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

On Sep 12, 2018, at 11:44 AM, Alan Williams <alannwilliams@gmail.com> wrote:

Hi Raul,

I'm sure you're getting a few emails from the Naglee Park neighborhood concerning the upcoming ESCUV plan vote.

I support increased density along the main corridors like Santa Clara and I believe the BART to SJ Phase 2 TOD/Access study was even recommending a higher bldg height limit.

But I think the 6 story height limit put forth by ESCUV (actually a height limit) is an appropriate balance between putting in a 20 story bldg and keeping it a one story block.

So I support the building height, setback guidelines in ESCUV.

But the neighborhood does have a good point about having 'good neighbor' contracts or provisions with the new development. Some way to make sure the new owners have to work with existing neighborhood on noise, trash and other concerns. I wish we had something like this with Walgreen (ESC and S. 17th) - feels like pulling teeth every time a new issue comes up with their site.

You're doing a great job!

Regards,

--

Alan Williams

150 South 12th Street
408-489-7060

From: Piozet, Jennifer
Sent: Wednesday, September 12, 2018 3:06 PM
To: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
Cc: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
Subject: RE: Urgent-Plan to Speak tonight at 6:30 on ESCUV & SB 35 info

Hi Patricia,

This is not really a legal option. The good neighbor policy idea is only applied in specific project instances, and would be inappropriate in the Urban Village plan. To add a policy that requires good neighbor agreements for every future project is not advised because not every project in the area will be controversial or in need of this. For example, the only project I've worked on where the good neighbor policy was a condition of approval was for a permanent supportive housing project that housed formally homeless individuals. This condition was crafted with the help of the specific community members and the applicant for that specific project. The intent appears to have a property manager that the public can check in with if they encounter issues. I do want to point out that our police and Code Enforcement already serve this function. The most we could do is require a development to point a name and number visible from the street that someone could call, but much more would likely not be legal.

The Urban Village Plan will not control the entitlement process because the zoning ordinance does this. Any new development that requires a planning permit that goes to hearing will conform to the City Council Outreach policy. We cannot deviate from that requirement.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Ceja, Patricia
Sent: Wednesday, September 12, 2018 2:28 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: FW: Urgent-Plan to Speak tonight at 6:30 on ESCUV & SB 35 info

Hi Jennifer, please see the email below. Is this "Good Neighbor Policy" a concept that is legal? If so, can we include it in the plans?

Patricia Ceja
Community Relations Coordinator
Office of Councilmember Raul Perez
City of San Jose, District 3
200 E. Santa Clara St.

San Jose, CA 95113
(408) 535-4929

Begin forwarded message:

From: Julie Engelbrecht <jedessinateur@gmail.com>
Date: September 12, 2018 at 10:42:11 AM PDT
To: NagleePark Cca <nagleepark@yahoogroups.com>, Naglee Parents <nagleeparents@yahoogroups.com>, Supervisor Cindy Chavez <cindy.chavez@bos.sccgov.org>, Scott Strickland <Scott.Strickland@bos.sccgov.org>, Raul Peralez <Raul.Peralez@sanjoseca.gov>, Patricia Ceja <Patricia.Ceja@sanjoseca.gov>
Cc: Les Levitt <lesk2pv@aol.com>, David Yomtov <d.a.yomtov@gmail.com>, Doug King <douglaseking2@gmail.com>, Chris Esparza <chris@giantcreative.com>, "jturner.scu@gmail.com" <jturner.scu@gmail.com>, Gabrielle Solleder <gada5768@gmail.com>, Linda Eckstone <linda_eckstone@yahoo.com>, Stan Acton <stanley@actonconstruction.com>, Tritia Nishikawa <my_beija_flor@yahoo.com>, Angela Henshall <angelahenshall@yahoo.com>, April Halberstadt <Aprilhalb@gmail.com>, Patt Curia <pcuria@sbcglobal.net>, neal smith <neal.t.smith@gmail.com>, Richard Ajluni <rajluni@yahoo.com>, Xue Wu <real_wuxue@yahoo.com>
Subject: **Re:Urgent-Plan to Speak tonight at 6:30 on ESCUV & SB 35 info**

