

## Fw: SB10 Zoning Recommendation

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:08 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Ann McInnis · [REDACTED]

**Sent:** Wednesday, October 27, 2021 2:31 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** SB10 Zoning Recommendation

[REDACTED]

[External Email]

Please find the attached letter for consideration by the Mayor and City Council at the meeting on October 28th studying SB 10 legislation.

Thank you,

Ann and Michael McInnis

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October 27, 2021

To the City Clerk of San Jose,

As long time homeowners and residents of the Vendome neighborhood we will be directly affected by the adoption of a zoning ordinance that would allow up to ten dwellings on one parcel. We urge the Mayor and City Council to reject the General Plan Task Force recommendation. Eliminating both the public review process and requirement for community notification will allow developers control of our neighborhoods and our local environment. We urge Mayor Liccardo and the City Council to not opt in to SB 10.

While it is true that the Vendome is a “transit rich” neighborhood we are not a “parking rich” neighborhood. Currently, travelers and commuters park in our neighborhood to ride the light rail or leave their cars on our streets for airport parking. Our neighborhood is already dense with multiplex housing units and apartment complexes which hugely impacts the traffic congestion on our neighborhood streets and the limited parking. A zoning ordinance that would allow ten dwellings on one parcel would force family home buyers to compete with commercial property developers for our historic homes. Families purchasing homes should not have to compete with commercial property developers who can and will outbid them. The Vendome neighborhood is a historic neighborhood and private property owners value and preserve the architecture styles in a way that is lost when developers move in and erect modern multiplexes. It has been our experience that developers do not respect the opinions of the Vendome residents when considering architecture or the surrounding environment. Opting in to SB 10 would effectively mute the voices of the residential community about the environment that they have invested their lives in.

Please, reject the proposal of the General Plan Task Force and do not opt in to SB10.

Sincerely,

Ann and Michael McInnis

Vendome homeowners and residents

**Fw: Single Family Zoning --Opposed**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 7:57 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

From: joe hunter [REDACTED]

Sent: Wednesday, October 27, 2021 7:46 PM

To: City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Cc: joe hunter [REDACTED]

Subject: Single Family Zoning --Opposed

[REDACTED]

[External Email]

As a 50+ year San Jose resident, I am adamantly OPPOSED to ANY attack on single family zoning in San Jose. I have witnessed years of "progressive" policies transform this once Golden state into a national embarrassment.

High taxes, anti-business regulation, erosion of property-owner rights, and decreased quality of living are prompting residents and businesses to flee California in record numbers. Strikingly, our public officials don't seem to care.

Sanctuary zones, the decriminalization of crime, misguided policies and legislation born out of the Covid Plandemic have resulted in the surrender of our streets, neighborhoods, and public spaces to criminals and bums ----and eliminated any sense of responsibility or accountability from our legislators and public officials.

So, its no surprise that residents are now staring down the barrel of SB9 and SB10.

SB9 and the totally insane SB10 will guarantee irreversible damage and the ultimate destruction of our prized single-family neighborhoods and communities in San Jose. The increased density will bring traffic, congestion, noise, litter, parking issues and crime to neighborhoods that are currently relatively free from such quality of life issues. In addition, it will overwhelm already stretched infrastructure such as water, sewer, electricity, city services, police and fire. Property values will be negatively affected. Look no further than San Francisco, and Los Angeles to see how this delusional experiment will turn out. San Jose will become less livable and desirable for hard working, tax paying middle class families who will ultimately vote with their feet ----and leave.

GP

San Jose

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**Fw: elimination of single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 7:58 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Annette Drew [REDACTED]**Sent:** Wednesday, October 27, 2021 7:28 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** elimination of single family zoning

[External Email]

Dear Mayor and San Jose City Council,

We **strongly oppose** the proposal which would eliminate single family zoning throughout San Jose!

This would **forever change the character of San Jose** we have come to know and love over the last 65 years for my husband, and 86 years for his father, and his father before him. All 3 generations worked hard to buy single family homes in a neighborhood of single family homes, with schools, parks, etc. that met their family's needs and preferences. If you eliminate single family zoning, you will change this for every citizen in our community who has worked so hard to do likewise..**our citizens have made San Jose what it is today, and deserve to keep their single family home neighborhoods**, where they have invested so much of their hard earned time and money to live where and as they want. You will be dishonoring them, to favor others, whether they be the builders, buyers, or renters!

Also, we have been landlords in San Jose for over 30 years, with several properties around San Jose, so we know that the appearance of our neighborhoods will decline, if rentals (non owner occupied) increase in our single family neighborhoods, which will **of course decrease our home values**.

Finally, our **parking issues** will only get worse, with an increase in the number of rental units on our neighborhood streets, as rentals have no restrictions on how many cars can be parked at any one address. In our own residential neighborhood, we have "parking by permit only" signs on our street and in our neighborhood due to extreme parking overflow from nearby apartments. We already have to **pay for permits** to park overnight at the curb at our own house, and this will only become a bigger problem if the zoning changes.

Please do not eliminate the single family zoning, for the sake of all who have invested into San Jose's single family homes for generations.



Thank you for your consideration.  
Jon and Annette Drew

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**Fw: Study Session for SB9 and SB10**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 7:59 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Gail Dance [REDACTED]**Sent:** Wednesday, October 27, 2021 6:29 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Study Session for SB9 and SB10[REDACTED]  
[External Email]

Dear Hon. Mayor Lickardo &amp; Councilmembers,

We are very concerned about the proposal to eliminate 50+ years of careful city planning to eliminate single-family residential zoning in the City of San Jose. We believe this proposal is actually the **"absence"** of planning that gives free reign to greedy investment groups and individuals whose actions will ultimately destroy our neighborhoods.

For this reason, we are asking City Council to honor the promises made to residents who invested their lives and treasure in San Jose.

You must know that in reality, the "opportunity housing policy" will *not* encourage residents to permanently invest their lives in our San Jose community! Instead, it will replace permanent families with short term renters who will not be here to pick up the pieces of the unintended consequences. Finally. A citywide change requires a citywide vote. Eleven votes from 11 temporarily elected individuals should never decide the future of 1.7 million residents by upending years of city planning and voter approvals. Please honor the promises your predecessors made to us and vote "No" on this flawed proposal or, at the very least, let the people decide.

Respectfully,  
Leland and Gail Dance

[REDACTED]

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## Fw: Against Eliminating Single Family Zoning

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 7:59 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Ann Ybarro <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 6:25 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Against Eliminating Single Family Zoning

[REDACTED]

[External Email]

This will cause over crowding and increased traffic. There are already too many people crowded into most neighborhoods. My family moved to Willow Glen specifically because it was not as crowded nor as over populated as other neighborhoods.

Will seriously consider moving out of California or at least the Bay Area if this happens.

Please do not change our single family zoning.

Thank you.

Ann Ybarro

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**Fw: SB10 etc**

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:00 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** EDWARD DAVIS [REDACTED]

**Sent:** Wednesday, October 27, 2021 5:29 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** District 6 <district6@sanjoseca.gov>

**Subject:** SB10 etc

[External Email]

I strongly oppose opting-in to SB10 by San Jose City Counsel.

I strongly oppose the efforts of Opportunity Housing to do away with single family residential zoning in San Jose.

On the other hand:

I strongly support the Urban Villages initiatives that have been developed and are being implemented.

SB10 and Opportunity Housing will do absolutely nothing to further efforts to produce affordable housing and will only increase the load and demand on the infrastructure systems to it's decrement.

Urban Villages planning includes new infrastructure necessary to support the proposed and any future new development.

Edward Davis

Willow Glen Resident since 1994

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**Fw: Stop the proposed zoning to eliminate single family housing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:01 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Mary Lou Hughes [REDACTED]  
**Sent:** Wednesday, October 27, 2021 5:12 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Mary Lou Hughes <[REDACTED]>  
**Subject:** Stop the proposed zoning to eliminate single family housing

[External Email]

Dear Clerk Taber,

It is outrageous to consider implementing zoning changes that would eliminate single family house zoning throughout San Jose!

I ask that you oppose this as it will forever change the character of San Jose neighborhoods. This proposal is "by right" which means there is no oversight, no review AND there are no parking requirements.

San Jose has a General Plan that was thoughtfully processed. It should not be thrown out on whim and replaced by what you call "Opportunity Housing" which by its name is deceitful. Why not call it what it is....Zoning Changes to Destroy Single Family Homes in San Jose?

Governor Newsom already single-handedly implemented SB 9 and 10. Don't follow in his footsteps to ruin San Jose further.

I thought we were all about diversity. Single Family Homes provide diversity in housing. Not everyone wants to live in a condo, townhouse, apartment, duplex, four-plex.... Single family homes provide a quiet, peaceful retreat from the world. That is healthy. Why would you take that away from hard working people who strive to attain the American Dream? This will destroy the character of single-family neighborhoods. All of San Jose will become a high density mess.

The “densifying” will create more problems than you anticipate: lack of parking, more traffic, more stress on city services, more water usage, stress on police and fire, and more crime because parking spaces are not mandatory which means street parking which encourages crime, as if crime isn’t already a problem. Why would you NOT require parking? If you think that all of these people will take VTA and not rely on personal vehicles, you are delusional. VTA is ineffective, inefficient and inadequate. VTA doesn’t work for most people, particularly older people and disabled.

