

FW: SEPTEMBER 30th AGENDA: Item 10.2 - Emory/The Alameda Residential - Early Consideration

From City Clerk <city.clerk@sanjoseca.gov>

Date Tue 9/23/2025 3:17 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

13 attachments (8 MB)

2025.08 Edward Saum to Planning Comm GP25-002.pdf; Parcel on Alameda and Emory.eml; Planning Commission Agenda Item 6a. GP25-002.eml; Re: Planning Commission Meeting 8_27_25 Agenda Item 6a, GP25-02.eml; Support for The Alameda and Emory.eml; Support for Townhomes at The Alameda and Emory.eml; Support for Early Consideration General Plan Amendment – The Alameda & Emory.eml; Fwd: Proposed Development for APN 261-12-084 The Alameda and Emory Streets.eml; APN 261-12-084.eml; GP25-002_PACSJ_8-26-25.pdf; Planning Commission 8-26-2025.pdf; Emory - Pat Tietgens Letter.pdf; Emory - Laura Winter Letter.pdf;

From: Erik Schoennauer <[REDACTED]>

Sent: Tuesday, September 23, 2025 1:59 PM

To: Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; Anthony Tordillos <anthony.tordilos@sanjoseca.gov>

Cc: Dan Mountsier <[REDACTED]>

Subject: SEPTEMBER 30th AGENDA: Item 10.2 - Emory/The Alameda Residential - Early Consideration

[External Email. Do not open links or attachments from untrusted sources. [Learn more](#)]

Dear Mayor and City Councilmembers:

We request that the City Council support Early Consideration of our General Plan Amendment to allow residential development at the vacant northeast corner of The Alameda and Emory Street. The Planning Commission unanimously recommends approval of the request.

Neighbors and historical preservation advocates **support** the project. (Please see attached letters.)

Below are the key considerations for this General Plan request:

- 1) **Need to support reasonable housing proposals to address severe housing crisis:** State requirements and the City's Housing Element say San Jose should be producing 7,775 units per year. San Jose is falling way, way short of this requirement, with little hope of improvement. The City must support reasonable proposals for housing, or the housing crisis will persist, including record high rents, record high prices, and record high homelessness.
- 2) **The site has been vacant for over 60 years:** This site has been vacant for over 60 years, sitting filled with weeds and economically unproductive. If commercial development was feasible or achievable, it would have happened by now. How long should we maintain this vacant lot in the middle of the neighborhood and middle of the City?
- 3) **Clear residential context, not commercial:** The immediate area around the site clearly has a residential context and character in both appearance and scale. (see images below) Even the historic homes along The Alameda that now house some business, were built as single family homes. Today, they appear as homes, not commercial office buildings.
- 4) **Compatible with adjacent historic structures and neighborhood:** This site is surrounded by historic significance. The Alameda street itself is an Historic District. The adjacent Dunne Mansion at 1818 The Alameda is a designated City Landmark Structure. The "DeMattei" house across Emory at 1794 The Alameda is a Contributing Structure to the Historic District. (see images below) There are numerous additional historic structures along Emory and The Alameda. So, 3-story townhome buildings with quality architecture and sensitive setbacks are very compatible in scale and character with the surrounding historic area. (see images below)
- 5) **New residential population will support nearby retail, restaurants, and Downtown jobs:** This site is conveniently located 5 blocks from three different General Plan Growth Areas - The Alameda (West) Urban Village, (see map below) The Alameda (East) Urban Village, and the Downtown Transit Employment Center. This project would place new residents within easy walking, biking, and transit distance to support neighborhood retail, restaurants, and Downtown jobs. The Alameda corridor has very frequent bus service, with the 522 Rapid Bus and several local bus lines.