Neighbors, Parents and Friends:

We had a great turnout of about 60 neighbors Monday night along with Supervisor Chavez (plus many emails from those who could not attend), to discuss potential impacts for Naglee Park and Northside neighborhoods in the East Santa Clara Urban Village Plan as currently written. The plan is going before the Planning Commission for approval tonight at 6:30. Of course there were a variety of opinions, but also great concern for respecting both the character of our historic neighborhoods with a better balance of heights and densities while still adding much desired retail, restaurants and housing.

One item that came out strongly from really all neighbors at the meeting was the idea that a formal set of **Good Neighbor Policies** be part of the Urban Village Plan to guide development and insure a dialogue on developments, heights, set backs and overall look of what is built so that the historic neighborhoods can be preserved with dignity and respect, rather than overwhelmed by large new developments. I would advocate that no matter how you feel about the 4 or 6 story heights and set backs of only 5' or 15' respectively next to single family residential neighborhoods that we can all get behind having an enforceable written policy which could/should also provide valuable contact requirements once buildings are completed to ensure that continued partnership in the long term so that both old and new development can support each other. The city has no required good neighbor policies between commercial/retail and residential, and this was a real consensus item that benefits everyone no matter what heights are built.

You should write letters this morning about your personal concerns if you haven't already done so and plan to speak tonight if you can. Issues not raised at these meetings cannot later be

addressed. So that all are aware the engagement process as buildings are proposed, may be limited by the sweeping Senate Bill 35 which was meant to streamline housing projects (particularly affordable housing) but has not been fully evaluated by the city for possible impacts. Please see the email I received regarding the question, "How will SB 35 effect the engagement process on the ESCUV plan?" I said I would forward any info I received and wanted to share that with all since it came in after the community meeting, but I think it speaks directly to why we need a good neighbor policy, besides it just being a good policy we should have had all these years. Please note below that *only the urban village planning process will follow normal city outreach requirements*, which I presume does not include project proposals once passed. Very concerning in my mind.

Hope to see many of my neighbors tonight. And hoping the list actually gets this one on time. Thanks for being such a great neighborhood.
Julie, Richard and family

Julie Engelbrecht
jedessinateur@gmail.com

The Earth without ART is just 'eh'

Begin forwarded message:

From: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>
Subject: RE: ESCUV & SB 35
Date: September 11, 2018 at 1:48:12 PM PDT
To: Julie Engelbrecht <jedessinateur@gmail.com>

Hi Julie,

SB-35 amends Government Code Section 65913.4 to require local governments to streamline the approval of certain housing projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for conditional use authorization or other similar discretionary entitlements. Staff is still unfamiliar with how SB 35 impacts certain processes, like public noticing. Given that an SB 35 project is ministerial, we are not certain at this point whether SB 35 requires noticing or public outreach. If projects are exempt from this under SB 35, then we cannot require it. To be clear, in order for a project to use SB 35, they must build a specific amount of affordable units and follow a specific checklist of action items. It is unclear at this time whether an Urban Village plan can prevent the use of SB 35 or change the streamlining process for an SB 35 project. The Urban Village Planning Process is not regulated by SB 35 and will still follow the normal city outreach requirements under Council Policy 6-30.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

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

From: Julie Engelbrecht [<mailto:jedessinateur@gmail.com>]

Sent: Monday, September 10, 2018 9:44 AM

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

Subject: Re: ESCUV & SB 35

Jennifer:

As we approach the planning commission meeting to vote on the ESCUV draft plan, I wanted to ask you how Senate Bill 35 will affect the city's usual process of noticing radius, community engagement and input on proposed building plans given that it basically says if the zoning allows it, then it can be built. Residents, particularly in the ESCUV area have been assured that once plans are submitted then they can comment and engage on the development, but SB 35 is a sweeping measure that to an ordinary resident seems to eliminate that provision by a state bill/law.