And who do you think will benefit from this Change in Zoning?

- Opportunistic Investors, Builders, and Developers have the capital, knowledge, and experience to convert single family lots.
- Property owners who sell their property.
- Real Estate professionals as this will result in a significant increase in property sales.
- Property Management Companies.
- The county as the sale of the property will increase property tax revenue.

The impact on those that this is envisioned to help, will likely be far less than anticipated. Housing prices will continue to escalate, “affordable” housing is not required, auto crime and theft will continue because there is no requirement to provide parking. Just look at the problems in Berkeley as a result of their de-zoning single family homes.

If the city really wants “affordable” housing, why do you allow developers to simply pay a fee not to have to provide affordable housing. Doesn’t that defeat the purpose? The fees are supposed to go into a fund to build affordable units, but so far no units have been built by the city.

I ask that you reject this proposal and **not** vote to “study” it, as what is studied inevitably gets passed.

Respectfully....a long time San Jose resident, homeowner and voter.

Mary Lou Hughes

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## Fw: No Willow Glen Rezone

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:01 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Theodore Zsutty <[REDACTED]>

**Sent:** Wednesday, October 27, 2021 5:00 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** No Willow Glen Rezone

[External Email]

To City Clerk: My family and I are against the elimination of single family zoning for Willow Glen. As a Registered Civil Engineer in California, I am convinced that a peer-reviewed Environmental Impact Report would show that this action would cause overload on our Transportation, Sewage, Water Supply, and Law Enforcement systems. This is a great neighborhood—why destroy it for possible economic gain by special interests ?

Theodore C. Zsutty, C.E. PhD.

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**Fw: Opposing the elimination of single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:01 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Judith Lessow-Hurley <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 4:59 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fw: Opposing the elimination of single family zoning

[REDACTED]

[External Email]

----- Forwarded Message -----

**From:** Judith Lessow-Hurley <[REDACTED]>  
**To:** city.clerk@sanjose.gov <city.clerk@sanjose.gov>; Raul Peralez <raul.peralez@sanjoseca.gov>  
**Cc:** Vendome Neighborhood Association <[REDACTED]>; Vendome Neighborhood Association <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021, 04:36:09 PM PDT  
**Subject:** Opposing the elimination of single family zoning

To The City Clerk:

I am concerned about the current move toward eliminating single family zoning in San José.

It seems clear to me that in the absence of zoning restrictions developers will purchase homes by outbidding ordinary people with the aim of constructing as many units as possible on the properties they buy. That could include a fourplex and up to three ADU's on any given single family lot. That has the potential to significantly damage the quality of our residential neighborhoods.

I live in the Vendome, a small, historic and fragile neighborhood just north of downtown. Our area is diverse and dense. There are apartment houses, duplexes, small multifamily units and two major condominium complexes in our neighborhood. Many of the old homes in our area do not have garages or driveways and street parking is constrained because we are on the transit corridor so people park and ride here for the light rail and the airport. Among other things, additional density will intensify our parking shortage.

We are lacking in resources and city services. We border on several major homeless encampments, and we have more than our fair share of transitional housing, permanent supportive housing and rehabilitation facilities. We are on the pathway from the encampments to the Salvation Army which provides meals for the

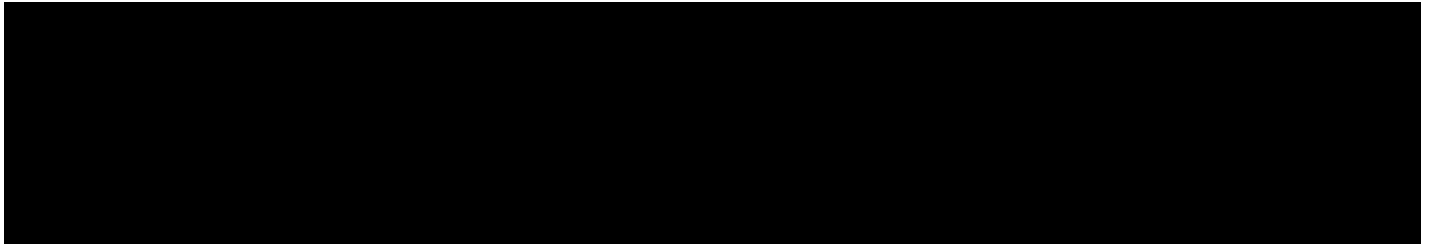


homeless. St. James park is directly south of us. We have recently had a rash of home and auto break-ins and we deal regularly with people with addiction and mental health issues. While we enjoy the proximity to the light rail, having a nearby station attracts dereliction and trash. We already need more public services than we currently have and changing zoning does not imply an increase in public resources.

Lastly, the city has not met its commitment to the preservation of historic housing. Unlike larger, more affluent areas in the city, the Vendome is small and has limited political clout. Multiple dwellings in our area have been built as inexpensively as possible and show no respect for the historic quality of our area. Despite the concerns expressed by Vendome residents in the planning meetings, the Urban Village planned for this area allows twelve story buildings on the corners of Empire and North First Street. We have little reason to believe that the city planning department will devise and enforce building standards that maintain the grace and significance of the Vendome.

Please do not eliminate single family housing in the Vendome neighborhood.

Judith Hurley  
Vendome Resident.



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## Fw: DO NOT eliminate single family zoning

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:02 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Linda [REDACTED]

**Sent:** Wednesday, October 27, 2021 4:50 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** DO NOT eliminate single family zoning

[External Email]

Please DO NOT eliminate single family zoning.

Please REJECT San Jose's General Plan Task Force. Shocking that it eliminates the PUBLIC REVIEW PROCESS. Our VOICES matter. Our NEIGHBORHOODS matter. LISTEN to the residents who will be affected.

Linda

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**Fw: I oppose eliminating single-family housing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:03 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Catherine Kilkenny [REDACTED]  
**Sent:** Wednesday, October 27, 2021 4:48 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Catherine Kilkenny [REDACTED]  
**Subject:** I oppose eliminating single-family housing

[REDACTED]

[External Email]

I live on a narrow street with narrow lots; as it is, parking is an issue. Multiple houses on a small single lot would make parking impossible.

I also value knowing my neighbors and helping each other out. It would be very difficult to keep the close-knit community we have on our street if it were crowded with multiple homes.

Please do not destroy our charming, old neighborhoods we took so long establishing!

Catherine Kilkenny  
[REDACTED]

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**Fw: Opposing SB9 and SB10**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:03 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Ruth Giacalone [REDACTED]  
**Sent:** Wednesday, October 27, 2021 4:45 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Opposing SB9 and SB10

[REDACTED]

[External Email]

Hello City Clerk,

I am writing to you today to oppose the proposal (SB9 and SB10) which would eliminate single family zoning throughout San Jose . This proposal would forever change and ruin the character of our San Jose neighborhoods by allowing a single family house to be demolished (without a community meeting or public hearing) and replaced with multiple housing units. There are no metrics that support these drastic zoning changes, this will not make San Jose housing more affordable.

Before our neighborhoods are irreparably changed citywide, San Jose should continue to implement the existing Envision San Jose 2040 General Plan which provides new housing and preserving single family house neighborhoods.

Sincerely,

Ruth Fallon  
San Jose Resident

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**Fw: Agenda 1 at 1:30 pm 10.28/2021 City Council Study Session #1 Staff Presentation 21-2324 re: SB9 and SB10**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:04 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Pat Blevins · [REDACTED]**Sent:** Wednesday, October 27, 2021 4:41 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** 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>**Subject:** Agenda 1 at 1:30 pm 10.28/2021 City Council Study Session #1 Staff Presentation 21-2324 re: SB9 and SB10[REDACTED]  
[External Email]

I apologize but there was NO agenda item to include with this email.

I am so very concerned about what Opportunity Housing and SB 9 and SB10 will do to destroy what little quality of life still remains in San Jose where I've lived since 1956. I've owned my home for 45 years and don't understand why my wonderfully diverse and multi generational neighborhood must be destroyed should zoning for single family housing no longer exist. How will the City find the water to supply all these potential new hook ups? Climate disaster has created long intervals of drought, like we are currently experiencing, and we DON'T have enough water for the people currently living within the City and the County. How will our aging sewer system accommodate all these new 4plex, duplex and ADU units? The same concern for our electric grid, gas lines and our streets. Where will all these vehicles park, when no provisions are made to provide parking on site for each renter? what about the adverse affect of this huge increase in traffic??? We already have grid lock on our roadways and there is no way to accommodate more cars and trucks.

My street connects with Almaden Expressway and already has 5 duplexes and one 10 unit apartment building located close to the bus stop at that intersection. Why should my street also accommodate so many more potential 4plexes and duplexes? Not one of the proposed market rate rental units will accommodate low income residents or the homeless. And yet I must lose the peace of my multi generational and multi ethnic neighborhood, as well as my property value to accommodate a political pay back to developers, real estate agencies and unions for financing the campaigns of the Mayor and /or City Council members.