6) **Site has low ranking for affordable housing funding & tax credits:** The site is not in a Qualified Census Tract (QCT), or a Difficult to Develop Area (DDA), or a High Resource Area. As such it would not likely qualify for affordable housing Tax Credits and correspondingly, would not receive gap financing from the San Jose Housing Departments per its siting policy. Additionally, the scale and construction type required by a 100% affordable housing project (75 to 200+ units) would likely be in conflict with the historic context of The Alameda and the surrounding historic structures.

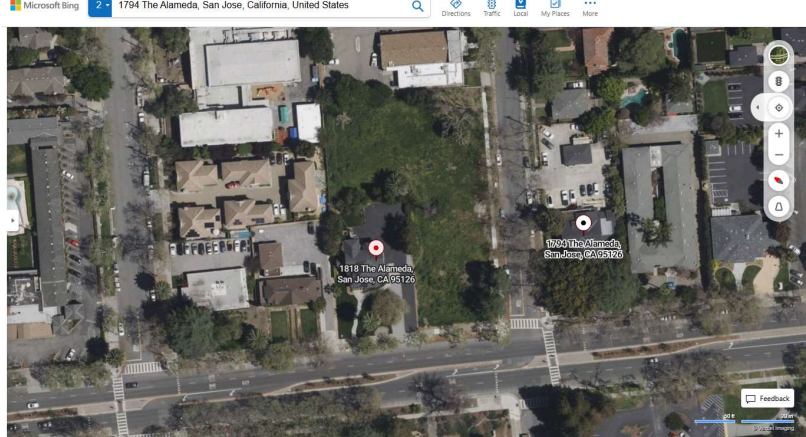
For all of the reasons above, we hope that you find the project worthy of your support.

Thank you for your consideration. **Please email or call if you have questions or would like to meet.**

Best Regards,

ERIK

View of the vacant site and existing historic structures and townhomes:



1818 The Alameda - City Landmark Structure Adjacent to the site:



1794 The Alameda - "DeMattei" building - Contributing Historic Structure across from site:



1830 The Alameda - Historic structure two doors down from the site.



1060 Emory Street - Across the street from the project site.



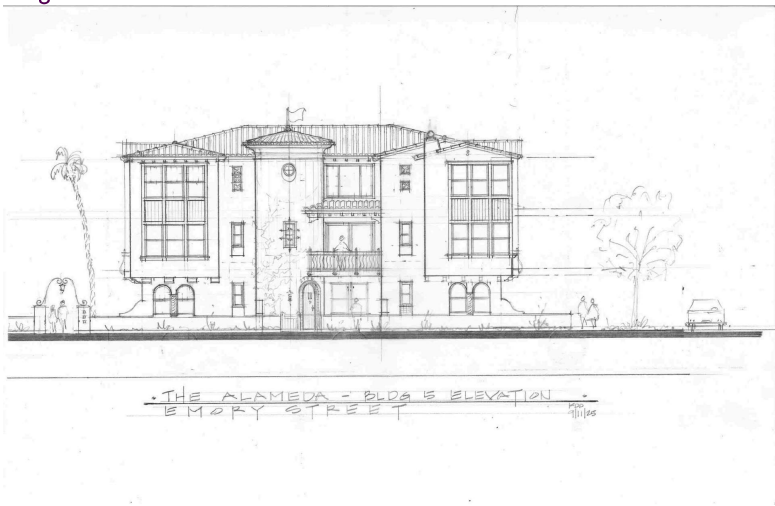
Existing adjacent townhomes share the northern fence line of the site:



Proposed conceptual layout of 3-story townhomes on the site:



Proposed scale and vintage architecture of the 3-story townhomes will be compatible with nearby historic structures and residential neighborhood:



Erik E. Schoennauer
THE SCHOENNAUER COMPANY

cell AND office



EDWARD SAUM

August 25th, 2025

VIA EMAIL

City of San José Planning Commission
Honorable Carlos Rosario, Chair
City of San José
200 East Santa Clara St
San José, CA 95113

Re: August 27th, 2025, Planning Commission Agenda Item 6a. GP25-002
General Plan Early Consideration Public Hearing

