

Fw: Save our neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 10:14 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Lydia Vitanza [REDACTED]
Sent: Thursday, October 28, 2021 10:01 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Save our neighborhood

[REDACTED]

[External Email]

Do not destroy our neighborhood.
District 3 has served downtown for the 50 years I have lived here.
L Vitanza

Sent from my iPhone

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Fw: No to SB10

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 10:17 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Meline Joaris <[REDACTED]>**Sent:** Thursday, October 28, 2021 9:58 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** No to SB10

[External Email]

To whom it may concern

I understand the need for higher density housing in San Jose. We moved here in 2017 and immediately noticed the need for housing in the area. However, I do not think that carte blanche to build new high density housing in single family neighbourhood is the answer.

We recently bought a single family home in the Vendome neighbourhood - it very much was a fixer upper and we've been working on it for a couple of years and will soon (hopefully) build an ADU to increase bedroom capacity. If SB 10 had passed, an investor could have bought the beautiful 1937 house cash, torn it down and build multiple units without guidelines or notice. The current infrastructure in a lot of the older single family neighbourhood already struggles with the current number of people per parcel, the roads need to be fixed, street parking is an issue (even though people have 2 parking spaces on their property) and most of the sewage system is cast iron or clay. Adding people to a delicate infrastructure without upgrading it will put too much strain on the whole system.

I'm all for building more housing but with oversight and processes in place.

Please do not pass SB10 as is. It will be to the detriment of the neighbourhoods that make San Jose city such a beautiful vibrant city that I'm proud to call home.

Thank you for your time.

Yours sincerely

Méline Joaris - Vendome resident

Sent from my iPhone

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Fw: Rezoning

City Clerk <city.clerk@sanjoseca.gov>

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From: Toni Morrella [REDACTED]

Sent: Thursday, October 28, 2021 9:59 AM

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

Subject: Rezoning

[External Email]

Please do not rezone our neighborhood. We have lived in our home for over 30 years and do not a 4 plex built next door to us. We have worked hard for our home and the quiet neighborhood we love in. There are many empty buildings and lots where housing can go.

Please vote no.

Toni Morrella

Sent from my iPhone

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Fw: Single Family Housing

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 11:00 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Robert Hawkins <[REDACTED]>

Sent: Thursday, October 28, 2021 10:57 AM

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

Subject: Single Family Housing

[REDACTED]

[External Email]

I am opposed to the “Single Family Housing Elimination” movement. This will forever change our neighborhoods, worsening our parking crisis .

Rebecca Hawkins

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Fw: SIGNIFICANT CONCERNS regarding Opportunity Housing in San Jose

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 10:54 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: moosiethegoat [REDACTED]**Sent:** Thursday, October 28, 2021 10:48 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** SIGNIFICANT CONCERNS regarding Opportunity Housing in San Jose

[External Email]

Dear City Council Members,

I am deeply concerned that the SJ City Council might enact a citywide elimination of single-family residential zoning by adopting a policy called "Opportunity Housing" that would allow a four-plex and up to 3 ADUs on any lot currently zoned for detached single family homes. San Jose already struggles to provide me the core services I deserve and pay in taxes. Eliminating single-family zoning will place further stress on San Jose's spending and create difficulty in maintaining even the current service levels. In addition, as the effects of the COVID pandemic lockdowns abate, traffic is returning to previous levels. I am concerned about significant increases in the numbers of cars, lack of off-street parking, noise, congestion plus the increased cost and availability of policing EMS, water, garbage, sewer, road maintenance and other services if "Opportunity Housing" is approved by the City Council. The proposed elimination of single-family zoning will make already unacceptable levels of traffic and city services intolerably worse and this is unacceptable to me.

The San Jose General Plan 2040 strategy already addresses Affordable Housing by building urban villages and high-density housing near mass transit. The City Staff appears to be advocating for Opportunity Housing when it should be providing impartial and unbiased education to homeowners in order to make them aware of the pros and cons of eliminating single family housing zoning. The General Plan reflects a commitment to preserve and enhance existing residential neighborhoods. Opportunity Housing is a gross violation of that promise. The elimination of single-family zoning

citywide is such a significant break from San Jose's established zoning policy that it should only be decided at the ballot box by San Jose's voters. I respectfully ask that you and the City Council avoid a unilateral decision on enacting such a policy.