The residents of SJ are not stupid. We know what is going on, but this is a step too far. You simply must reject any new development that is not associated with a transit hub and which is not focused on affordability. And you simply MUST take into consideration our limited and diminishing water

availability, as well as the City's aging infrastructure and already over crowded streets and highways. These facts must inform ALL of your decisions regarding future size and location of rental unit development.

Patricia Blevins

San Jose

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**Fw: SB9 & SB10 study session on October 28, 2021**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:05 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Nick Cochran [REDACTED]**Sent:** Wednesday, October 27, 2021 4:11 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** SB9 & SB10 study session on October 28, 2021

[REDACTED]

[External Email]

SB9 and SB10 are the legislature's shiny, new euphemisms for "missing middle" housing, a concept in which a homeowner in any given neighborhood can forever change the dynamics and complexion of that neighborhood by razing his/her single-family home and constructing up to as many as four dwelling units on that property without any community meetings, public hearings, etc. In other words -- by right. San Jose's misguided "opportunity housing" initiative is simply more of the same.

All of these new "solutions" to the city's chronic housing shortage are highly flawed and will bring with them many unexpected, negative consequences -- not the least of which will be pitting neighbor against neighbor.

I would like to remind members of the City Council that the 2040 General Plan laid out a very sensible, concrete pathway to successfully addressing this issue over ten years ago but its implementation has been greatly hindered by myriad administrative and bureaucratic obstacles.

I implore the City Council to opt-out of SB10, kick SB9 to the curb, abandon the idea of "opportunity housing" and simply concentrate on eliminating the many hurdles that have prevented us from achieving measurable progress in this arena over the last ten years as thoughtfully laid out in the city's 2040 General Plan.

I believe this is a solid, results-oriented approach that all San Joseans can live with.

Respectfully,

Nick Cochran

Sent from [Mail](#) for Windows

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**Fw: Single family dwellings**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:06 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Toni Burton · [REDACTED]**Sent:** Wednesday, October 27, 2021 8:05 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Single family dwellings

[REDACTED]

[External Email]

We are both retired teachers who have worked all of our adult lives to live in a single family dwelling neighborhood. We are not interested in destroying the beauty of our neighborhoods by allowing multiple housing units in our neighborhood. This proposal would make neighborhoods that were originally designed for single family dwellings over populated, congested and traffic nightmares. Building multiple unit dwellings in single family neighborhoods does not solve the problems of affordable housing or access to public transportation. We and our neighbors will adamantly support candidates who oppose these proposals. Bob and Toni Burton

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## Fw: Single Family Homes

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:06 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Alan Bautista [REDACTED]

**Sent:** Wednesday, October 27, 2021 3:26 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Single Family Homes

[External Email]

I truly don't understand why city council persons wish to destroy our single family neighborhoods.

Our single family neighborhoods are precious. I feel certain that there are ways to meet housing objectives without damaging the quality of life in our single family neighborhoods.

Please do not support the destruction of our precious single family neighborhoods.

Regards,  
Alan Bautista

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**Fw: Keep single family housing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:07 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**From:** Eileen McMahon <[REDACTED]>**Sent:** Wednesday, October 27, 2021 3:26 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Keep single family housing

[REDACTED]

[External Email]

I was born in San Jose in 1958. My husband and I have lived in Willow Glen our whole lives. We have seen many changes in the housing and neighborhoods. Our childhood homes have been replaced with enormous houses taking over the beautiful soil of the Valley of Hearts Delight. It would be sinful to expand that to multiple units on one property. We had and still have some unique neighborhood styles; ranch, eiclars, Victorian. All these are some of the reasons many of us have remained in san Jose, specifically Willow Glen.

Thank you for your time. Please do not let our neighborhoods be diminished by having multiple houses.  
Eileen and Terry McMahon

[REDACTED]

Sent from my iPad

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## Fw: Opportunity Housing

City Clerk <city.clerk@sanjoseca.gov>

Wed 10/27/2021 8:07 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** R D [REDACTED]

**Sent:** Wednesday, October 27, 2021 3:19 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Opportunity Housing

[External Email]

I'd like to voice my opposition to opportunity housing. It is a very bad policy that will negatively impact the quality of life of every San Jose resident.

I support Smart Growth San Jose, a much more sensible and practical plan.

Ramin Daniels  
[REDACTED]

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**Fw: In Favor of Single Family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 8:07 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Jean Bourne · [REDACTED]**Sent:** Wednesday, October 27, 2021 2:36 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** David Sanfilippo [REDACTED]**Subject:** In Favor of Single Family zoning

[REDACTED]

[External Email]

I support the preservation of single family zoning within the city of San Jose. As a 50 year resident of San Jose, I oppose the General Plan Task Force proposal which would eliminate single family zoning "by right"\* throughout San José. This proposal would forever and irrevocably change San José's ability to have diversity of neighborhood choice such as urban, suburban, mixed use Urban Villages, senior communities, student housing and more!

I am in favor of a smart infill growth strategy that is best for affordability, environment and transportation. Before our neighborhoods are irreparably changed, San José should continue to implement the existing Envision San Jose 2040 General Plan which shields neighborhoods and focuses on Urban Villages.

Sincerely,  
Jean Bourne

[REDACTED]

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**Fw: Single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 9:08 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

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**From:** Georgia Ladd <[REDACTED]>**Sent:** Wednesday, October 27, 2021 8:47 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** District 6 <district6@sanjoseca.gov>**Subject:** Single family zoning

[REDACTED]

[External Email]

To the City Council of San Jose:

I'm opposed to the proposed abandonment of single family zoning in San Jose. The citizens of San Jose have not been given the opportunity to voice their opinions in an open forum on this very important issue.

One of my biggest concerns is for the lack of a plan/remedy for the resultant increased demand for curbside parking. "Parking wars" will be initiated by otherwise friendly neighbors for the limited curbside space. The streets aren't going to expand with the increased density of housing in the neighborhood. I have witnessed this in other areas of San Jose where homeowners build additions onto their homes and move in multiple families. The "wars" are not only for parking spaces, but spaces to set out their trash & recycling cans each week.

What about the loss of trees as we "pave paradise" for housing that ultimately will not necessarily be more affordable (if it costs money to build, it will also cost money to own/rent).

And we haven't even begun to discuss the unsafe conditions for the children and adults alike to engage in everyday activities such as bike riding or simply crossing the street.

Please preserve our neighborhoods.

Sincerely,

Georgia Ladd

[REDACTED]

Sent from my iPhone

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**Fw: San Jose City Council Meeting (10/28/21)-Opposition to General Task Force Recommendation...**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Wed 10/27/2021 9:09 PM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

---

**From:** Ramzi & Tina Aboujaoude <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 8:26 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** San Jose City Council Meeting (10/28/21)-Opposition to General Task Force Recommendation...

[REDACTED]

[External Email]

Dear City Clerk,

We believe that there is a San Jose City Council Meeting tomorrow (10/28/21) at 1:30 PM so we are writing to voice our OPPOSITION TO the General Task Force Recommendation and would like to ask for Council Members NOT to "opt in" to SB10.

From what we understand the City already has plans to increase its population without implementing such proposals and any changes to these plans warrants a CITY WIDE VOTE and not a simple Council Vote. Eleven votes can never fairly voice the opinions of an entire city's residents and upend years of planning & voter approvals. We implore you to hear the voices of your citizens and ensure you do the right thing.

Sincerely,

Ramzi & Tina Aboujaoude  
Concerned San Jose Residents

[REDACTED]

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**Fw: Protect Single Family Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:05 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Misty [REDACTED]**Sent:** Thursday, October 28, 2021 7:35 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Protect Single Family Zoning

[External Email]

To whom it may concern,

I am writing to urge you to preserve single family zoning in San Jose.

Dissolving single family zoning destroys our neighborhoods. Many of us have our entire retirement savings tied up in the equity of our homes, and by building multi-family units on our lots, our home values will plummet and you will ruin lives. If I don't maintain my home's value, my whole life savings will be gone.

Many of us chose our single family neighborhoods because we wanted a safe, suburban environment to raise our kids. By building multi-family units in our neighborhoods, you will take away our suburban environment that we have all worked hard to earn and keep in tact. Introducing residents who are not homeowners will be adding people who are not personally invested in our neighborhoods because they do not own housing here and may have no intention of living here long-term. Why would they care if they contribute to more garbage, graffiti, and blight? They can simply pack up, and move elsewhere when their lease ends.

Additionally, our streets aren't designed to have more traffic. By adding multi-family units, you will drastically increase traffic and create parking mayhem. We already have so much congestion, gridlock,

and lack of parking, and adding multi-family units will make that exponentially worse.

I would like to know why San Jose has been chosen for multi-family units. I'd love affordable housing in Los Altos or Palo Alto. What is the thinking here? That San Jose is already becoming a cesspool of garbage, open drug use, high crime, and homelessness, so we may as well further destroy the city because it's now a lost cause? I'm tired of San Jose becoming the dumping ground for the Bay area's problems. Our residents voted AGAINST dissolving single family zoning and now Sacramento thinks they can just override the will of the voters by ignoring our votes? This is absolutely outrageous and goes against the core values and rights set forth in our nation's constitution. I, for one, will not be silent about this issue.