Honorable Chair Rosario and Commission Members:

Please consider this letter my formal support for the proposed General Plan Amendment for the parcel at the northeasterly corner of Emory St. and The Alameda (APN 261-12-084). For twelve years, I have served as the Director for Planning and Land Use of the Shasta Hanchett Park Neighborhood Association (SHPNA). While my comments contained herein are my own, that time has provided invaluable insights into the strengths and weaknesses of the City of San José's land use processes and its attempts to address a substantive housing shortage. For forty years, my predecessors and I have sought to work with the City of San José, designers, developers, and our neighbors to create a vibrant, balanced neighborhood.

As an architect and sixteen-year resident of a 1905 farmhouse four blocks from the site, I have seen empty and underutilized parcels in the neighborhood that are in desperate need of redevelopment. Having spent eight years on the City of San José's Historic Landmarks Commission, including six years as Chair, I guided the design and development taking place within and around the City's historic resources, including the City Landmark that is The Alameda right-of-way.

The principal of Emory Holdings LLC, Dan Mountsier, has a longstanding relationship with the neighborhood and a proven track record of substantive engagement and sensitive, appropriate designs.

- Over a decade ago, he approached SHPNA about Modera The Alameda, the apartment building at 787 The Alameda. That project – with its highly successful Ace Hardware, expansive sidewalk, and thorough, lengthy community engagement – has been cited by SHPNA on multiple occasions as a textbook example of proper, responsive design and collaboration.
- At Madera The Alameda, Diridon Ace Hardware required an extra year of permits and revisions, which Dan took on willingly, as he understood how important such a tenant could be to the vibrancy of The Alameda. To this day, it remains one of the best additions to the street in many years.
- In 2020, Dan first approached SHPNA about Dupont Station, a market-rate and affordable housing project within the neighborhood, a few blocks from Diridon Station. The project faced numerous Planning Department challenges during the COVID-19 pandemic, which, when coupled with the decreased availability of funding stacks for affordable housing, brought the process to a halt.



- Despite not living within the Association's boundaries, Dan has been a fixture within the neighborhood for years. He helped plan and lead the Rose, White and Blue Parade, and has been a consistent volunteer during SHPNA's Stroll The Alameda beer and wine walks.

Having a market-rate developer with such extensive commitment to the area bring forward proposed housing for a blighted parcel on The Alameda is, quite simply, the best case scenario.

No project is perfect, nor will it please all parties. The quote often misattributed to Voltaire is very applicable in this instance; we mustn't let perfect be the enemy of the good. Therefore, I would like to emphasize a few key points about the proposed project. These include, but are not limited to, the following:

- Empty lots encourage illegal dumping and graffiti; two things that this lot suffers from. This directly detracts from the neighborhood and the value of The Alameda City Landmark historic right-of-way.
- Commercial uses along The Alameda have been permissible for decades. The current commercial vacancy rate in San Jose stands at 19.3%, continuing a historically low demand for office space. With hybrid work environments and internet commerce, they are less viable now than ever.
- New residential developments directly support existing commercial and retail corridors, especially local restaurants and small businesses that do not have an online equivalent. As Secretary of The Alameda Business Association, I can attest to how hard local businesses are working to remain viable. Additional customers within walking distance is a direct benefit to existing commercial and retail uses along The Alameda.
- Much of the nearby commercial space along The Alameda can be found within converted estate homes built in the early decades of the 20th century. The existing physical context is predominantly one of a residential scale.
- There are no fewer than eight Historic Resources within 200' of the site. The proposed use that offers the best compatibility with this historic fabric is residential, not commercial.
- In the earliest pre-design stages, the developer reached out to the Director of Planning and Land Use for a nearby Neighborhood Association, engaging in substantive discussions about process, massing, and siting.
- The developer has engaged the surrounding property owners, which should be a standard requirement for any proposal. Changes in state and local laws have minimized and devalued community input. Despite that, the developer has actively sought it on several fronts.
- At my recommendation, the developer approached Preservation Action Council San Jose, for which I serve as a member of the Advocacy Committee. The number of historic resources in proximity to the site makes the architectural style, detailing, and massing of the proposal of the utmost importance. Without fail, the developer has taken advice to heart.