Thank you for your time in this especially important matter.

Lawrence Walkley
D10 Resident and Home Owner

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Fw: Deep Concern regarding furthering the Opportunity Housing Agenda

City Clerk <city.clerk@sanjoseca.gov>

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From: ifwalkley [REDACTED]**Sent:** Thursday, October 28, 2021 10:46 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Deep Concern regarding furthering the Opportunity Housing Agenda

[External Email]

Dear City Council Members,

I am deeply concerned that the SJ City Council might enact a citywide elimination of single-family residential zoning by adopting a policy called "Opportunity Housing" that would allow a four-plex and up to 3 ADUs on any lot currently zoned for detached single family homes. San Jose already struggles to provide me the core services I deserve and pay in taxes. Eliminating single-family zoning will place further stress on San Jose's spending and create difficulty in maintaining even the current service levels. In addition, as the effects of the COVID pandemic lockdowns abate, traffic is returning to previous levels. I am concerned about significant increases in the numbers of cars, lack of off-street parking, noise, congestion plus the increased cost and availability of policing EMS, water, garbage, sewer, road maintenance and other services if "Opportunity Housing" is approved by the City Council. The proposed elimination of single-family zoning will make already unacceptable levels of traffic and city services intolerably worse and this is unacceptable to me.

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Thank you for your time in this especially important matter.

Irene Walkley
D10 Taxpayer and constituent

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Fw: Staff Presentation Agenda Item #1 / Senate Bill 9 and Senate Bill 10

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 12:34 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Malcolm [REDACTED]**Sent:** Thursday, October 28, 2021 12:33 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Staff Presentation Agenda Item #1 / Senate Bill 9 and Senate Bill 10

[External Email]

Please - Do not opt-in to Senate Bill 10.

It is far too extreme, allowing for up to 14 dwelling units on a single-family parcel. Furthermore, because it is vaguely worded, it could impact as many as 2/3 or more of the neighborhoods in this city. Even worse, it could lead to gentrification and resident displacement in some of our most vulnerable communities that happen to be located in or near transit rich and job rich areas.

Please also 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 for the next few years and assess unintended consequences—which will be many—and the new state law's effects before adding another local ordinance that might add further disruption or uncertainty.

Opportunity Housing is far too extreme. SB9 now allows a single-family parcel to be split into 2 parcels, and one house to be converted to 4 dwelling units. Opportunity Housing would allow up to 7 dwelling units on a single-family parcel. It is simply too much too soon to layer on top of SB9, especially since we are also seeing an uptick in ADU adoption.

Please do not direct staff to study Opportunity Housing.

Planning staff is already overloaded and behind schedule with critical deliverables. Staff will have its hands full studying and preparing for SB9 and SB10. At the same time, only 13 of 68 urban village

plans are approved. The required reconciliation of zoning maps with the General Plan has not been completed. We don't even know exactly what percentage of residential land in San José has been designated for actual single-family houses. There is also a building permit backlog and the unfinished business of determining where to locate Emergency Intermediate Housing Communities.

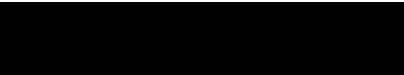
San José does not need to further densify single-family neighborhoods. Our existing General Plan, which was developed over many years and wide community consultation, will accommodate 400,000 new residents – a 40% increase over our current population. And this is WITHOUT consideration of additional housing that will come from SB9, SB10, and growing adoption of ADUs.

Under no circumstances should the City Council opt-in to SB10 without approval via a citywide vote. It could potentially have a devastating impact on 2/3 or more of our neighborhoods. Something as consequential as this should not be decided by the interest of a few and a 6 vote majority of the city council. Let the people vote!

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 ludicrous 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!