Thank you,

Julie

Julie Engelbrecht

jedessinateur@gmail.com

From: Piozet, Jennifer

Sent: Wednesday, September 12, 2018 3:13 PM

To: 'jrkmitchel@sbcglobal.net' <jrkmitchel@sbcglobal.net>

Cc: Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>

Subject: RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi John,

Patricia forwarded your message to me.

The building on the corner of SE corner of 14th and SC is an Identified Structure on the City's Historic Resources Inventory. This means it warrants further study on its historic integrity. Also, the East Santa Clara Street Urban Village Plan identifies the properties on the City's Historic Resources Inventory as well as additional buildings not on the Inventory identified by the community or staff as important and warranting further study for protection. If a development proposal wants to demolish a building that is 45 years or old, it must be studied to see if it has historical significance. Please let me know if you have any questions. Thank you,



Historic Preservation Overlay Diagram

Figure 3.2

3-9

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

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

From: Ceja, Patricia

Sent: Wednesday, September 12, 2018 2:23 PM

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

Subject: RE: [Naglepark-CCA] Re: [nagleparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi Jennifer, please see the email below. Can you please respond to John and cc' me in your response. Thank you!

Patricia Ceja
Community Relations Coordinator
Office of Councilmember Raul Perez
City of San Jose, District 3
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

Begin forwarded message:

From: "John mitchel" <jrkmitchel@sbcglobal.net>
Date: September 12, 2018 at 12:15:38 PM PDT
To: "JenniferTonnis" <jennifertonnis@yahoo.com>, "Tritia Nishikawa" <my_beija_flor@yahoo.com>, "Perez, Raul" <Raul.Perez@sanjoseca.gov>, <cca@nagleepark.org>
Cc: "Angela Henshall" <angelahenshall@yahoo.com>, "Leslie Levitt" <lesk2pv@aol.com>, <d.a.yomtov@gmail.com>, <douglassking2@gmail.com>, <chris@giantcreative.com>, <nagleepark@yahoogroups.com>, <nagleeparents@yahoogroups.com>, <jturner.scu@gmail.com>, <gada5768@gmail.com>, <linda_eckstone@yahoo.com>, <stanley@actonconstruction.com>, <annie@giantcreative.com>, <jedessinateur@gmail.com>
Subject: RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

I brought up a question on Monday night at the gathering which seemed to have no answer. So I will send it out to a broader audience. Does anyone know if any of the current buildings along Santa Clara St are on the city's Historic Inventory List? Likely not as the city hasn't really done a good job of keeping track or care of noteworthy and/or historical buildings.

One such building that comes to mind is the two story Spanish style commercial/medical/residential structure at the SE corner of 14th and SC.

My concern is that in the rush to bring in new development we lose elements of our past, unique elements (such as old buildings) that define and make San Jose who we are.

John – a little ways down on 14th

From: nagleepark@yahoogroups.com [<mailto:nagleepark@yahoogroups.com>] **On Behalf Of** JenniferTonnis jennifertonnis@yahoo.com [nagleepark]
Sent: Wednesday, September 12, 2018 11:27 AM
To: Tritia Nishikawa
Cc: Angela Henshall; Leslie Levitt; d.a.yomtov@gmail.com; douglassking2@gmail.com;

chris@giantcreative.com; nagleepark@yahoogroups.com; nagleeparents@yahoogroups.com; jturner.scu@gmail.com; gada5768@gmail.com; linda_eckstone@yahoo.com; stanley@actonconstruction.com; annie@giantcreative.com; jedessinateur@gmail.com

Subject: Re: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite:
Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

I don't intended to sound flippant, but the ship has sailed. These decisions were made many years ago-I know. I attended initial planning meetings which the City actively encouraged residents to participate.

And I ask everyone, where are people supposed to live without high density housing? We complain that rents are too high, our teachers and working families can't afford to live here, our streets are packed with traffic and yet we say no to high density housing on a mass transit corridor.

Instead of preventing and complaining, how about we be leaders in a City which desperately needs housing and transit solutions.