I urge you to protect single family zoning in San Jose and uphold San Jose voters' results that overwhelmingly demonstrate that we want to keep single family zoning in San Jose.

Thank you,  
Misty Pickford

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**Fw: Don't ruin Willow Glen**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:03 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Julie Marquez - [REDACTED]**Sent:** Thursday, October 28, 2021 9:01 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Don't ruin Willow Glen

[REDACTED]

[External Email]

**Elected Officials**

Don't ruin Willow Glen. It's a charming part of our large big city. Don't get rid of single family zoning and don't redraw lines either.

We moved to WG intentionally for the family feel and tight knit community. Property values will drop if you tamper with this lovely community. I will be one of the first to put my house back on the market. It's easy to move to a cheaper zip code in SJ.

This is the only safe haven for people who were born and raised in SJ to raise their family with a small town feel like we had when we were kids in SJ before the tech boom. Don't take that away from us. Leave us alone!

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**Fw: Comments regarding SB9 and SB10**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:03 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** William A Hughes <[REDACTED]>**Sent:** Thursday, October 28, 2021 8:56 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Comments regarding SB9 and SB10

[External Email]

We are homeowners in Willow Glen and strongly oppose SB9 and SB10.

The housing crisis in California is real - we absolutely do not have enough housing stock - especially affordable housing stock - to meet demand. While well-intentioned, this legislation (1) does not develop affordable housing, and (2) has the very real and completely avoidable prospect of ruining well-established historic neighborhoods throughout the state.

When a single-family lot is transformed to 8-unit dwellings, the following happens:

- 1) Destruction of historic homes in the neighborhood
- 2) Erosion of neighborhood "feel"
- 3) Increased traffic congestion
- 4) Destruction of tree canopy to accommodate new units
- 5) No funding provided for infrastructure improvements (roads, schools, water/wastewater, etc)
- 6) School overcrowding

San Jose should fight to preserve and protect the many unique neighborhoods that make San Jose special. This legislation goes against that goal. When the developer tears down a small old home, they are removing what little there is left of affordable housing. Affordable housing inventory should include affordable property, such as these smaller homes. ADUs are a far better option given that they are smaller detached dwellings within the existing lot and preserve the main home entirely.

We urge the City to continue to pursue the building of Urban Villages - high density, affordable housing, near transit centers. A much greener, cleaner and more affordable option. There is \*a lot\* of this type of space throughout San Jose, desperate for revitalization. Let's make it easy for developers to quickly design and construct new housing in those pockets throughout the city, resulting in new, vibrant communities, instead of destroying the historic neighborhoods.

Bill Hughes



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**Fw: TO ALL COUNCIL MEMBERS - VOTE NO - re DO NOT Eliminate Single Family Home Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:04 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Dan Davis [REDACTED]**Sent:** Thursday, October 28, 2021 8:39 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** TO ALL COUNCIL MEMBERS - VOTE NO - re DO NOT Eliminate Single Family Home Zoning

[REDACTED]

[External Email]

TO: All Council Members

VOTE NO re Elimination of Single Family Home Zoning

DO NOT ELIMINATE Single Family Home Zoning

People who buy and rent single family homes are trying to improve the quality of life for themselves and for their family.

As a former Certified Property Manager (CPM) I have personally witnessed the chaos and anger that comes to neighborhoods who are overwhelmed with too many cars parked on the street.

When a hard-working mother or father comes home from their job at one am after working at the airport, cleaning offices, waiting tables or from their shift at a high-tech business... in many cases it is unsafe for them to park and then walk three blocks to their home because there is no street parking on the same block as their home. (because multiple adults in the family work and have cars, the driveway is already full).

Their car, parked three blocks from their home, also becomes an easy target for vandalism.

In addition, people who have struggled to save every penny for years to afford a single family home in order to move up and away from the chaos that frequently comes from multi-family apartments have

invested their life savings to buy a home located in a clean, quiet, stable neighborhood.

I lived the "apartment life" for years. I personally witnessed neighbors who were loud, came and went at all times of the night, littered trash including broken bottles, used couches, mattresses and junk onto the lawn, streets and sidewalks in front of their buildings. After working multiple jobs and much sacrifice I was able to afford and move to a single family home located in a clean, quiet, stable neighborhood... where all of the chaos disappeared.

Eliminating single family home zoning to allow multi-family structures to be constructed in the middle of clean, quiet, stable neighborhoods is likely to bring chaos to these neighborhoods, damaging or destroying the very thing so many sacrificed so much to enjoy.

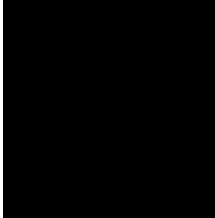
Another thought -

As a Certified Property Manager my observation is that multi-family housing brings more crime: more burglaries, more vandalism, more theft and more personal risk. Most people and families have made huge personal sacrifices to move to a single family home. Please don't make their sacrifice meaningless.

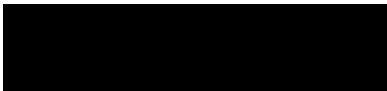
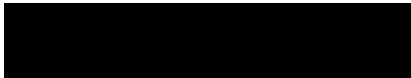
PLEASE VOTE NO.

DO NOT ELIMINATE SINGLE FAMILY HOUSING.

*Dan Davis*



Daniel W. Davis



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**Fw: Concerns for Willow Glen rezoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:04 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** debbie blackwell [REDACTED]**Sent:** Thursday, October 28, 2021 8:09 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Concerns for Willow Glen rezoning

[External Email]

Hello,

My name is Debbie Blackwell and I live in Willow Glen. It is my understanding that new district lines are being proposed. Please understand that Willow Glen is a very close knit community that we have worked very hard to build and maintain. Please do NOT destroy our hard work, WE LIVE HERE! This is OUR home. Which leads me into the second issue of single family zoning. We pay a lot of money to live in Willow Glen and removing single family zoning will destroy the value of our homes. This is NOT okay. Again, this is our community that we've very hard to create and maintain. WE live here. This is our HOME.

Please feel free to contact me with any questions or concerns,

Kindest regards,

Debbie Blackwell

[REDACTED]

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## Fw: Elimination of Single Family Zoning

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:05 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

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**From:** J Shelton [REDACTED]

**Sent:** Thursday, October 28, 2021 7:55 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Elimination of Single Family Zoning

[External Email]

I object to the elimination of single family zoning. This is ill-conceived and inadequately addresses the resultant need for water, parking, etc. It attempts to add housing that will result in numerous additional problems. Address those problems first before rushing through such an ill-thought-out plan.

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**Fw: SB9 and SB10**

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:05 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Nicholas Giacalone <[REDACTED]>  
**Sent:** Thursday, October 28, 2021 7:53 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** SB9 and SB10

[External Email]

Hello City Clerk,

I am writing to you today to oppose the proposal (SB9 and SB10) which would eliminate single family zoning throughout San Jose . This proposal would forever change and ruin the character of our San Jose neighborhoods by allowing a single family house to be demolished (without a community meeting or public hearing) and replaced with multiple housing units. There are no metrics that support these drastic zoning changes, this will not make San Jose housing more affordable.

Before our neighborhoods are irreparably changed citywide, San Jose should continue to implement the existing Envision San Jose 2040 General Plan which provides new housing and preserving single family house neighborhoods.

Sincerely,

Nick Giacalone  
San Jose Resident

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**Fw: Single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:05 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Joe Gigantino [REDACTED]**Sent:** Thursday, October 28, 2021 7:42 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Single family zoning

[External Email]

Please do not allow our single family home neighborhood of Willow Glen to become multiple dwellings on a current single family lot.

We are a city of diverse individuals and we deserve the right of choice how we want to live in our daily lives – those of us that choose the neighborhood life have a right to keep what we have and not let contractors come in and buy our homes and rebuild a mini city! That is not why I live in a single family home! I want to live in a single family neighborhood -

PLEASE Keep the zoning structure as urban, neighborhood/suburban, urban villages, senior communities, student, industrial and mixed use.

PLEASE leave Willow Glen/Cambrian as single family dwellings.

Thank you for listening

Joe Gigantino

Sent from my iPhone

**Fw: Single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:54 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** genevieve stoner [REDACTED]**Sent:** Wednesday, October 27, 2021 9:14 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Single family zoning

[External Email]

I would like to express my frustration with our city even considering eliminating single family zoning. Those of us who live in these neighborhoods bought our properties because we liked the character of the neighborhood. And we have paid property taxes to support the services necessary for preserving the quality thereof.

We do not have the infrastructure -- or the water -- to support increased density, and it would be wise for our city planners to face that reality.

Sincerely,  
Genevieve Stoner

Sent from my iPad

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**Fw: Single family Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:45 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Brian Johnston <[REDACTED]>**Sent:** Thursday, October 28, 2021 9:43 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Single family Zoning

[External Email]

I strongly object to this zoning bill. It will devalue property that we paid premium prices for and create a multitude of traffic, parking and garbage problems.

