

615 Stockton Hotel Project; File No.: GP18-13, C18-39, SP18-060

Carol [REDACTED]

Thu 2/6/2020 10:16 AM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Good Morning: Below is a letter similar to one I sent to all members of the City Council and the Mayor regarding the above project. I would like it on the public record. Thank you.

We are writing with serious concerns regarding the proposed development of a hotel at 615 and 623 Stockton Avenue. We have owned a home on Schiele Avenue in the Garden Alameda neighborhood for more than 20 years. Our neighborhood is a gem on the edge of downtown. Part of what makes San Jose such a wonderful city is neighborhoods like ours.

This proposal requires the rezoning of a residential piece of property into Neighborhood Community Commercial. It then requires the rezoning of both pieces of property into Commercial Pedestrian zoning. This would substantially change the beauty and character of our neighborhood and San Jose.

Approval of this project violates San Jose's own planning and zoning laws. The following is a direct quote from the Planning Commission Agenda Memorandum on January 29, 2020. (Bold Italics added.)

The Residential Neighborhood designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. ***The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern.***

The proposed hotel development is in direct opposition to this zoning. If the council rezones the Residential Neighborhood parcel to accommodate this project that will change the existing character of our neighborhood, it will remove any protection zoning laws give our neighborhood, and set a dangerous precedent. The intent of the Residential Neighborhood designation is to **strictly limit** new development from changing the character of a neighborhood. This project would do exactly what the zoning rule was meant to prevent! Worse, it would go a step further and rezone again to remove any impediment, such as set backs, to the design of the project, changing the character of the neighborhood even more.

Planning Commission staff recommended the rezoning. Their logic was that because 615 Stockton is designated NCC, it makes sense to rezone 623 to NCC to "unlock the developers economic potential". This is nonsense. By this logic, no residential property abutting a commercial property is safe. The staff also stated, "The 615 Stockton Avenue parcel has a residential General Plan land use designation which is inconsistent with the existing commercial zoning district." Again, this is nonsense as there is no "existing commercial zoning district". The corner property is zoned NCC which is meant to create a buffer between commercial zoning and neighborhoods. Maybe just as important as changing the character of our neighborhood in direct contradiction to our zoning, we would lose a piece of residential land. We are in the midst of a housing crisis. This is the number one issue in the Bay Area today. Mayor Liccardo, said himself that we need to work together find solutions to the crisis because, "God's not making more land." (CityLab, April 2, 2019.). **Rezoning residential property to accommodate a hotel developer is completely contradictory to finding solutions to the housing crisis.**

The Planning Commission staff cited SB 330 which requires cities to assure no net loss of residential space. It noted another project almost 2 miles away that will bring affordable high-density housing as the reason rezoning

2/6/2020

Mail - Van Der Zweep, Cassandra - Outlook

the parcel at 623 Stockton will not bring a net loss of residential housing. That is beside the point. We need to increase housing by all means possible, not just expect "no net loss" of residential housing!

Thank you for taking the time to hear our concerns and thank you for your service to our city. Please do not allow this project to go forward.

Sincerely,

/S/

Carol Strahan

Dale Mauk

San Jose, CA 95126

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Re: Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

District 6 <district6@sanjoseca.gov>

Sun 2/9/2020 9:32 PM

To: Kevin OGrady <[REDACTED]>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Hi,

I am not supportive of the hotel.

Best,

Dev

Get [Outlook for iOS](#)

From: Kevin OGrady <[REDACTED]>

Sent: Sunday, February 9, 2020 5:21:44 PM

To: District 6 <district6@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Subject: Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

[External Email]

Dear Councilmember Davis,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady

2/10/2020

Mail - Van Der Zweep, Cassandra - Outlook



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FW: Proposed 615 Stockton Hotel Project

Tue 2/4/2020 10:56 AM

To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Cc:

; Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>

[External Email]

This is the correspondence that I sent to the planning commissioners and city council members regarding the proposal to build a hotel on the corner of Schiele Avenue and Stockton Avenue.

Thank you,

Kathleen Miller and Rich Romo

From: Planning Commission 3 <PlanningCom3@sanjoseca.gov>**Sent:** Wednesday, January 29, 2020 2:53 PM**To:****Subject:** Re: Proposed 615 Stockton Hotel Project


Hi Kathy,

I appreciate you taking the time to share your input on this project and will consider it during the commission's deliberations tonight.

Regards,
Peter

Peter Allen

Planning Commissioner, City of San José

 | em_planningcom3@sanjoseca.gov

From:**Sent:** Thursday, January 23, 2020 11:40 AM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1

<district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District@sanjoseca.gov

<District@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6

<district6@sanjoseca.gov>; District@sanjoseca.gov <District@sanjoseca.gov>; District7

<District7@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Planning Commission 4

<PlanningCom4@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission

2 <PlanningCom2@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning

Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>;

Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 1
<PlanningCom1@sanjoseca.gov>

Subject: Proposed 615 Stockton Hotel Project

[External Email]

Hello SJ City Council Members and Planning Commissioners,

I have been a home owner on Schiele Avenue for the past 25 years. I am writing in opposition to the proposed five-story hotel whose project name is "615 Stockton Hotel Project".

There are many reasons why I believe that building a 5-story hotel at the end of Schiele will have an extremely negative impact on our neighborhood:

- This Rose Garden neighborhood is primarily residential, with many historic houses. The proposed hotel on Schiele will be surrounded by homes that were built nearly 100 years ago. Adding a new, modern hotel to the corner of Schiele, will not only look completely out of place, but it will not serve the neighborhood as it was originally intended. If this were proposed on The Alameda, where there already are a few 2-story hotels surrounded by businesses, not homes, I wouldn't object.
- With the new plans in the downtown area surrounding Diridon Station, there are already plans to build hotels. Not only will they "match" the style of the proposed new buildings, it makes sense to provide hotels for guests from out of town near many businesses. Building a hotel in the middle of a historic neighborhood would not be a logical place for a hotel, nor be a likely extension of the new downtown development schema.
- Because of the apartments that have already been built on Stockton, the traffic has increased substantially, both on Stockton and The Alameda. Because the Garden Alameda business center employs many people, the traffic has tripled because Schiele has become a thoroughfare between the two major streets. Because we have many children living on Schiele, it has become very dangerous, not only because of the increased traffic, but also the speed in which drivers are driving. Having a hotel at the end of the block will only worsen this situation, including increased parking and noise, particularly at night because of the hotel's planned restaurant and bar.
- I understand that this project requires a Special Use Permit to build a multi-story hotel immediately adjacent to a single-story historical neighborhood. This is unprecedented within San Jose city limits, and allowing it would set a dangerous precedent.