Thank You,
Malcolm Bordelon
resident of San Jose - Almaden Valley - 27 years

~~~~~  
Malcolm M Bordelon



~~~~~  
[Linked in profile](#)

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Fw: Eliminating single family zoning

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 11:30 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

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From: Ashley Johnston [REDACTED]**Sent:** Thursday, October 28, 2021 11:17 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Eliminating single family zoning

[External Email]

Hello,

I'm writing to voice my concern over legislation that is aggressively trying to be pushed through to eliminate single family zoning in San Jose. As a San Jose native, and a long-time believer in safe and accessible neighborhoods, I feel that this is an egregious and costly mistake.

In much of this area, homebuyers have either spent an exorbitant amount of money to live here OR have been here for decades. They bought in this area because of what it represented- beauty, opportunity, safety, and community. While I understand the housing crisis is a very real issue, allowing our neighborhoods to be decimated to try to house more people is **not** the answer. This crisis needs to be solved in a far more intelligent way- taking into consideration already strained and/or underfunded public infrastructure systems- including schools, public transit, roads, waste removal, and many others. I don't have the answer, but I know that it's not this.

What are we to do about parking on these residential roads? These complexes/duplexes won't house one family with 1-2 cars anymore, they'll house 4+ with who knows how many vehicles. Or the traffic congestion that this might incur? What about waste collection? Or where these people will be traveling to go to work or school?

Please take my concerns into consideration. For the sake of those who pride themselves on these neighborhoods, and what they represent to the communities that inhabit them.

Thank you,

Ashley N Johnston
District 6

Fw: Do NOT Eliminate Single Family Zoning

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 12:33 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Gregor Mraz <[REDACTED]>

Sent: Thursday, October 28, 2021 12:02 PM

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

Subject: Do NOT Eliminate Single Family Zoning

[External Email]

To Whom This May Concern,

Please do not eliminate single family zoning.

We, as a community, appreciate your consideration.

Best regards and thanks,

Gregor Mraz
[REDACTED]

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Fw: Third try. Oppose Opportunity Housing and eliminating SFH Zoning.

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 3:20 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Buford Barr <[REDACTED]>**Sent:** Thursday, October 28, 2021 1:06 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Third try. Oppose Opportunity Housing and eliminating SFH Zoning.

[External Email]

I understand that San José City Council will decide whether to approve a General Plan Task Force recommendation to study and draft a binding ordinance to replace single-family zoning throughout the entire city with new zoning that permits four residential units (plus up to three accessory dwelling units or ADUs) on any single parcel without community notification or public hearings. This radical proposal—euphemistically called “Opportunity Housing” —would reduce neighborhood parking availability (each residential unit will add ~14 cars to neighbor streets), increase greenhouse gas emissions, shrink tree canopy, overburden city services and infrastructure, further aggravate the city’s structural budget deficit, and degrade the quality of life that San José families have worked so hard to create—all without adding a single unit of affordable housing. This proposal, if passed, would be irreversible since state law prohibits down-zoning once a parcel has been up-zoned. The Council owes it to San Jose Citizens to reject Opportunity Housing proposal and oppose SB9/10.

Buford Barr
[REDACTED]

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Fw: public comment for Agenda Item Number 21-2324

City Clerk <city.clerk@sanjoseca.gov>

Thu 10/28/2021 3:20 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Doug King [REDACTED]**Sent:** Thursday, October 28, 2021 1:21 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** public comment for Agenda Item Number 21-2324

[External Email]

Hello,

My name is Douglas King and I am a resident, parent, and homeowner on [REDACTED]
near downtown San Jose.

I'm writing to express strong support for ending single-family zoning throughout San Jose. This city needs more housing of all kinds and the best option (for traffic, environmental impacts, and quality of life) is to have that housing built near the city core and near transit.

I want my son's teachers to be able to afford housing in the city. I'd like it if my roofer and HVAC guy didn't have to drive an hour to San Jose because they can't afford to live here. I'd like to think someday my son will be able to actually live in San Jose. Please do whatever is needed to promote more housing, more density.

Thanks,

Doug King
[REDACTED]