I can guarantee that any of you who vote for this will not be re-elected.

With concern,

Brian Johnston

[REDACTED]

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**Fw: In support of SB10**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:45 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Maria Simbirsky [REDACTED]**Sent:** Thursday, October 28, 2021 9:35 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** In support of SB10

[REDACTED]

[External Email]

To The City Clerk:

I am a resident of the Vendome neighborhood, a small historic neighborhood bordering 1st St in the Japantown area. Our neighborhood is a wonderful mix of single family and multi-family homes. I recently became a homeowner in the area. We chose this neighborhood to its vibrancy, diversity, and proximity to downtown and public transit.

As a single family home owner, I believe the density in our neighborhood is what gives it its vibrancy. We live directly along the VTA light rail and are very well positioned to be a car-free, transit first neighborhood. I am fully supportive of the city adopting SB10 and increasing the density of the area, especially around downtown. I encourage the council to pair this with greater investment in local public transportation.

It's time to end San Jose's city planning to be an urban sprawl - we are the 3rd largest city in the US but are not seen as a destination the way San Francisco and Oakland are. Increasing the density of the city with a focus on downtown and public transit will add vibrancy to our city.

Thanks,  
Maria Simbirsky

Vendome Neighborhood

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**Fw: Agenda item 21-2324: SB9, SB10, and Opportunity Hosing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:46 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Doerr Neighborhood Association <[REDACTED]>  
**Sent:** Thursday, October 28, 2021 9:34 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Agenda item 21-2324: SB9, SB10, and Opportunity Hosing

[REDACTED]

[External Email]

Dear Mayor Liccardo and Councilmembers,

I am writing on behalf of the Doerr Neighborhood Association. We are deeply concerned about the proposal for "Opportunity Housing" and strongly oppose it. This proposal would rezone all single family lots in the City of San Jose to allow up to 7 units per lot (a four-plex plus up to 3 ADUs).

The homeowners in the Doerr neighborhood, like homeowners in other single-family homes throughout San Jose, bought their homes based on the disclosure that these were zoned single family homes. If we had wanted to buy in multi-unit communities, we would have. While we are not opposed to providing affordable housing within our community, we feel that multi-unit housing should remain in areas that are zoned as such. Fulfilling the need for additional housing does not require an irrevocable and permanent change to the zoning rules for all single-family homes in San Jose.

Of equal concern is the stipulation in the proposal that this change would be "by-right" thereby eliminating all processes such as community meetings, public hearings, and appeals for new development on single-family lots. Development would be approved ministerially (by one person at the city) and could go immediately to demolition and construction. In short, this could result in a single-family lot having as many as 6-7 units (a fourplex plus two or three ADUs) where a single-family home once stood - without any input from neighbors and no way to stop development. This is unacceptable and will result in the destruction of our neighborhoods and the "family feeling" that has drawn residents to many neighborhoods in San Jose.

As residents and voters, we have the right to be heard and have our opinions counted. This proposal does neither. It takes away our right to due process, and it takes away our right to the peace and tranquility of our neighborhoods. It provides no opportunity for appeal or for change in the future and that is simply unacceptable. This is not something that should be decided by Council but by the voters of this city.

In addition, there is the question of lack of infrastructure to support this level of development. We already struggle with water, power and traffic issues that seem insurmountable at times. This proposal would impact all services from trash, to parking, to environmental, to schools. The City of San Jose already strains to

provide adequate services via fire and police services, our parks, and government services and this would only make those issues worse. We simply cannot support this type of congestion in our neighborhoods, and we do not want this type of development.

We strongly encourage you to vote against the "Opportunity Housing" proposal.

Thank you,

**Rachel Daniels**

Doerr Neighborhood Association



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**Fw: Agenda Item: Statewide Bills SB9 and SB10 Study Session, Thursday, 10/28, 1:30**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:46 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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Fax: 408-292-6207

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**From:** JOYCE MONDA - [REDACTED]**Sent:** Thursday, October 28, 2021 9:34 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Agenda Item: Statewide Bills SB9 and SB10 Study Session, Thursday, 10/28, 1:30

[External Email]

To the San Jose City Clerk:

My name is Joyce Monda, a constituent of District 9. I am unable to be at the meeting today to express my opposition to "Opportunity Housing". This is my public statement that I would like to become a part of today's meeting record.

I am opposed because:

- Allowing the number of units on a single-family residential lot from two to seven will put a strain on the neighborhoods: sewers, parking, electrical, and water.
- Allowing this in-fill within neighborhoods will ruin the look and feel of San Jose and could forever effect quality of life issues for San Jose residents
- This could end the development of single family homes
- Passing this legislation makes it a "right" and therefore the city will **not** require any public notice and no public hearing will be held for neighbors to ask questions and raise concerns.
- The general public needs to be a part of this process, because once this becomes law, there is no recourse; there is no going back. How do we know what the consequences will really be? This is some kind of a horrible experiment being put upon us, the residents of San Jose, who have had no say in the matter!

I understand that Opportunity Housing will be decided by a simple majority vote of the city council. Surely a change this extreme should be subject to a ballot measure so that all voters can express their view on these radical changes. When something this drastic is happening in our City, the residents need to have a say. **Please!** At least become more inclusive and even consider putting a ballot measure up for voters to have their say.

**Fw: Rejecting General Plan Task Force Recommendation**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:46 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Sury Maturi [REDACTED]**Sent:** Thursday, October 28, 2021 9:28 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Rejecting General Plan Task Force Recommendation

[External Email]

To the City council members of San Jose,  
As a long term residents of San Jose (since 1984) We express our disappointment that Council members are planning to opt in to SB10.  
We strongly suggest that Council DO NOT OPT IN to SB10  
We strongly suggest that council members REJECT the General Plan Task Force recommendation  
We remind the Council members that the San Jose's current General Plan will accommodate a 40% percent increase in population without implementing this radical proposal that will permanently destroy our single-family neighborhoods  
We remind the Council members that such a proposal needs citywide vote and should not be upended by the Council members

With best regards,  
Jaya and Sury Maturi  
[REDACTED]

***"If you change the way you look at things, the things you look at, change"***

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## Fw: Single Family Zoning Proposal

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:47 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Alex Logan · [REDACTED]

**Sent:** Thursday, October 28, 2021 9:06 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Single Family Zoning Proposal

[External Email]

Hello,

I feel **very strongly** that modifying single family housing zones to allow multiple units will be **VERY disruptive** to the privacy, character and charm of San Jose neighborhoods. I already feel very crowded by my neighbors and very much do not want to see multiple units on the relatively small lots in my San Jose neighborhood. I hope you will take this input and add it to the conversation.

Thank you,

Alex Logan  
[REDACTED]

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## Fw: Multiple housing

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:47 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

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**From:** Mariana Giacalone [REDACTED]

**Sent:** Thursday, October 28, 2021 7:03 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Multiple housing

[External Email]

I'm not in favor of the proposal of the planning commission to revise the general plan to include multiple housing units in former residential neighborhoods as it will ruin old neighborhoods and will not produce more affordable housing as land in these neighborhoods are very expensive

Sent from my iPhone

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**Fw: Concern re rezoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:47 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** tejabedi [REDACTED]**Sent:** Thursday, October 28, 2021 9:47 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Concern re rezoning

[External Email]

I am a resident of NorthEast WillowGlen and enjoy the mature feel of this residential neighborhood. I would strongly support keeping the neighborhood together and NOT divide it by rezoning. I am also hoping that single family homes are able to sustain their existence for future generations to enjoy. We have been committed to this neighborhood for the secure feel for young families. Please do not divide the neighborhood. I support the advocacy of WGNA.

Thanks,

Teja Bedi  
[REDACTED]

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**Fw: Please do not vote to eliminate single family zoning.**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:47 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Gi Go [REDACTED]  
**Sent:** Thursday, October 28, 2021 7:01 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Please do not vote to eliminate single family zoning.

[REDACTED]

[External Email]

As a resident and homeowner in San Jose, I strongly object to this proposal. San Jose already has approved a sensible development plan that addresses the needs for additional housing in the city.

There is no good argument for a complete elimination of single family zoning, especially in view of the impact it will have on our community. More demand on already failing infrastructure, congestion on residential streets and a disregard for protecting the environment are just a few of the consequences.

This nothing more than a solution looking for a problem, and appears to be motivated more by profit for special interests rather than a well-considered plan. Please vote against this proposal!

Greg Warder

[REDACTED]

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**Fw: PLEASE DO NOT eliminate single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:48 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** ellenfowler [REDACTED]**Sent:** Thursday, October 28, 2021 6:41 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** PLEASE DO NOT eliminate single family zoning

[External Email]

Please do not allow our single family home neighborhood of Willow Glen to become multiple dwellings on a current single family lot.

We are a city of diverse individuals and we deserve the right of choice how we want to live in our daily lives – those of us that choose the neighborhood life have a right to keep what we have and not let contractors come in and buy our homes and rebuild a mini city! That is not why I live in a single family home! I want to live in a single family neighborhood -

PLEASE Keep the zoning structure as urban, neighborhood/suburban, urban villages, senior communities, student, industrial and mixed use.