In summary, I would have you ask what value, or contribution, would this hotel be making to this historic neighborhood, considering that there are already several hotels on The Alameda, particularly going both west and east on this street, which are clearly surrounded by businesses, rather than established homes? Knowing that the expansive building project planned by Google already includes plans to provide hotels, why do we need to build a hotel less than a mile away that disrupts and encroaches on a quiet, neighborhood street?

Please reconsider and support the residents of this beautiful neighborhood by rejecting this proposal.

Kathy Miller

San Jose, CA 95126

2/4/2020

Mail - Van Der Zweep, Cassandra - Outlook

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:11 PM

To: District2 <District2@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Councilmember Jimenez,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:09 PM

To: District1 <district1@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Vice Mayor Jones,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Input for Feb 11 City Council Meeting

Rob Katcher [REDACTED] >

Sun 2/9/2020 5:29 PM

To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Ramirez, Lucas <lucas.ramirez@sanjoseca.gov>; Herbert, Frances <frances.herbert@sanjoseca.gov>; Pearce, Michael <Michael.Pearce@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Obaizamomwan, Adesuwa <adesuwa.obaizamomwan@sanjoseca.gov>; Fedor, Denelle M <DenelleM.Fedor@sanjoseca.gov>; Kohl, Cassidy <Cassidy.Kohl@sanjoseca.gov>
Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>


[External Email]


Vice Mayor, Distinguished City Council Members, and Land Use teams, hi, thank you for your service to the people and city of San Jose.

As a long-time resident and advocate for Downtown's revitalization (see more about me below), I am writing to urge you to vote no on GP18-013, C18-039, and SP18-060 for 615 and 623 Stockton Avenue at this Tuesday's February 11 City Council meeting.

Our neighborhood embraces the development happening around us and along Stockton Avenue. San Jose is on a path to be a great city, and our community wants these properties developed.

Our own D6 City Council member Dev Davis publicly opposes this development for a simple reason: **it's inappropriate for the location**. I could not agree more. Surrounding 615 and 623 on three sides, there are mostly single-family homes built between 1880-1920, see visuals below.

 Schiele visuals.jpg

 Schiele visuals_hotel_white.jpg

The current proposal fails both to be neighborhood serving and transition properly. 615 is designated Neighborhood Community Commerical, and per Land Use Policy LU-4.3, it is meant to be 'primarily neighborhood serving'. It makes no sense to say that a 5-story hotel serves our neighborhood. Furthermore, city policy CD-1.1 requires that development properly "transition between areas with different types of land uses". We welcome and embrace Stockton's transformation, and need this property to transition appropriately into our residential neighborhood.

Do we need more five+ story hotels in our area? Absolutely. Let's concentrate them where they belong and have been approved, in D6's own Alameda Urban Village and the adjacent Diridon Station Area Plan (DSAP).

In its current form the proposal requires a General Plan Amendment, Zoning Change, and Special Use Permit. Allowing these changes would set a dangerous precedent and veer our city off-plan. Please vote no on all of these, and promote intelligent growth that builds a vibrant city while protecting our historical neighborhoods.

Thank you very much for considering my input.

Rob Katcher

More about me

- Tech entrepreneur who chose Downtown San Jose for my company's headquarters from 2013-2017, bringing eight tech workers to 189 W. Santa Clara Street.
- Represented San Jose with British Airways to promote our city with the introduction of direct service from London's Heathrow to SJC.
- Current Google employee in business devleopment
- Member of Shasta-Hanchett Park Neighborhood Association
- Two children who have attended Bellarmine and Notre Dame high schools
- San Jose resident for 17-years+, all on Schiele Avenue within walking distance to Downtown

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:20 PM

To: District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Councilmember,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:05 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Mayor Liccardo,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:07 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Vice Mayor Jones,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Opposition to General Plan Amendment, a Zoning Change and a Special Use Permit at 615 and 623 Stockton Ave

Kevin OGrady [REDACTED]

Sun 2/9/2020 5:12 PM

To: District3 <district3@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Councilmember Peralez,

I am writing to oppose the general plan amendment, zoning change proposal and special use permit at 615 and 623 Stockton Ave being voted on by the City Council on Tuesday (Feb 11, 2020). My wife and I own one of the residential properties that share a property line with the proposed development. We live in a 1924 California bungalow with our 8 and 6 year old children.

We are deeply concerned with the proposal to build a five story hotel with a walkway that runs from the lobby and bar along our property line, putting guests in close proximity to our family. Based on the current zoning, the property is supposed to be used to provide a neighborhood good. We have no reason to use the hotel nor have family or friends that would use it when they visit us. We would like to see the property used in a way that would benefit the neighborhood. There are other properties in the Alameda Urban Village a hotel would be appropriate.

Sincerely,

Kevin O'Grady
[REDACTED]

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Fwd: Jan 29 Planning Commission-615 Stockton Hotel Proposal

Lori Katcher [REDACTED]

Sun 2/2/2020 5:20 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Cc: Groen, Mary Anne <maryanne.groen@sanjoseca.gov>

[External Email]

Cassandra and Thai,

I am forwarding to you an email I sent to all planning commissioners before the 1/29 Planning Commission meeting. Unfortunately many people in our neighborhood, including me, thought that sending emails to the official commissioner and councilmember email addresses would place our communications on public record. Is it possible for you get those comments from from those sources? We hope ALL comments will be on public record.

