



Memorandum

TO: CITY COUNCIL

FROM: Councilmember Dev Davis

SUBJECT: 615 and 623 Stockton Avenue

DATE: February 7, 2020

Approved:

Date:

2/7/2020

RECOMMENDATION

Deny approval of GP18-013, C18-039, and SP18-060 for Real Property located at 615 and 623 Stockton Avenue.

BACKGROUND

Stockton Avenue and its adjacent street, Schiele Avenue – the oldest subdivision in San Jose, are treasured, historic areas of our city. Schiele Avenue is also in the process of becoming a candidate historic district. A change in the land use designation of the RN Residential Neighborhood to NCC is not compatible with the character of the neighborhood. It is not appropriate and does not serve the purpose of neighborhood serving commercial uses. The claim that neighbors will use the hotel is not founded. It's unrealistic to think that a hotel would be the best use to serve as a neighborhood benefit instead of a local restaurant, café, bike shop, hardware store or small pharmacy. When referencing Land Use Policy LU-4.3 in the staff report, the requirement is for a use that "...is primarily neighborhood serving." This project does not fit that description.

The subject property is surrounded on three sides with residential neighborhood and single family residences. City policy CD-1.1 states, "Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses." This project does not fit this policy when the transition between the five story hotel and one story historic homes is within 60 feet of each other. The modern design of the proposed hotel in no way relates to the Victorian, California Bungalow, Spanish Eclectic, Tudor, Italian Renaissance, Mission, Prairie, and Craftsman designs of the homes on Schiele Avenue. The use of wood on the exterior of a modern hotel does not justify relation to historic homes.

Let's concentrate hotels in the nearby, approved, Alameda Urban Village, where heights and density are encouraged along with the beneficial synergy of nearby businesses.



Schiele Avenue looking West from Stockton Avenue. Note single family, one and two story houses.