Jennifer Tonnis

3xx S 14th St

On 12 Sep 2018, at 9:57 am, Tritia Nishikawa my_beija_flor@yahoo.com [nagleepark] <nagleepark-noreply@yahoogroups.com> wrote:

What do you guys think about proposing to change the height restriction to 1 story or 15 feet within 40ft of adjacent property instead of current 35 feet height max within 40 feet of adjacent property.

Trish Nishikawa

22 S 15th St

Sent from my iPhone

On Sep 11, 2018, at 5:16 PM, Angela Henshall angelahenshall@yahoo.com [nagleepark] <nagleepark-noreply@yahoogroups.com> wrote:

Please add to the good neighbor consideration the smell emanating from the business.

Sent from my iPhone

On Sep 11, 2018, at 10:40 AM, Leslie Levitt lesk2pv@aol.com [nagleepark] <nagleepark-noreply@yahoogroups.com> wrote:

While I support the ideas Doug proposes I think the focus now should be on the guidelines for development. Things like heights, setback, and density. This is what we will live with for many years. And as was stated by some people last night, respect for existing residents and the historic character of neighborhoods adjacent to ESC Street.

UV Planning has been underway for years, and for years the density and heights were reasonable. Then they were unilaterally changed to higher, denser, closer.

If the rules say a developer can build this high and this dense and this close, then they are likely to do just that - maximum. And the evidence is there now for the re-development proposal already in to Planning for the SW corner of 14th and ESC Street. There is little recourse later on through community engagement or public hearings if the developer is following the guidelines.

I think we have a sweet series of buildings on the south side of ESC Street around 13th and 14th Street that transition appropriately to our neighborhood. Of all places to start?

Also, as a member of the East Santa Clara Street Business Association, I'll throw into the mix a concern about retail and commercial gentrification.

Will new development benefit existing businesses? Will new development provide opportunities for new small business? Could new development force out some existing businesses? Is there a net positive community benefit for new commercial development?

A prime example is the relatively large number of healthcare providers and services still operating along the corridor – particularly in the 13th to 14th Street zone. These businesses are largely in place from the time when San Jose Hospital was the economic anchor of the business district.

Other examples are the mom and pop restaurants and stores from City Hall east: the insurance broker, the barber shop, the cleaners, the thrift clothing store, the record store. These are our community members and these stores are these owner's livelihood.

The question is whether under the umbrella of "mixed-use" development there is room for everyone.... I hope so.

Les Levitt
00 Block S. 14th Street

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

From: David Yomtov d.a.yomtov@gmail.com [nagleepark] <nagleepark-noreply@yahoogroups.com>
To: Doug King <douglaseking2@gmail.com>; Chris Esparza <chris@giantcreative.com>
Cc: Cca Cca <nagleepark@yahoogroups.com>; Naglee parentsGroup <nagleeparents@yahoogroups.com>; John Turner <jturner.scu@gmail.com>; CCA <gada5768@gmail.com>; linda_eckstone@yahoo.com O <linda_eckstone@yahoo.com>; Stan Acton <stanley@actonconstruction.com>; Annie Hermes <annie@giantcreative.com>; Julie Engelbrecht <jedessinateur@gmail.com>

Sent: Tue, Sep 11, 2018 9:54 am

Subject: Re: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite:

Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Ahem

I move to second.

David Y.

S. 16th

On 9/10/2018 9:36 PM, Doug King dougaseking2@gmail.com [nagleepark] wrote:

Hi everyone,

We obviously didn't reach any formal consensus tonight, but after listening to all the input I do think there are a couple of points on which there was broad agreement. I'm going to propose these as principles that I think the CCA Board should support, but I'd like to know what others think. Apologies in advance for creating a wave of e-mail traffic, but since time is short I figured I'd just send this to the group and invite feedback.

Principle #1. accountability to the community prior to development

Issue of concern: Although there have been mechanisms for community input to the Urban Village concept, it seems that once the Urban Village framework is approved there may be no future input on a project-by-project basis. Projects that meet the requirements of the Urban Village should not be rubber-stamped without some community input.