Thank you,
Lori Katcher

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

From: **Lori Katcher** [REDACTED] >

Date: Sun, Jan 26, 2020 at 6:19 PM

Subject: Jan 29 Planning Commission-615 Stockton Hotel Proposal

To: <Planningcom4@sanjoseca.gov>, <planningcom7@sanjoseca.gov>,
<planningcom2@sanjoseca.gov>, <planningcom3@sanjoseca.gov>,
<planningcom5@sanjoseca.gov>, <planningcom6@sanjoseca.gov>,
<planningcom1@sanjoseca.gov>

Cc: Rob Katcher [REDACTED] >

Hello

Planning Commissioners Ballard, Griswold, Cabal, Bonilla, Allen, Oliverio, and Yesney,


Thank you for serving the people and city of San Jose. As residents and homeowners, we are writing in opposition to the proposed five-story hotel whose project name is "615 Stockton Hotel Project".

I'm sure you have received and read our public comments in preparation for this Wednesday's Commission meeting. Please indulge us in reading our position on this proposal, see key points below.

I also invite you to stop by our neighborhood Monday or Tuesday to see the location first hand. We are a mostly single-story bungalow and Victorian residential neighborhood. When have you stayed in a hotel in a top 10 US city surrounded by single family homes on all three sides?

Approving this proposal would set a dangerous precedent for San José. We are living in an exciting time of incredible growth in

San Jose, and want to see this property developed. Let's grow our city beautifully, in a way that makes sense for our citizens and for a world class city.

Thank you,
Lori and Rob Katcher


Location:

615 and 623 Stockton Avenue

File

Nos. GP18-013, C18-039, and SP18-060"

We

are against this particular project because it is inappropriate for this location

- 615 Stockton Avenue
is designated as Neighborhood / Community Commercial (NCC) in the City's General Plan. NCC is meant to

- Serve the neighborhood.
The NCC zoning description reads, "The Neighborhood / Community Commercial land use designation supports a broad range of commercial uses such as neighborhood serving retail stores and services, commercial and professional offices, and private community gathering facilities." This zoning is specifically designed to support adjoining neighborhoods with businesses that have a strong connection to, and provide services and amenities for the community. A hotel at this location does not serve our community.

- Create a buffer for
and transition to residential. NCC zoning is intended to not only support the neighborhood, but also transition from one land use type to another. We need this property to buffer as designed from the larger development coming to Stockton, and protect our beautiful
historical neighborhood. This property is surrounded by a neighborhood filled with single family homes on three sides, most of them built between the 1880's and 1920's. Allowing a zoning change would help one developer, but hurt the neighborhood and its many residents.
- We are excited about the continued
development and growth of our City, but let's do it in a way that also protects our historical neighborhoods
 - The adjacent Diridon Station
Area and Alameda Urban Village plans accommodate hotel development and Commercial Pedestrian Zoning. These are much better locations for hotels.
 - This project requires a Special
Use Permit to build a multi-story hotel immediately adjacent to a single-story historical neighborhood. That is unprecedented within San Jose city limits, and allowing it would set a dangerous precedent.
 - 615 Stockton should be redeveloped
in a manner that is both community-serving and sensitive to its adjacencies. The current proposal accomplishes neither goal.
 - 623 Stockton should remain
zoned residential, as the General Plan calls for, and as is needed in our housing crisis.

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Please include comments in public record for Feb 11th City Council Meeting

Meredith Muller [REDACTED]

Sun 2/9/2020 8:16 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Dear Cassandra and Thai,

The following is an email I drafted and sent to the planning commission and city council just before the planning meeting on the 5th. Please include this in the public comments for the City Council meeting on the 11th.

Be well,

Meredith Muller

Dear elected and appointed San José city representatives,

I want to thank you for your diligent and considered service to our city while also expressing opposition to the proposed five-story hotel at the end of my block - "615 Stockton Hotel Project." I am a second-generation resident of Schiele Ave. The project addresses and file numbers in question are 615 and 623 Stockton Ave, and GP18-013, C18-039, and SP18-060.

I am specifically against this hotel because this project does not coordinate with the tenor of the neighborhood, it is inappropriate for this location. My understanding is that the current land designation of one of the properties is neighborhood/community commercial. From what I can understand of the general plan 2040 this designation is meant to develop services, retail, commercial or professional facilities, or gathering spaces that enhance the day-to-day life and livelihood of the local community. A hotel in our residential neighborhood does not fit any of these descriptors. The second parcel in question is slated as residential in the 2040 general plan. It is irresponsible in this housing crisis to develop commercial interests on designated residential land. Taken together the developer is asking to rezone these plots to commercial pedestrian despite not being a part of any of the planned urban areas of the 2040 general plan but merely adjacent to one across a large 5 lane thoroughfare.

This would set a dangerous precedent of overzealous expansion into historic and general plan protected residential neighborhoods.

I am excited about the expansion of the urban core of the city, especially the transit hub. I see many planning signs which allow for several other hotels to be built in the immediate vicinity of the Google Village and Alameda 'downtown.' These are much better locations for hotels, please consider allowing for yet higher density in these areas as large commercial ventures, such as hotels, should remain in the pedestrian core. The 615 Stockton project should not be granted a special permit to build a five-story tower with a bar and roof deck adjacent to three single-family homes - that is not neighborly and does not serve your constituents. I understand and welcome development on the east side of Stockton as part of the Transit Employment Center, please ensure that our neighborhood will be impacted by that development in reasonable measure by keeping the 623 parcel residential and allowing for community-serving commercial development at the 615 property.

There are several other reasons you should not allow this project to move forward: the building is ugly (despite what the planning documents describe, it is not aesthetically related to the homes in our neighborhood which they even incorrectly describe as being primarily arts-and-crafts style), bloated and looming, and will likely be cheaply crafted without regard to environmental sustainability in its construction or operations. A far superior use of the NCC land would be as a shelter for women and children, young people exiting foster care, or veterans. Please consider our Governor's imperative to address the housing crisis in rejecting this project.

Be well,

Meredith

=====

Meredith D. Muller
Middle School Teacher
she / her

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Fwd: 615 Stockton Hotel Project

Michael Riepe [REDACTED]

Fri 1/31/2020 4:28 PM

To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>

[External Email]

For the public record.

