

From: Erik Schoennauer <>

Sent: Monday, February 22, 2021 9:34 AM

To: City Clerk <city.clerk@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>

Subject: FEB 23rd AGENDA: Item 10.4 - Residential Mixed-Use at S. 1st & Virginia

[External Email]

Dear Mayor and City Council:

I represent the D'Amico Family, the landowners on this application. The goal is to redevelop the property from the existing vacant and unattractive automotive use to a new urban residential building with ground-floor retail along First Street. **The City Staff, Planning Commission, and Councilmember Perez all recommend approval.** (Please see attached memo.)

We hope the City Council will consider the following key points:

- 1) The *Martha Gardens Specific Plan* was adopted over 17 years ago in 2003 and is out-of-date in a number of ways. Many of the planned heights do not meet the planned development objectives of our current *Envision 2040 General Plan*. Many of the heights are inefficient, making new construction infeasible. Our proposed General Plan Amendment and PD Zoning will solve this problem with modest increases in heights, allowing new development to occur.
- 2) The project will be a significant and compatible improvement for the neighborhood and the S. First Street business district. The project will replace a vacant and unattractive automotive use with a new urban residential building with 4,600 square feet of ground floor retail along S. First Street. (please see images below)
- 3) The goal of this project is to build a mixed-income building that actually includes the 15% inclusionary affordable housing units within the new building. (As you know, most developments in San Jose pay the affordable in-lieu fee and do not build the affordable units.) The developer agrees with Councilmember Perez's recommendation on affordability levels. Overall, this zoning will allow a total of up to 246 much-needed housing units.

We hope that for the above reasons that you find our project worthy of your support.

Thank you for your consideration. Please call me at (408) 947-7774 if you have questions or concerns.

ERIK

Existing automotive facility now closed and vacant:



Conceptual Massing & Layout (architecture determined at PD Permit stage):



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Erik E. Schoennauer

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