Proposal: The Urban Village plan should include an amendment requiring that each project (i.e. building) must undergo some community engagement prior to approval by the city. One model for what this community involvement may look like can be found in the US Green Building Council credit for "[community involvement and outreach](#)", which includes a prescriptive set of steps that must be followed by the project team.

Principle #2. accountability to the community after construction

Issue of concern: These new buildings will be fairly large and will include commercial spaces, and if the new owners/tenants are "bad neighbors", existing residents (especially for adjacent properties) could be significantly harmed and there may be no recourse.

Proposal: All buildings/developments within the Urban Village plan should be required to adhere to a "good neighbor" policy that shall be developed with input from the City and the affected neighborhoods. Such a policy would include common-sense rules related to noise, maintenance, deliveries, etc. and also include a framework for feedback and dispute resolution.

Thanks,

Doug King
2XX S. 16th St

On Tue, Sep 4, 2018 at 5:40 PM, Chris Esparza chris@giantcreative.com [nagleeparents] <nagleeparents-noreply@yahoogroups.com> wrote:

URGENT - From President John Turner and the CCA Board,

Neighborhood Meeting Invite: Neighborhood Impact & Update: East Santa Clara St. Urban Village - Monday, Sept 10th, 6:30pm, at 49 S. 14th St. Hermes Family Home - hosted by neighbors for neighbors.

The board is open to and understands the need for additional housing, density near mass transit and retail, but a discussion is needed around quality of life, smart growth and reasonable parameters (lower heights & density + larger setbacks) than many believe is currently set forth in the East Santa Clara Urban Village Plan.

Please join your neighbors for this critical update of East Santa Clara St. Urban Village (ESCUV) hosted by your neighbors on the 00 block, so we can better inform the city of what we as a neighborhood may still need modification in the plan before it passes and becomes the legal framework for what can be built in our neighborhood.

We understand from several neighbors that these 3 issues to be the overriding concerns of this pending development and we will be talking about and hopefully coming to a consensus:

1. Neighborhood heights (6 stories) on [E Santa Clara Street](#), 2. Particularly adjacent to homes on the zero blocks with mere 15' set backs that may be insufficient next to our residential...
3. Concern about the high density inherent with these tall buildings and how that will increase traffic and parking in our neighborhood given that all development on East Santa Clara St and San Fernando St. are required to use only neighborhood side streets as parking entrances and exists.

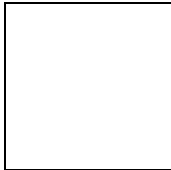
NEXT STEPS:

1. **Join your neighbors and get an update by gathering on Monday, September 10th 6:30pm - at 49 S. 14th St. Hermes Family Home**
2. Attend the Planning Commission Meeting where the ESCUV will be heard for approval on September 12th at 6:30 in Council Chambers, City Hall
3. If you have concerns, please write the Planning Commission of your concerns at least 3 days BEFORE the meeting on Sept 12th.
4. Attend the County Meeting about master planning the 3 block site and ancillary parcels on September 20th from 6:00-8:00 PM in the Roosevelt Community Center.
5. Attend the City Council Meeting to share concerns you may have. Council meeting October 23 at 6:00 PM Council Chambers.

Thanks,
John Turner - President of Campus Community Association/Naglee Park

Posted by: JenniferTonnis <jennifertonnis@yahoo.com>

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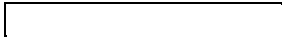
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From: Alex Taylor [<mailto:twogoallead@yahoo.com>]

Sent: Wednesday, September 12, 2018 10:41 AM

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

Subject: Building Height and setback for urban village

As property owners we are concerned about the increasing building heights on a proposed building site on block from our house on 22 S 15th St. We have seen the preliminary plans that show a 3 story building with a roof deck on top of the 3rd story, essentially making it a 4 story building. I am concerned that if this is allowed, it will set a precedent for future development along this corridor. I do not agree with the development plan as it stands and will be at the meeting tonight to voice my disapproval and support our neighbors.