Best Regards,

--mike

Michael Riepe
[REDACTED]

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

From: **Michael Riepe** <[REDACTED]>

Date: Tue, Jan 28, 2020 at 10:45 PM

Subject: 615 Stockton Hotel Project

To: <Planningcom1@sanjoseca.gov>, <Planningcom2@sanjoseca.gov>, <Planningcom3@sanjoseca.gov>, <Planningcom4@sanjoseca.gov>, <Planningcom5@sanjoseca.gov>, <Planningcom6@sanjoseca.gov>, <Planningcom7@sanjoseca.gov>

Dear Ms. Yesney, Ms. Ballard, Ms. Griswold, Ms. Caballero, Mr. Bonilla, Mr. Oliverio, and Mr. Allen,

My name is Michael Riepe, and I live at [REDACTED] in San Jose. I am writing to express my opposition to the proposed five-story hotel whose project name is "615 Stockton Hotel Project."

First I would like to thank you for your service to San Jose as Planning Commissioners. I have served on a number of boards myself, including over 10 years on the City of San Jose CEMOF Monitoring Committee, and 4+ years on the UC Santa Cruz Alumni Council. I know how much work and responsibility is involved, and I'm very grateful for your service.

Project Location: 615 & 623 Stockton Ave
File Nos. GP18-013, C18-039, and SP18-060

I am not against growth and progress. Far from it. I applaud recent development along Stockton Ave, and welcome the new energy it brings. I would like to see this blighted vacant building re-developed. I don't mind the design of the proposed hotel. I wouldn't even mind if it were located on the other side of Stockton Ave! But it is simply proposed for an inappropriate location.

The adjoining Garden Alameda neighborhood (Schiele, Hoover, Harding, and Pershing) consists entirely of small single family homes built between the 1880s and the 1920s. Primarily single or double story Spanish Eclectic Bungalows, Victorians, and Queen Annes, it is a historical, tightly knit, proud, and quiet neighborhood.

The project site is surrounded on three sides by single story family homes (see links to Google Street View below). A five story hotel would tower over those homes and invade the privacy of my neighbors. It's hyper-modern design would be an eyesore when sited next to our historical homes.

The 615 Stockton Ave site is designated in the General Plan as Neighborhood / Community Commercial (NCC). NCC is intended to:

- Serve the neighborhood. The NCC zoning description reads, "The Neighborhood / Community Commercial land use designation supports a broad range of commercial uses such as **neighborhood serving** retail stores and services, commercial and professional offices, and private community gathering facilities."
- Create a **buffer for and transition to** residential. NCC zoning is intended to not only support the neighborhood, but also gently transition from one land use type to another.

The NCC zoning is specifically designed to support adjoining neighborhoods with businesses that have a strong connection to, and provide services and amenities for the community. At a community meeting the developer himself told us that the target clientele are corporate executives visiting the planned Google headquarters. A hotel at this location does not serve our community in any way.

We need this property to act as a buffer to future development coming to Stockton, and protect our beautiful historical neighborhood. Allowing the proposed zoning change and General Plan amendment would benefit one developer to the detriment of an entire neighborhood.

I am excited about the continued development and growth of our City, but let's do it in a way that also protects our historical neighborhoods. The adjacent Diridon Station Area and Alameda Urban Village plans accommodate hotel development and Commercial Pedestrian Zoning. Those are within walking distance of downtown and next to urban amenities. Those are much better locations for hotels.

What would the neighborhood like to see at this location? For an example let's look at the other end of Schiele Ave at The Alameda (see link to Google Street View below). It consists of two and three story professional office buildings for law offices and accountants. It acts as a buffer to the busy street, and to the 9 story First Republic Bank building on the other side of the street.

Schiele & Stockton: <https://goo.gl/maps/SdGq4KGwifA7GsTd7>

623 Stockton: <https://goo.gl/maps/5P4ZHXWAZx79JQrEA>

Schiele & The Alameda: <https://goo.gl/maps/Uiuwy8ZxhCHQ8ZP59>

In summary: this is a good project in a bad location. The City of San Jose is under no obligation to grant the proposed Zoning Change, General Plan Amendment, and Special Use Permit. We ask that you reject the proposed project. Make it clear to the developer that future proposals must satisfy both the meaning and intent of the site's NCC zoning.

Thanks you very much for considering my letter!

2/3/2020

Mail - Van Der Zweep, Cassandra - Outlook

Best regards,

--mike

Michael Riepe

[REDACTED]

San Jose, CA. 95126

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Additional Comments for Public Record against the Proposed 615 Stockton Hotel - Feb 11 City Council Vote

Nick Nowell [REDACTED]

Tue 2/4/2020 12:05 PM

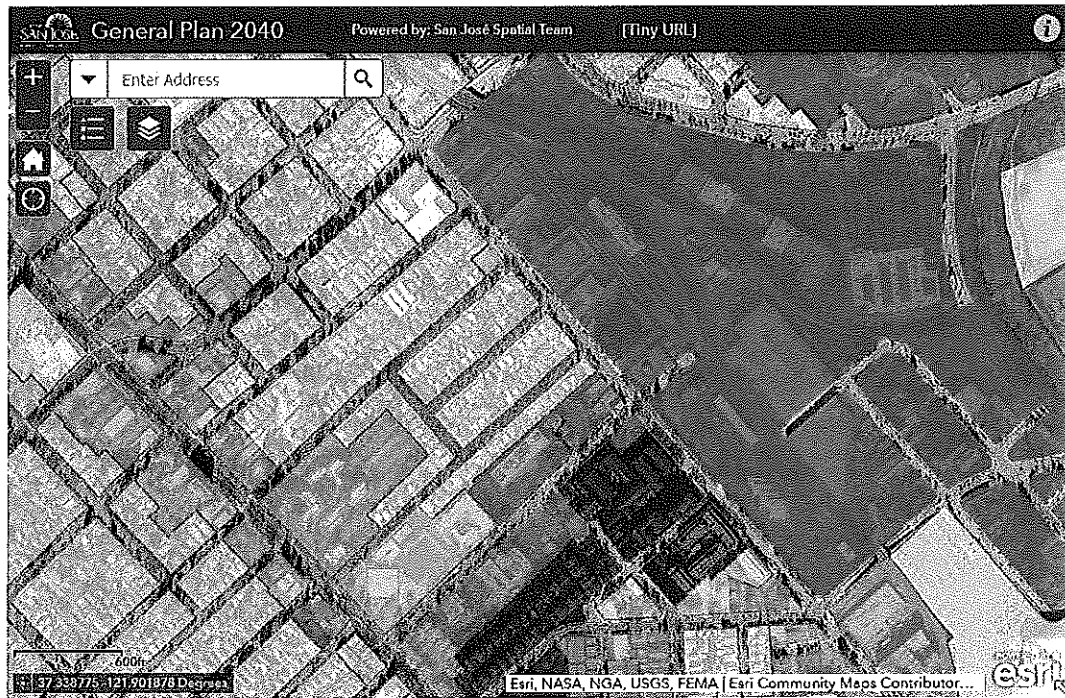
To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; 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>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>