Density and additional development are inevitable. The Alameda and our neighborhood will benefit from a well-designed residential development that engages with its surroundings, while providing amenities and housing to both current and new residents. I wholeheartedly believe that this proposal meets all these requirements. I therefore ask you to approve the proposed General Plan Amendment before you.

Sincerely,



Edward Saum

Parcel on Alameda and Emory

From Gea Carr <[REDACTED]>

Date Mon 8/25/2025 1:12 PM

To Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 9 <PlanningCom9@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>

To Whom it May Concern,

I have spoken in depth to Dan Mountsier about his proposed development for the vacant lot on the corner of The Alameda and Emory Streets. I am very much in favor of his proposed residential project.

I was born and raised in the Rose Garden and this lot has been vacant my whole life. Don't you think if someone was going to do a commercial project there it would have been done by now? This lot is an eyesore and a place for unhoused people to hang out, I see lots of RV's parked there and know it is a spot for crime.

I currently live 1 block from the site at the corner of Morse and Emory. Rezoning this site to residential is such a fantastic idea and would improve the neighborhood. We are in dire need of more housing in our city. As a Realtor I can guarantee that this entry level housing would be highly desired and would improve the Historic Alameda.

Please vote yes on the general plan amendment. So that we can have beautiful residential homes on this site.

Thanks for all you do for our great city,

Gea Carr

 GEA CARR, REALTOR®

Coldwell Banker Realty
CalRE #01329782

 GEA CARR


C. [REDACTED]

 Coldwell Banker Logo  Awards

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Planning Commission Agenda Item 6a. GP25-002

From Sondra Weber <[REDACTED]>
Date Mon 8/25/2025 12:11 PM
To Dan Mountsier <[REDACTED]>

August 25th, 2025

City of San Jose Planning Commission
Honorable Carlos Rosario, Chair
City of San Jose
200 East Santa Clara St
San Jose, CA 95113

Re: August 27th, 2025, Planning Commission Agenda Item 6a. GP25-002
General Plan Early Consideration Public Hearing

Honorable Chair Rosario and Commission Members:

I am writing in support of the proposed General Plan Amendment for the parcel at the northeasterly corner of Emory Street and the Alameda (APN 261-12-084), which can be summarized as a proposal: (i) to provide housing for families; or (ii) leave a lot vacant for the foreseeable future in the hope of potential future, commercial development so as to respect a zoning plan crafted decades ago. It is therefore a decision to either address San Jose's needs as they currently exist or ignore them out of respect for prior zoning directives. The decision is an easy one as this commission, the City Council and media clearly understand the need for more housing - all tiers of housing - in San Jose. This particular project, which will be on a lot that has been vacant for decades due to the absence of interest in it for commercial use, presents an exciting opportunity to partner with a residential developer who, for years, has proven himself both an advocate for the City as well as for the people living within it. Housing focused on families, including families with elderly or disabled members who need homes built with accessibility in mind, both within the home's structure and within the community around it. Housing built to modern environmental and construction standards in an efficient manner, focussed on senior friendly solutions. And housing that provides enroads for families who are looking to build their future in San Jose via home ownership. As such, this particular project on the Alameda, presents a unique opportunity to update and adjust a plan from the past which slated this particular parcel for commercial use to the reality of the present... a vibrant city that needs residential housing in the area of the Alameda, not a vacant lot or, if it were to be put to commercial use, likely an empty commercial facility.