PLEASE leave Willow Glen/Cambrian as single family dwellings.

Thank you for listening

Ellen Fowler

[REDACTED]

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**Fw: Concerns over eliminating single family zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:49 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Sue Ross <[REDACTED]>**Sent:** Thursday, October 28, 2021 2:06 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Concerns over eliminating single family zoning

[REDACTED]

[External Email]

Dear Council Members:

I am a native of San Jose. I raised my family here, and sadly, I am now among the many who see leaving San Jose as the best option for a comfortable retirement in a quiet neighborhood. Families will continue to leave California because SB9 and SB10 will not result in affordable housing. The General Plan will accommodate 400,000 new residents without the consideration of these bills. Many residents dream of owning a single-family detached house with a yard. Unfortunately, our shortage of single-family houses makes this dream out of reach for growing numbers of first-time buyers. Given this situation, it is crazy to shrink the inventory of single-family houses. SB9, SB10, and Opportunity Housing incentivize the conversion of owner-occupied single-family houses to renter-occupied multi-plex dwelling units. We need more owner-occupied houses, not less!

Under no circumstances should the City Council opt-in to SB10 without approval via a citywide vote. It could potentially have a devastating impact 2/3 or more of our neighborhoods.



Something as consequential as this should not be decided by a 6 vote majority of the city council. Let the people vote.

Respectfully,

Sue Ross

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**Fw: Single Family Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:49 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Tess Stahl [REDACTED]  
**Sent:** Thursday, October 28, 2021 9:48 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Single Family Zoning

[REDACTED]

[External Email]

Hello,

Please do not vote in favor of this bill. I Strenuously object to it, as do many I know. This will devalue property that we have paid a premium price for and ruin our neighborhoods. It will also create vast traffic, parking and garbage problems.

I know that any who vote for this will not be re-elected.

With great concern,  
Teresa Stahl,

[REDACTED]

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**Fw: Opportunity Housing 10/28 study session**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:49 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Emma Martinez · [REDACTED]**Sent:** Thursday, October 28, 2021 1:00 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Opportunity Housing 10/28 study session

[External Email]

Dear leaders:

Opportunity housing is not a solution for the high cost of living in SJ. It won't solve absolutely the problem and will make things worse.

At the moment SFH can be shared between different families. If you implement OH the cost of the rent it won't drop just because a property was subdivided, besides that PO invested more money, and will need to have some ROI. In SJ it will make the cost of the units to go up instead of going down. And will affect the quality of life due to lack of parking, and proximity between neighboring units or properties.

How someone who spent 1 million dollars buying a house and dividing it will be able to repay the mortgage and improvements? It is the market that determines the rent not dividing properties. Increased numbers of units does not mean smaller rent. Meanwhile when preserving SFH you are preserving affordability of those who share the house with strangers and can't afford paying more for the privacy.

OP is useless in San Jose due to the high cost of living and rent. It will only extinguish shared houses that are more affordable. What landlord will want to charge less for rent? It will only help the foreigner investors to buy more properties, fix it and charge the same amount or more for the rent because it is not a shared house anymore.

You need to vote on this matter using your racional mind not acting like bullies to punish your constituents.

Please to NOT opt-in.

Emma M

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## Fw: City Council Study Session Regarding SB9, SB10, and Opportunity Housing - Concerns Over Increased Housing Density

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:49 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** J <[REDACTED]>

**Sent:** Thursday, October 28, 2021 12:45 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Fwd: City Council Study Session Regarding SB9, SB10, and Opportunity Housing - Concerns Over Increased Housing Density

[External Email]

> Dear Mayor Liccardo and City Councilmembers,

>

> Since I'm not able to attend the City Council's Study Session discussing SB9, SB10, and Opportunity Housing, I'm writing to express my concerns over increasing housing density on single property lots in San Jose neighborhoods. Please consider the concerns below when studying the impacts of SB9, SB10, and San Jose's proposed Opportunity Housing policy.

>

> 1. Any increased housing density on single property lots throughout San Jose will have a devastating impact on our city's tree canopy cover. Researchers and scientists continue to shed light on how important a city's tree canopy cover is for combatting climate change. The vast majority of the city's existing trees are located on single property lots. The vast majority are older and larger, providing not only neighborhoods, but the city as a whole a tremendous amount of ecological and economic value.

>

> However, the city has already lost a staggering number of trees due to increasingly more dense development. According to the March 2021 San Jose Community Forest Management Plan, the city's tree canopy cover decreased from 15.36% in 2012 to 13.54% in 2018. This is the equivalent of losing 1,728 acres, or 2.7 square miles, of canopy cover. By increasing housing density on single property lots,

the city will lose significantly more of its canopy cover.

>

> Any increase in housing density on single property lots is incompatible with the City's 2040 General Plan which recognizes the importance and value of trees on single property lots. These increased housing density policies, including the proposed Opportunity Housing, are also incompatible with the policies and goals of the San Jose Community Forest Management Plan, which recommends increasing the city's canopy cover to 20% by 2051.

>

> 2. Increasing housing density on single property lots will inevitably add to vehicle miles traveled. The vast majority of San Jose's single-family home neighborhoods lack good public transportation options. Because Valley Transportation Authority shifted the majority of funds to the South Bay BART extension, many bus lines have either been eliminated or drastically reduced. The planned Capitol Expressway light rail line has also been scrapped. Understandably, the light rail system was closed for months and recently re-opened with only one line in service. Even at full bus and light rail capacity, most commuters find it easier and much faster to commute to work by car rather than use our current inadequate public transportation system. Increased density will only increase vehicle traffic and congestion in and out of single-family neighborhoods.

>

> 3. Increasing housing density will add more parked cars to already congested residential streets. If six, or even up to ten housing units, are placed on a single property lot, it would generate an additional minimum of six to ten cars on a residential street. If any average of two people reside in each unit, this would add 12 to 20 more cars from one single-family lot onto a residential street. Increased density will significantly increase already car filled residential streets.

>

> 4. Increasing housing density will limit housing diversity. Some individuals and families prefer the more quiet, less congested single-family neighborhoods while other prefer to live in mixed use urban villages, moderate to high density multi-unit developments, senior living communities, student housing communities, mobile home parks, and/or historic districts. Increased density will significantly eliminate housing choices.

>

> 5. Rather than increasing housing density on single property lots, the 2040 General Plan's Urban Villages concept should be more widely implemented. This type of development has not been prioritized and is incomplete because of limited staffing. This type of development should be completed and determined viable first before increasing density in single property neighborhoods is considered.

>

> 6. Community outreach has been minimal. Very few surveys have been done to gauge public opinion on this extremely important issue that will affect the vast majority of San Jose residents. Efforts to publicize these proposals and processes have been minimal. Residents of San Jose deserve to know and have a say in these proposals that will change the character of San Jose neighborhoods forever. Residents should be presented with all the information and decide the future of San Jose's neighborhoods at the ballot box.

>

> 7. Increasing housing density in single property neighborhoods will significantly stress an already stressed infrastructure system. Increased density will require more water, impact sewer lines, power structure, and roads. In addition, more density will put even more pressure on our all ready stretched police and fire departments.

>

> 8. Implementing increased density could adversely affect first time homebuyers who could be outbid by profit motivated investors and developers making large amounts of money from constructing

multiple units on single unit properties.

>

> 9. Lastly, for decades, San Jose has done more than its fair share to address the regional housing shortage. Because this is a regional issue, other cities within Santa Clara County such as Los Gatos, Saratoga, Los Altos, and Palo Alto to name a few must be held accountable for not contributing its fair share of new housing units to the region's housing supply. For far too long, San Jose alone has been taking on the housing burden for the entire region which has further increased its role as a long-time bedroom community for Santa Clara County.

>

> Again, I ask that you please consider the above concerns when studying the impacts of SB9, SB10, and Opportunity Housing.

>

> Thank you very much for your time and consideration of this important matter.

>

> Sincerely,

>

> Jennifer Roberts

> San Jose Resident

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**Fw: Comments on 10/28/21 meeting to discuss SB9, SB10 and Opportunity Housing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:50 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** John Kucera <[REDACTED]>**Sent:** Wednesday, October 27, 2021 11:35 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Comments on 10/28/21 meeting to discuss SB9, SB10 and Opportunity Housing

[External Email]

Dear City Council,

As a resident of Willow Glen who is nearing retirement age, I am deeply concerned about how SB9, SB10, and Opportunity Housing will affect our neighborhood.

My wife and I live in a 100 year old craftsman home two blocks east of the Lincoln Avenue downtown area. We've chosen to preserve our historic home because of the charm and character it brings to San Jose. However, in the last 3 years we have seen developers demolish at least 2 historic Victorian homes on our street and replace them with enormous, cheaply constructed homes, just to flip them in the real estate market and make a quick profit.

Our street is close to the downtown Lincoln Avenue area. If this downtown is deemed to be a transit center, our neighborhood, which is less than 1/2 mile from this downtown, could be considered a target for high-density housing. This would quickly destroy the entire historic neighborhood, which would be a shame for the entire city of San Jose. In addition, the Lincoln Avenue downtown does not have the infrastructure to support the population increase that would result. One problem is that there are very limited roads into and out of the area, and fairly limited public transit is available.