[External Email]

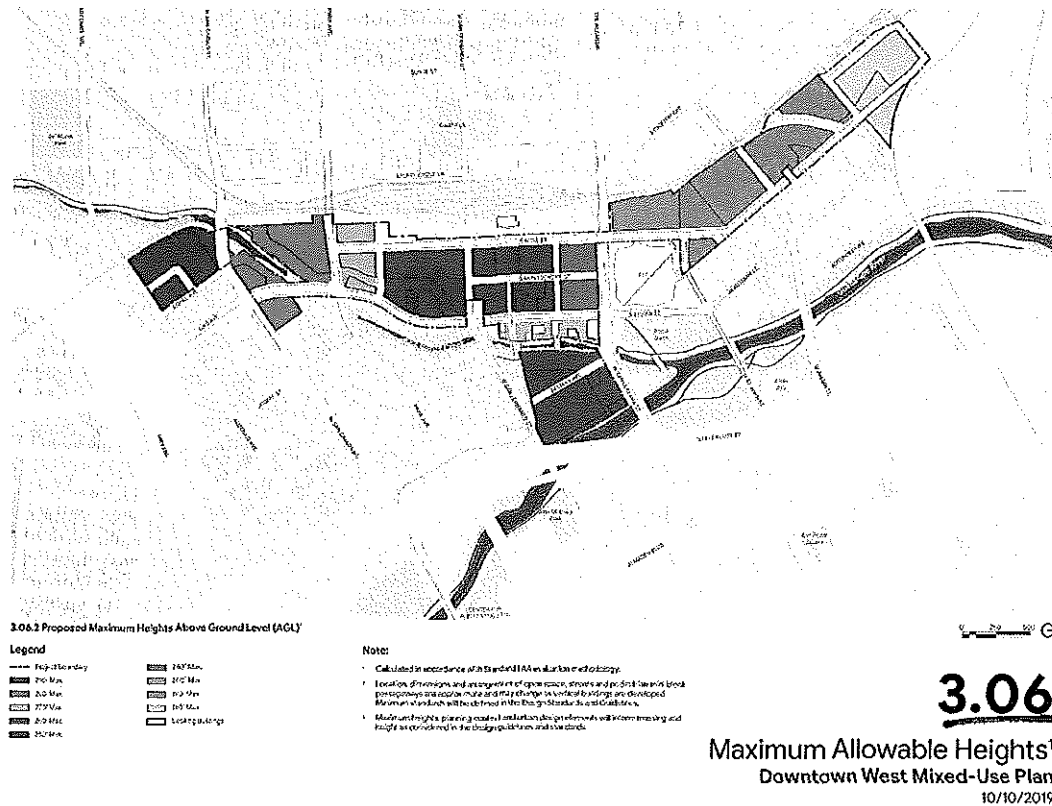
Hi Thai, Cassandra, Planning Commissioners and City Council Members

I wanted to address a couple points that were brought up in the commissioners meeting last week regarding the proposed hotel in the historic Garden Alameda neighborhood that the public didn't have a chance to question or comment on, as well as add more comments to the public record in advance of the City Council Vote on Feb 11.

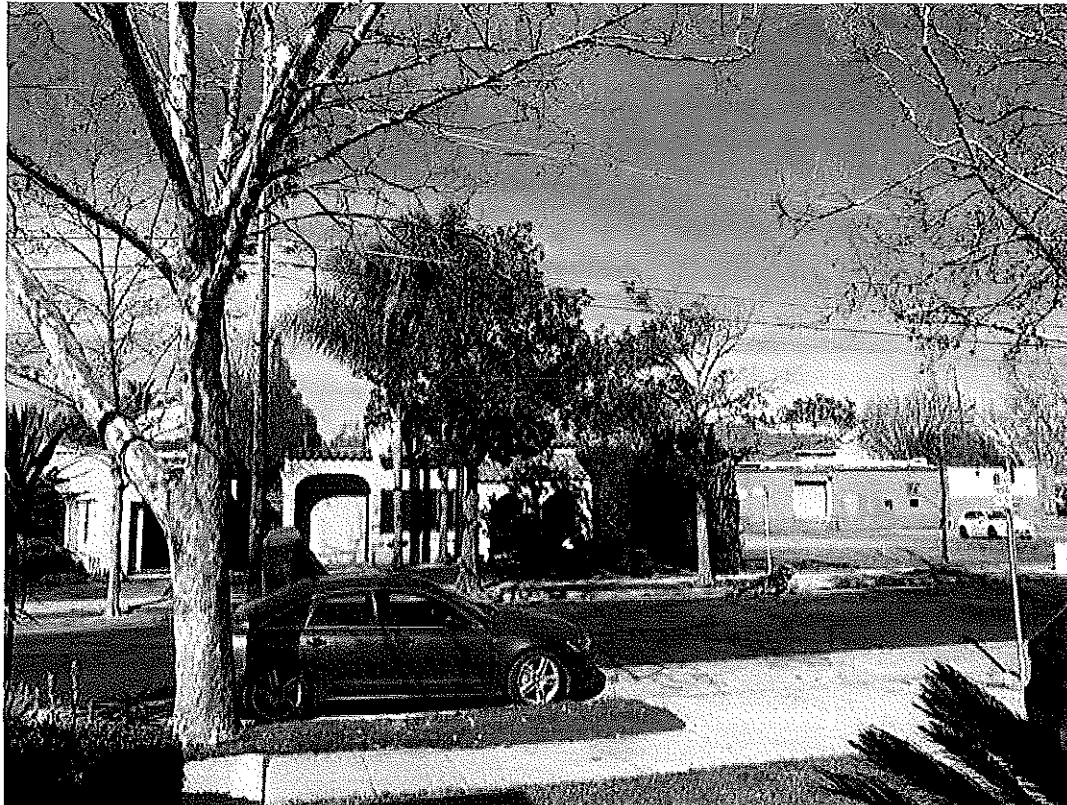
- The argument from the city planner in the audience was that all of Stockton will have dense industrial/commercial, so even though a hotel on the West side of Stockton looks out of place now next to single family homes, it will serve as a buffer in the future when the East side of Stockton is more developed.
 - This comment hurt our case to deny the recommendation for the hotel and I don't believe it is accurate. If you look at the two diagrams below from the general plan and Google plan:
 - Envision 2040 General Plan