Speaking candidly, the area does not need additional commercial use properties that confuse its character; what it needs is even more people on the street, enjoying the beauty of The Alameda ("The Beautiful Way") and the existing restaurants and facilities that are currently on it, most of which are LOCALLY owned. Commercial use should be dedicated towards infill with attractive permitting processes for already empty commercial properties along The Alameda. As such, you are in the unique opportunity of enabling, and allowing, both individuals and local businesses to embrace San Jose's current reality and prosper collectively rather than continue to look at a vacant lot slated for commercial development . . . a plan which clearly has not worked as the land remains vacant. Said another way, you are in the position of enabling positive development for families and local businesses. I trust and believe that you, as a collective body, desire to act as strong advocates for positive progress and who consider current practicality for proposed change rather than favor the preservation of a vacant lot / attractive nuisance.

And last but certainly not least, quite frankly, the baby boomers need help. First time home buyers know it and prioritize senior access when searching for homes. Those who cannot afford a single family home have limited options in the condo/townhome space that allows for their senior parents to remain any length of time without having to navigate a series of stairs. A senior friendly living environment with conforming aesthetics provide options for parents to visit and/or live with their adult kids, provides access to the amazing nearby YMCA, and adds to the historic look and feel of the area known as The Beautiful Way.

Respectfully submitted,
Sondra Weber

Re: Planning Commission Meeting 8/27/25 Agenda Item 6a, GP25-02

From Laura Winter <[REDACTED]>
Date Mon 8/25/2025 11:31 AM
To Dan Mountsier <[REDACTED]>

I've sent it to the commissioners' email addresses as well.

On Aug 25, 2025, at 10:21 AM, Dan Mountsier <[REDACTED]> wrote:

If you can't, We can do it. I really appreciate all you have done.

On Aug 25, 2025, at 10:17 AM, Dan Mountsier <[REDACTED]> wrote:

Laura, Could you please send to each commissioner? (See Below) I think the packets may have gone out

Thank You!

On Aug 25, 2025, at 9:11 AM, Laura Winter <[REDACTED]> wrote:

Dear Planning Support Staff,

Enclosed is my letter of support for the consideration of agenda item 6a, GP25-002. Please include it in the commissioner's packets.

Kind regards,

Laura Winter

<Agenda Item 6a, 8:27:25.pdf>

Dan Mountsier
Pinion Property Company
D: [REDACTED]
E: [REDACTED]
W: www.pinionpropertycompanyllc.com

Pierluigi Oliverio <Planningcom2@sanjoseca.gov>,
Michael Young <PlanningCom10@sanjoseca.gov>,
Melissa Bickford <PlanningCom8@sanjoseca.gov>,
Charles Cantrell <PlanningComCW@sanjoseca.gov>,
Carlos Rosario <Planningcom7@sanjoseca.gov>,
Louis Barocio <planningcom6@sanjoseca.gov>,
Dilpreet Bhandal <planningcom4@sanjoseca.gov>,
Khoi Nguyen <Planningcom9@sanjoseca.gov>,
Lawrence Casey <Planningcom3@sanjoseca.gov>

Dan Mountsier
Pinion Property Company

D: [REDACTED]
E: [REDACTED]

W: www.pinionpropertycompanyllc.com

Support for The Alameda and Emory

From ani [REDACTED]

Date Mon 8/25/2025 8:20 AM

To Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 9 <PlanningCom9@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>

Planning Commissioners,

As both a lifelong resident of the neighborhood and a small business owner in the district, I want to share my support for the Early Consideration General Plan Amendment for the corner of The Alameda and Emory.

That property has sat empty for far too long, and our district already has more than its share of vacant commercial spaces that are difficult to lease. Adding new commercial space at this site would likely sit empty as well.

What will truly help the district is bringing in more neighbors who can walk to stores, and keep local businesses strong.

Right now the site only gathers trash and unwanted activity, which makes our area less inviting. Replacing it with new homes would make a significant difference both in cleaning up a problem spot and in bringing in people who will strengthen our community.

I encourage you to approve the amendment so that this long vacant corner can finally become something positive for our neighborhood.