In summary, I ask the San Jose City Council to continue with its previous plans for adding housing according to its existing Envision San Jose 2040 General Plan, rather than using SB10 or the Opportunity Housing plan.



Sincerely,

John Kucera

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**Fw: Protect Single Family Neighborhoods**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:50 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Sonia Lee [REDACTED]**Sent:** Wednesday, October 27, 2021 11:25 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Protect Single Family Neighborhoods

[External Email]

Dear Mayor Sam Liccardo and San Jose City Council,

I am writing to you today to oppose the proposal that is being considered on October 28 which would eliminate single family zoning throughout San Jose. This proposal would forever change the character of our San Jose neighborhoods by allowing a single family house to be demolished (without a community meeting or public hearing) and replaced with up to six housing units.

Before our neighborhoods are irreparably changed citywide, San Jose should continue to implement the existing Envision San Jose 2040 General Plan which provides substantial new housing while simultaneously preserving single family house neighborhoods.

Please reconsider this issue. 6 units are far too many for one lot. The parking, garbage, and sewage issues alone will be a catastrophe for our neighborhoods.

Sincerely,  
Sonia Lee

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**Fw: Redistricting WG and eliminating single family zoning.**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:52 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Lynn Kucera <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 10:44 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Redistricting WG and eliminating single family zoning.

[REDACTED]

[External Email]

Dear Mayor Sam Liccardo,

With the uncertainty in our lives starting with Covid and the political landscape of our democracy, I would like, as a resident of Willow Glen, to have some comfort and certainty in my life. I am asking for two things.

- 1.) Do not split up Willow Glen through redistricting. We are a community.
- 2.) My husband and I have worked hard for the life we have built together. Eliminating single family housing zoning would inflict hardship. There are other ways to solve the housing problem which will also protect people who are retired as many in Willow Glen are.

Please allow this retired teacher with health concerns to live in Willow Glen without redistricting and elimination of single housing zoning because I have invested in this community and changes will bring harm.

Thank you for your consideration,  
Lynn Kucera

Sent from my iPhone

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**Fw: ITEM 21-2324 10/28/21 MEETING**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:52 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Barb MacNeil [REDACTED]**Sent:** Wednesday, October 27, 2021 10:41 PM**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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>**Subject:** ITEM 21-2324 10/28/21 MEETING

[External Email]

As lifelong San Jose residents and second-generation Californians, we do NOT want the four-plex plan — we want SMART GROWTH. We should build new housing near transit, infrastructure, and jobs, not indiscriminately in the suburbs.

Respectfully,

BJM

[Sent from AT&T Yahoo Mail for iPhone](#)

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## Fw: Vendome Neighborhood Board Opposes Opportunity Housing / SB10 - Save our Historic Neighborhoods

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:52 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Vendome Neighborhood Association [REDACTED]

**Sent:** Wednesday, October 27, 2021 10:38 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Vendome Neighborhood Board Opposes Opportunity Housing / SB10 - Save our Historic Neighborhoods

You don't often get email from vendomesj.bod@gmail.com. [Learn why this is important](#)

[External Email]

Dear City Council,

The Vendome Neighborhood Association Board opposes eliminating single family zoning In San Jose. Our small, historical and fragile neighborhood is already facing many challenges while residents tirelessly try to hold on to the character of our downtown community. The opting in on SB10 would destroy the character of our downtown historic neighborhoods and gravely impact the quality of life for all residents; current and future.

While we understand the need for more affordable housing is the goal, key factors should be taken into consideration in regard to the already taxed infrastructure and services that challenge San Jose. Our downtown neighborhoods consist of historical homes and structures that many residents have spent years renovating. To think that Opportunity Housing could allow developers with deep pockets to come in and out-bid regular citizens to simply tear down these historic buildings is offensive to those who have worked hard to preserve our city's treasures.

We continue to build more and more housing when our infrastructure is already strained. We are experiencing rolling black outs do to an inadequate power grid system as well as continued water restrictions due to droughts, all while we wonder why our elected leaders keep pushing for more developments. Perhaps it is time we step back and start taking care of those who already reside here

and stop planning for the future additional million residents. Most notable is the fact that for the first time in California's history more people are leaving than are coming to our cities.

Please opt OUT of adopting SB10.

VNA Board

Tim Clauson  
VNA President

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**Fw: opportunity housing**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:52 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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**From:** Peggy Tanger <[REDACTED]>**Sent:** Wednesday, October 27, 2021 10:27 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** Peggy TangerFord Royce <[REDACTED]>; Brian Tanger <[REDACTED]>**Subject:** opportunity housing

[External Email]

1. [REDACTED] is our residence we have lived in Willow Glen all our lives [.90 &80  
]I'm not sure where you're from but which ever city/ state you call home —YOU  
would not want Opportunity housing inear you in your twilight years --

1. "Please reject the General Plan Task Force recommendation to study citywide Opportunity Housing. Because of Senate Bill 9, single family zoning has been eliminated everywhere in California. The impact is unknown. It's best to monitor adoption of this new law -drought conditions and scarcity of water to name a few challenges-for the next few years and assess the pro's and con's before adding another city ordinance.

please have consideration THANKS PEG AND ROYCE FORD

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**Fw: Please do NOT eliminate single family zoning in San Jose**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:53 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Tamara Michel <[REDACTED]>**Sent:** Wednesday, October 27, 2021 10:19 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Please do NOT eliminate single family zoning in San Jose

[REDACTED]

[External Email]

To The City Clerk:

**Please do not eliminate single family housing in the Vendome neighborhood.**

In the absence of zoning restrictions, developers purchase homes outbidding ordinary people with the aim of constructing as many units as possible on the properties they buy. This is already happening in our small neighborhood. This includes a fourplex and up to three ADU's on any given single family lot. This will potentially damage the quality of our residential neighborhoods.

I live in the Vendome, a small, historic and fragile neighborhood just north of downtown. Our area is already diverse and dense. There are apartment houses, duplexes, small multifamily units and two major condominium complexes in this neighborhood.

Many old homes in our area do not have garages or driveways and street parking is constrained because we are on the transit corridor so people park and ride here for the light rail and the airport. Among other things, additional density will intensify our parking shortage.

We are lacking in resources and city services. We border on several major homeless encampments, and we have more than our fair share of transitional housing, permanent supportive housing and rehabilitation facilities.

We are on the pathway from the encampments to the Salvation Army which provides meals for the homeless. St. James park is directly south of us. We have had a rash of home and auto break-ins and we deal regularly with people with addiction and mental health issues.

**While we enjoy the proximity to the light rail, having a nearby station attracts dereliction and trash. Our neighborhood folks, including families with small children, have been regularly cleaning up the Japantown/Ayer station removing needles and human feces!!** We already need more public services than we currently have and changing zoning does not imply an increase in public resources.

Lastly, the city has not met its commitment to the preservation of historic housing. Unlike larger, more affluent areas in the city, the Vendome is small and has limited political clout. Multiple dwellings in our area have been built as inexpensively as possible and show no respect for the historic quality of our area.

Despite the concerns expressed by Vendome residents in the planning meetings, the Urban Village planned for this area allows twelve story buildings on the corners of Empire and North First Street. We have little reason to believe that the city planning department will devise and enforce building standards that maintain the grace and significance of the Vendome.

**Please do not eliminate single family housing in the Vendome neighborhood.**

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**Fw: Comments in Opposition to Opportunity Housing in San Jose CA**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:53 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Janet Boeninger [REDACTED]**Sent:** Wednesday, October 27, 2021 9:58 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Comments in Opposition to Opportunity Housing in San Jose CA

[External Email]

**Reference:**

Thursday, October 28, 2021 1:30 PM Hybrid Meeting -

Council Chambers and Virtually - <https://sanjoseca.zoom.us/j/93052835954>

Study Session - Overview of Senate Bill 9 and Senate Bill 10 and Implications to Planning Policy and Zoning Regulation

To: San Jose Planning Commission and San Jose City Council,

My comments in opposition to City of San Jose implementing Opportunity Housing over and above California SB9/SB10. Opportunity Housing is more extreme than California measures. It allows more living units to be built on single family lot with fewer restrictions than SB9 .Existing analysis predicts Opportunity Housing will not make a big difference in San Jose and may take a couple years to show any changes:

1, I think Opportunity Housing could take off extremely rapidly in San Jose. I don't think there has been enough study to show what the future of OppHousing legislation will bring?. What will San Jose neighborhoods look like in 5 years, 10 years? There is no stopping point when enough single family housing has been upzoned to multi-family housing: 50% single family vs 50%, upzoned housing in a neighborhood, even more?. These numbers could be achieved. When is housing too dense? .

2. Real Estate Developers have the money and financing to undertake large projects

where as single family homers may not. Real Estate Developers have profit incentive where single family homeowners may not. Given Real Estate Developers driven by profit, they may try to buy up as many houses by making high unsolicited offers. Also profit drives developers to build as many units as possible on a property and many land parcels in San Jose are small. SB9 requires owners to live on parcel for 3 years, a profit motive stabilizer Opportunity Housing does not have.