- The East side of Stockton is not dense commercial or industrial as stated in the meeting last week
- It is designated for Transportation Employment and will likely be low height Bart and Caltrain service buildings on the East side of Stockton
- On the other side of the tracks, 1/3 of the Transportation Employment zone is the Coleman Shopping Center and the other is the Google Village where Office/Residential buildings are planned with a 160 ft maximum height, only slightly higher than the proposed hotel right next to our houses.
- This hotel is the more extreme development along Stockton that we need a buffer from, and Stockton itself should serve as that buffer. I don't think there would be an argument if this hotel was proposed on the other side of Stockton.
- Even looking at the general plan above, this lot stands out as the only commercial designation on Stockton for over 4 blocks in each direction and for 100+ homes. Looking at the map it's clear why this lot was designated as community commercial, because of its location to serve all of these neighbors. No one in a 1/4 mile radius will have a use for this proposed hotel, it will only cause heartache, stick out like a sore thumb in a historical neighborhood, and it should not be changed from the Community Commercial designation.
- Proposed Google Village Plan - My point here is that as you head NorthEast from downtown, building heights get lower and less dense in the Google Plan, down to Yellow which is 160 ft max. This makes the location, height, and use of this 615 Stockton hotel even more out of place. The earlier proposal in the commissioners meeting for another hotel on the corner of Stockton and Julian makes so much more sense than this proposal. If you drive by this lot you will see how ridiculous it is.



- Below is a picture from my front window looking at the corner for the proposed development, which will also loop behind my neighbors houses as well. The proposed hotel will block most of the blue sky you see and dwarf my neighbors' Spanish style single family homes. There was a comment in the meeting about not being afraid of development a few blocks away, but this isn't a few blocks, this is at our doorstep.



The Neighborhood / Community Commercial land use designation was designated for this lot for a reason, for a restaurant, a cafe, retail, bike shop, anything that the neighborhood could use. A hotel was never it's intention.

Thank you all for listening.

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Input for Feb 11 City Council Meeting

Rob Katcher <[REDACTED]>

Sun 2/9/2020 5:13 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Kline, Kelly

<Kelly.Kline@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>


[External Email]


Mayor Liccardo, Kelly, Joel, and team, hi, thank you for your service to the people and city of San Jose.

As a long-time resident and advocate for Downtown's revitalization (see more about me below), I am writing to urge you to vote no on GP18-013, C18-039, and SP18-060 for 615 and 623 Stockton Avenue at this Tuesday's February 11 City Council meeting.

Our neighborhood embraces the development happening around us and along Stockton Avenue. San Jose is on a path to be a great city, we commend your leadership to get us there, and our community wants these properties developed as well.

Our own D6 City Council member Dev Davis publicly opposes this development for a simple reason: **it's inappropriate for the location**. I could not agree more. Surrounding 615 and 623 on three sides, there are mostly single-family homes built between 1880-1920, see visuals below.

 Schiele visuals.jpg

 Schiele visuals_hotel_white.jpg

The current proposal fails both to be neighborhood serving and transition properly. 615 is designated Neighborhood Community Commercial, and per Land Use Policy LU-4.3, it is meant to be 'primarily neighborhood serving'. It makes no sense to say that a 5-story hotel serves our neighborhood. Furthermore, city policy CD-1.1 requires that development properly "transition between areas with different types of land uses". We welcome and embrace Stockton's transformation, and need this property to transition appropriately into our residential neighborhood.

Do we need more five+ story hotels in our area? Absolutely. Let's concentrate them where they belong and have been approved, in D6's own Alameda Urban Village (VT4) and the adjacent Diridon Station Area Plan (DSAP).

In its current form the proposal requires a General Plan Amendment, Zoning Change, and Special Use Permit. Allowing these changes would set a dangerous precedent and veer our city off-plan. Please vote no on all of these, and promote intelligent growth that builds a vibrant city while protecting our historical neighborhoods.

Thank you very much for considering my input.

Rob Katcher

More about me

- Tech entrepreneur who chose Downtown San Jose for my company's headquarters from 2013-2017, bringing eight tech workers to 189 W. Santa Clara Street.
- Represented San Jose with British Airways to promote our city with the introduction of direct service from London's Heathrow to SJC.
- Current Google employee in business devleopment
- Member of Shasta-Hanchett Park Neighborhood Association
- Two children who have attended Bellarmine and Notre Dame high schools
- San Jose resident for 17-years+, all on Schiele Avenue within walking distance to Downtown

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Input for Feb 11 City Council

Rob Katcher [REDACTED]

Sun 2/9/2020 5:08 PM

To: District3 <district3@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>

Cc: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>


[External Email]


Council Member Peralez and team, hi, thank you for your service to the people and city of San Jose.

As a long-time resident and advocate for Downtown's revitalization (see more about me below), I am writing to urge you to vote no on GP18-013, C18-039, and SP18-060 for 615 and 623 Stockton Avenue at this Tuesday's February 11 City Council meeting.

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Our own D6 City Council member Dev Davis publicly opposes this development for a simple reason: **it's inappropriate for the location**. I could not agree more. Surrounding 615 and 623 on three sides, there are mostly single-family homes built between 1880-1920, see visuals below.

 Schiele visuals.jpg

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Do we need more five+ story hotels in our area? Absolutely. Let's concentrate them where they belong and have been approved, in D6's own Alameda Urban Village and the adjacent Diridon Station Area Plan (DSAP).

In its current form the proposal requires a General Plan Amendment, Zoning Change, and Special Use Permit. Allowing these changes would set a dangerous precedent and veer our city off-plan. Please vote no on all of these, and promote intelligent growth that builds a vibrant city while protecting our historical neighborhoods.

Thank you very much for considering my input.

Rob Katcher

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- Current Google employee in business devleopment
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- Two children who have attended Bellarmine and Notre Dame high schools
- San Jose resident for 17-years+, all on Schiele Avenue within walking distance to Downtown

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Re: 615 Stockton Hotel Project San Jose

Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>

Mon 2/3/2020 6:52 PM

To: Sue Tobin [REDACTED]; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Good evening Sue,

Thank you for sharing your email provided to the Planning Commissioners. I will add this and your additional emailed comments to the project's public record and have it forwarded to our City Council liaison. The commissioners recommended approval of the project, but the ultimate decision would be made by City Council for the project.

Please let me know if you have any questions, additional concerns or comments leading up to the meeting, I am happy to help clarify anything or add more comments to the public record.

Best,

Cassandra van der Zweep

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

Email: cassandra.vanderzweep@sanjoseca.gov | Phone: (408)-535-7659

From: Sue Tobin [REDACTED]

Sent: Monday, February 3, 2020 2:05 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Subject: Fwd: 615 Stockton Hotel Project San Jose

[External Email]

Good afternoon Ms. Van Der Zweep and Ms. Le,

Sincere apologies for not copying you both on our letter sent on January 21, 2020 to both San Jose City Council members and the San Jose Planning Commissioners. I have copied my letter below for your reference.

We attended the Planning Commission meeting on January 29 and I would also like to comment on the outcome of that meeting if I may. The Planning Commissioners voted on the above referenced project sending it to SJ City Council with an affirmative in support of changing the zoning. I am quite confused as it is my understanding that we are in a housing crisis yet our planning commission is approving requests to change zoning from residential to a commercial zone which has no relationship to housing. This seems total in opposition of the San Jose Mayor's and City Council's priorities.

Thanks in advance for your attention,

Myles and Sue Tobin

[REDACTED]
San Jose, CA 95126

Greetings City Council and Planning Commissioners,

Many thanks for your

service to the people and city of San Jose. As long time residents and homeowners, we are writing to you in opposition to the proposed five-story hotel whose project name is "615 Stockton Hotel Project".

Location: 615 and
623 Stockton Avenue

File Nos. GP18-013,
C18-039, and SP18-060

Our opposition

to this proposed project is based on it being inappropriate for this location as supported by the following points:

- 615 Stockton Avenue is designated as Neighborhood / Community Commercial (NCC) in the City's General Plan. NCC is meant to
- Serve the neighborhood. The NCC zoning description reads, "The Neighborhood / Community Commercial land use designation supports a broad range of commercial uses such as neighborhood serving retail stores and services, commercial and professional offices, and private community gathering facilities." This zoning is specifically designed to support adjoining neighborhoods with businesses that have a strong connection to, and provide services and amenities for the community. A hotel at this location does not serve our neighborhood community.
- Create a buffer for and transition to residential. NCC zoning is intended to not only support the neighborhood, but also transition from one land use type to another. We need this property to buffer as designed from the larger development coming to Stockton, and protect our beautiful historical neighborhood. This


property is

- surrounded by a neighborhood filled with single family homes on three sides, most of them built between the 1880's and 1920's. Allowing a zoning change would benefit one developer, but negatively impact the neighborhood and its many residents.
- We are excited about the continued development and growth of our City and welcome change, but hope that our city plans with intention to do it in a way that also protects our treasured historical neighborhood
 - The adjacent Diridon Station Area and Alameda Urban Village plans accommodate hotel development and Commercial Pedestrian Zoning. These are more logical and locations for hotels.
 - This project requires a Special Use Permit to build a multi-story hotel immediately adjacent to a single-story historical neighborhood. That is unprecedented within San Jose city limits, and allowing it would set a dangerous precedent.

- 615 Stockton should be redeveloped in a manner that is both community-serving and sensitive to its adjacencies.
The current proposal accomplishes neither goal.
-

In addition to the reasons stated above we, as residents of this family oriented neighborhood, believe that the increase in traffic on our neighborhood streets, competition for parking and increased noise will negatively impact this historic San Jose neighborhood. We sincerely ask for your consideration to save the integrity of our neighborhood before approving this project.

Best Regards,

Myles and Sue Tobin


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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Van Der Zweep, Cassandra

From: Todd Brewer <[REDACTED]>
Sent: Monday, January 27, 2020 4:04 PM
To: Planningcom4@sanjoseca.gov; Planningcom7@sanjoseca.gov; Planningcom2@sanjoseca.gov; Planningcom3@sanjoseca.gov; Planningcom5@sanjoseca.gov; Planningcom6@sanjoseca.gov; Planningcom1@sanjoseca.gov; mayoremail@sanjoseca.gov; District1@sanjoseca.gov; District2@sanjoseca.gov; District3@sanjoseca.gov; District4@sanjoseca.gov; District5@sanjoseca.gov; District6@sanjoseca.gov; District7@sanjoseca.gov; District8@sanjoseca.gov; District9@sanjoseca.gov; District10@sanjoseca.gov
Subject: Proposed Hotel at 615 Stockton Ave

Hello Planning Commissioners and San Jose City Council Members,

A Hotel at 615 Stockton makes no sense. It does nothing to support the neighborhood. I believe whatever is built on this property should be within the current zoning, and that whatever might be built there, serve the neighborhood, e.g. retail stores and services, commercial and professional offices, and private community gathering facilities.

I do not support the zoning change.

I do not support having a hotel in this area.

Respectfully,

Todd Brewer
[REDACTED]
San Jose, CA 95126
[REDACTED]

Fwd: Schiele neighborhood

Me Time [REDACTED] >

Tue 2/11/2020 1:18 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Please include this in the public comments for the City Council meeting on Feb. 11th.