This may be truer in lower income neighborhoods where buying out existing homeowners might be easier and reduce number of family owned homes in the neighborhood.

3. Given the possibility of above two points, there is concern over quality of life in San Jose neighborhoods. Profit provides no incentive for greenspace, liveability, parking, traffic schools, etc.

Whereas when a neighborhood or urban village is initially planned these factors are taken into account. Opportunity Housing seems like all defaults are taken with no thought involved..

4. I think most units built under Opportunity Housing will be Rental. I am not sure if units in 4-plexes etc. can be purchased. I believe duplex in SB9 can be purchased, so SB9 does provide home ownership option. Who will these units be sold to once built? Who will reap profit? Will Real estate developers keep them and rent them? Will remote Corporate investors purchase them in bulk to rent them. This creates situation where corporate investors own more housing than before.

Neighborhoods are important. Will neighborhoods deteriorate with more rental housing introduced? Will existing single-family homeowners want to move out once 4-plexes are built in single-family neighborhood. Will anyone want to buy a home in San Jose knowing the possibility of a 7 housing units can be built on property next door?

I think most Opportunity Housing will be rental as opposed to SB9. I believe SB9 encourages home ownership because (I think) a part of a Duplex can be purchased. I am not sure if unit in 4-plex can be purchased.

5. There are few protections for existing homeowners who have lived in their homes a long time: protections against housing units built without enough setback, windows looking directly into your house, parking, greenspace. Understand San Jose wants to discourage car ownership, but parking on streets cause thefts of tools, cars, vandalism. Read NEXTDOOR stories of people living in apartments...vandalism not tragic, but causes BIG inconvenience for working people who have to get to work!!!!..Must less prevalent in areas with enclosed 2 car garage.

6. If homeowner WANTS to sell to single-family buyer, it may be impossible to tell who you are selling to because of all the ways companies are named/organized/structured.  
Can't be sure who you are selling to.

7. Opportunity housing applies to San Jose only--No other surrounding cities like Milpitas, Campbell, Sunnyvale, Mountain View etc. San Jose has the most need. Just saying, burden could be shared by multiple cities as in SB9/SB10. But efforts in the past to coordinate each city with fair share have not been successful.

8. Housing shortages all over the US. News reports say not much housing built after 2008

Mortgage

crises. I don't think much housing built in last 15-20 years in San Jose area. Seems like a lot of land saved for other uses. ..like east foothills. Housing increasingly expensive. Agree a lot of people priced out.

9. I think Suburbia first created in Southern California in early 20th century. Levittown after WWII created

mass housing for returning soldiers. In mid 1950s, to 1960s San Jose had Ranch House Builders flying

model flags everywhere. One SJ Mayor's goal was to turn valley into housing. Everyone thought it was a

great thing and bought into it with mortgage and house as major investment. Little did anyone know 70

years later with increased population, resources used up (land and water) this would be unsustainable

for future generations. Seems like not much done successfully by San Jose in recent years in these areas.

SB9/SB10 should bring enough change to San Jose in future years without the added excess of Opportunity

Housing..

Regards,

Janet Boeninger

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**Fw: Single-Family Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:53 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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Fax: 408-292-6207

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**From:** Ken Duvall <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 9:38 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Ken Duvall <[REDACTED]>  
**Subject:** Single-Family Zoning

[REDACTED]

[External Email]

Dear City Clerk,

Please convey to the City Council our most strenuous objections to the proposed modification of current single-family zoning to allow higher-density development within existing single-family neighborhoods.

Our neighborhood recently participated unwillingly in an "experiment" in increasing the population on a single lot, and it did not go well. Specifically, the property at 1882 University Avenue changed hands several years ago, and the new owner decided that he could best meet his income objectives by converting the two-story property into a rooming house. Four rooms were rented upstairs, four rooms were rented downstairs, and two additional renters were housed by subdividing an attached "in-law" apartment. Yes, this adds up to ten (10) renters in what had formerly been a single-family residence. As might be anticipated, each renter showed up with a vehicle. How, one might ask, are ten vehicles to be accommodated on a single lot? Obviously, they were not, but were parked up and down both sides of the street wherever open spaces could be found. In other words, the overflow parking from this one residence soaked up the on-street parking that would normally serve six to eight residences.

We were comparatively lucky in that this rental situation lasted only about a year before the new owner leveled the original structure and replaced it with a new structure that has recently sold. It was also fortunate that none of the adjacent properties needed to sell during this interval, as property values would have surely suffered significantly during this interval.

Our fear is that liberalization of density restrictions will produce a number of similar situations where a developer with zero long-term interest in a neighborhood will show up, replace a single-family residence with multiple units, and affect the neighborhood adversely on a permanent basis. Both quality-of-life issues and property values are at great risk here. We ask the City Council to reject this destructive modification of longstanding single-family zoning.

Sincerely,  
— Kenneth M. Duvall  
Jan F. Duvall  
[REDACTED]

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**Fw: Single Family Zoning**

City Clerk &lt;city.clerk@sanjoseca.gov&gt;

Thu 10/28/2021 9:53 AM

To: Agendadesk &lt;Agendadesk@sanjoseca.gov&gt;

**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Tod <[REDACTED]>**Sent:** Wednesday, October 27, 2021 9:35 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Single Family Zoning

[External Email]

City Council,

Please don't be short sighted and ruin the makeup of our beautiful city for the latest disguised money grab fad. Keep single family zoning in place, do not adopt sb10 and end the opportunity housing nonsense. We have bigger issues that need our focus. San Jose is a great city!!

Thanks,

Tod Williams

Vendome Resident

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## Fw: Public Comment on Senate Bill 9 and Senate Bill 10 and Implications to San Jose Planning Policy and Zoning Regulations

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 9:54 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

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**From:** Mary and Dave Bitter <[REDACTED]>

**Sent:** Wednesday, October 27, 2021 9:17 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Public Comment on Senate Bill 9 and Senate Bill 10 and Implications to San Jose Planning Policy and Zoning Regulations

[External Email]

The purpose of this email is to register my concerns about the implementation of SB9 and SB 10 by the City of San Jose's City Council.

I am very concerned about the implementation of SB9 and SB 10 in San Jose and concerned that the high level vision and intentions of the City Council will be lost in the details of implementation. (the devil is in the detail)

I am not confident that the City Manager and her direct reports have the correct ground rules in place to ensure that San Jose neighborhoods are not detrimentally impacted in our rush to fix our housing shortage problem.

e.g. A ground rule should always be that those who are paying for these public programs should not be detrimentally affected by their implementation. By implementing some of these programs you can reduce home values,



thus detrimentally affecting the tax payer. You should always be thinking about how to incentivize those of us who are providing the money (through Taxes) to help those in need rather than punish them for voting to try and help. Otherwise, people are going to stop voting for trying to help.

I am not at all sure how she will ensure that all City programs are coordinated across departments and not in conflict with other City programs/Ordinances. ( e.g. SB9/SB10 and its impact on Environmental safety and preservation plan, the on-going City Road Diet programs and other Traffic pattern impacts as we build high density housing along the light rail corridor, and the City Services plans (The logistics surrounding Garbage collection, parking and driver/pedestrian safety in the what will surely be newly over crowded neighborhoods, etc. )

My concern is that it appears that “we” (the City of San Jose) did not, and still do not, have a long term plan that ensures that we have enough housing options for all tiers of housing need in our community.

- It appears that we do not have the correct incentives in place or public Tax dollar investment allocated to ensuring that we have all tiers of housing available to our citizens.
- It appears that we are spending our tax dollars on reactive programs rather than proactive programs.
- It appears that we are relying on private developers to do our City development rather than insisting on steering our City development in the direction we know we need. It is not always the free market that provides the best results when it comes to community needs.

The planned development of these tiers should allow anyone to find a way to stay off the streets and stair step their way up to whatever level of housing they want or can attain without living on the streets exposed to unhealthy/unsafe risks.

- 1) Homeless Shelters/services
- 2) Campsites, with amenities, for the unhoused
- 3) RV sites, with amenities, for those who can afford RVs but no more
- 4) Subsidized apartments and hotel rooms
- 5) Low cost apartments
- 6) 1<sup>st</sup> time buyer programs for purchasing apartments or housing
- 7) Neighborhoods at various levels of affordability (\$100-500K) (500K-700K), (700K-1M), etc..

We need to Monitor real estate trends and incentivize all neighborhoods to accept lower cost housing options (rather than force them to Accept Opportunity Housing free-for-all legislation.)

Rather than adopt a program that allows for any home in any neighborhood to be converted to duplexes/fourplexes, incentive a neighborhood to allow for the conversion of the houses on the perimeter of the neighborhood. That way keeping the neighborhood "feel" to tact.

How did we get to this point where we are going to ruin our neighborhood communities (SB9 and SB10) because we did not plan well?

And Last but not least, **IF** you all vote to implement the policies allowed by SB9 and SB 10, **it is imperative that you place controls on the size and design of the structures allowed** so that you **do not ruin the neighborhood feel** and do not allow the new parking surge to impact the safety and flow of the neighborhood residents.

Mary Bitter



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