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

From: **Bernard Le Roy** [REDACTED] >

Date: Sat, Feb 8, 2020 at 1:06 PM

Subject: Schiele neighborhood

To: [REDACTED] >

We strongly support the Schiele neighborhood in demanding that the application for the construction of a hotel in its neighborhood be rejected. San Jose is a city of neighborhoods and has the responsibility to preserve them.

Mr. and Mrs. Bernard Le Roy

[REDACTED]

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Fwd: Hotel on Stockton Ave. San Jose CA--correction

Me Time [REDACTED]

Tue 2/11/2020 3:20 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Please include this in the public comments for the City Council meeting on Feb. 11th.

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

From: **Jeanne Texeira** <[REDACTED]>

Date: Tue, Feb 11, 2020 at 3:02 PM

Subject: RE: Hotel on Stockton Ave. San Jose CA--correction

To: <[REDACTED]>

Please use this version of my email, I goofed and used the wrong description on previous message.

To Whom it May concern,

I'm not able to make the meeting tonight but please use this as my official response against this building plan.

Building a five- (5) story, 120-room hotel, total square footage of ~70,687 on lots at 615 and 623 Stockton Avenue is CRAZY.

This is 1920's bungalow type neighborhood that is very quiet and with wonderful old trees. This area needs to be kept residential not allow a large "commercial" structure of this nature. My thinking is this neighborhood was made a historic neighbor for a reason—its 100 years old!

Please don't let this happen; we will lose a unique charming area, one of the few we have left in San Jose.

Regards,

Jeanne Texeira

Homeowner since 1988 @ [REDACTED]

"Live More"!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fwd: Hotel on Stockton Ave. San Jose CA--correction

Me Time <[REDACTED]>

Tue 2/11/2020 3:20 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

[External Email]

Please include this in the public comments for the City Council meeting on Feb. 11th.

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Regards,

Jeanne Texeira

Homeowner since 1988 @ [REDACTED]

"Live More"!

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

From: **Mary Wall**

Date: Tue, Feb 11, 2020 at 3:44 PM

Subject: Hotel on Schiele & Stockton

To: <Mary Wall <

Dear neighbors,

I am writing in support of your efforts to reject the proposed hotel at Schiele and Stockton. I am hoping to be at the meeting tonight. Here are my questions:

1. Has there been a “daylight plane” study made of the hotel? If not why not? How will the shadow cast by the building impact the neighborhood?
2. Has an EIR, environmental impact report, been made of this project? If not, why not?
3. What is the history of zoning on Stockton?
4. How will the scale of this project affect this neighborhood of historic homes? Have any traffic studies been made? Resident parking studies? If not, why not?
5. Yes, San Jose is growing but there is no need to sacrifice our neighborhoods that give San Jose its unique character.

Sent from my iPhone

From: **Linda Taaffe**
Date: Tue, Feb 11, 2020 at 3:45 PM
Subject: Hotel objection
To: <

I wanted to make sure that got into the public record. thanks.

January 29, 2020

Dear planning commissioners and city council members,

We are homeowners who live at 761 Harding Avenue, just one block away from the 615 Stockton Avenue Hotel Project site (Assessor's Parcel Nos.: 261-07-001-068). Like many of our neighbors, we are against this five-story hotel project because we believe it is inappropriate for this location.

Thank you for the opportunity to express our concerns highlighted below. We appreciate the hours of work that you dedicate toward reviewing what we can only imagine must be an abundance of projects each year.

Here are our thoughts and concerns about the hotel project:

While we'd like to see a neighborhood project on that site succeed, we believe a hotel at this location does not serve our community.

The city is asking residents to make too many concessions for this particular proposal, which requires land-use and other rule changes to even qualify as a permitted use. These land-use changes are particularly perplexing since the city's Envision 2040 plan identifies the adjacent Diridon Station Area and Alameda Urban Village as areas that could accommodate hotel development and Commercial Pedestrian Zoning. These are much better locations for hotels.

Allowing a zoning change for 615 Stockton might help one developer, but it would hurt the rest of this historic residential neighborhood, which is predominantly single-family bungalows with one-car garages.

We are curious to understand why a project of this magnitude is trying to be crammed into that space. According to planning records, the city initially conducted a preliminary review for a 57-room hotel in January 2017 before the current investors returned with a project that has now doubled in size.

Councilwoman Dev Davis, who told us she does not necessarily support the project, explained that the developers told the city that a smaller project is not financially viable. A larger hotel will enable them to operate under the management of a hotel chain; a smaller project will not.

How does a 120-room hotel fit into the vision for the residential area? How does a five-story hotel match the current single-story residential neighborhood character? If the new zoning is approved, how will a larger project with fewer parking spaces benefit the neighborhood?

We also are concerned about parking. Please explain if we understand this correctly: From what's outlined in the city's General Plan, it appears that the project does not meet the parking requirements for this particular property. San Jose's city website states that projects that can not meet the city's parking requirements will not be allowed, regardless if a proposed use is allowed as part of the zoning for a particular site. It's our understanding that the 120-room project, which requires one parking space per employee and one per hotel suite room (I'm not sure if the lounge would require more spaces based on seating), can not meet these conditions as required under the current CN zoning. So why is this project still moving forward?

This leads to our next concern -- the proposed rezoning of the two lots to Commercial-Pedestrian, which allows a significant reduction in parking space requirements.

From the city's Envision 2040 plan, it's our understanding that a project can only qualify for a parking reduction/CP zoning under these specific conditions: The property is within 1,000 feet of an Urban Village boundary or the property is within 1,000 feet of a train/bus station. The project site doesn't meet these exemptions: The lots are 4,752 feet from Diridon Station, and 2,112 feet from closest urban village area boundary.

Are you using the College Park station to allow this project to qualify for CP zoning and require significantly less parking? The College Park station is not fully operational. Since the train only stops at the station twice daily during the week to accommodate students at Bellarmine College Prep, we don't think the station would truly solve the parking issues that the city intended to address by creating the CP zoning requirements. Can you explain your thoughts on applying the CP zoning to this area?

This project requires a special-use permit to build a multi-story hotel immediately adjacent to a single-story historical neighborhood. That is unprecedented within San Jose city limits, and allowing it would set a dangerous precedent. We ask that you consider these concerns before approving this project, which once built, cannot be undone.

Thanks for your time,

Linda Taaffe and Kevin Legnon