Thank you,

Ani

--



Cell: [REDACTED]
www.aniandcat.com

Support for Townhomes at The Alameda and Emory

From shimosa <[REDACTED]>

Date Sun 8/24/2025 9:15 PM

To Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 9 <PlanningCom9@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>

Hi,

As a neighbor, I am asking you to support the General Plan Amendment for the corner of The Alameda and Emory for the development of townhomes.

With hybrid work and online shopping, new storefronts are less realistic than ever. What we truly need are new homes that bring more residents.

Emory is a residential street and Townhomes would fit the character and scale of the neighborhood while also adding much needed entry-level housing.

Please approve this project and help turn a long-neglected site into something positive for our community.

Shahriar
[REDACTED]

Support for Early Consideration General Plan Amendment – The Alameda & Emory

From digitalmedia <[REDACTED]>

Date Sun 8/24/2025 8:26 PM

To Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 8 <PlanningCom8@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 9 <PlanningCom9@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>

Dear Planning Commissioners,

I am writing to express my support for the Early Consideration General Plan Amendment for the site located at the corner of The Alameda and Emory, proposed for development as townhomes. I am both a business owner in the district and a neighbor, and I believe this project would be an important step forward for our community.

This site has been vacant for many years. At the same time, The Alameda already has numerous vacant retail and commercial spaces. If there were true demand for additional commercial uses in this location, those vacancies would not persist. As it stands, the vacant lot attracts debris and nuisance activity, which detracts from the safety and appearance of our corridor. Filling this gap with quality housing would not only remove a source of blight but also bring new life to the area.

What our business district needs to survive and thrive is more neighbors who can become regular customers. These proposed homes would be within walking distance of the main commercial corridor, helping to generate foot traffic and strengthen local businesses. Moreover, the applicant has demonstrated a strong understanding of the historic character of The Alameda and is well respected in the community.

For these reasons, I respectfully urge you to support this General Plan Amendment. This project represents an opportunity to address long standing vacancy, reduce blight, and bring much-needed housing and neighborhood vitality to The Alameda.

Thank you so much!

Catherine Pendleton

--



www.aniandcat.com

Fwd: Proposed Development for APN 261-12-084 The Alameda and Emory Streets

From Liz Alvarez <[REDACTED]>
Date Mon 8/25/2025 3:11 PM
To [REDACTED] <[REDACTED]>

Hi Dan,

Thanks for attending our College Park Homeowner Association Board Meeting to discuss your proposal for the property at The Alameda and Emory Streets.

I will be unable to attend the meeting due to another conflict but have sent the email below in support of the proposed development plan.

Thanks,

Liz Alvarez

Sent from my iPad

Begin forwarded message:

From: Liz Alvarez <[REDACTED]>
Date: August 25, 2025 at 3:06:25 PM PDT
To: planningcom2@sanjoseca.gov, planningcom10@sanjoseca.gov, planningcom8@sanjoseca.gov, planningcomcw@sanjoseca.gov, planningcom7@sanjoseca.gov, planningcom6@sanjoseca.gov, planningcom4@sanjoseca.gov, planningcom9@sanjoseca.gov, planningcom3@sanjoseca.gov
Subject: Proposed Development for APN 261-12-084 The Alameda and Emory Streets

I am writing you today to ask you to vote in favor of the proposed development for APN 261-12-084 at The Alameda and Emory Streets.

This property has been vacant for a very long time and I was overjoyed to hear that the owners are open to selling the property to eliminate this eyesore in the College Park Neighborhood.

This section of The Alameda is a historical monument as there are eight historic structures within 200 feet. The proposed use offers the best compatibility with the historic context in terms of architecture and scale; which is why College Park neighbors love living here.

The property next door to this parcel is deemed commercial and the property has been vacant over one year and has had homeless people living on the porch and breaking into the water sprinkler system. Creating another commercial property on this parcel would sit empty.

The College Park Neighborhood Association supports the proposed development on this parcel and supports the need for much needed housing. I urge you to please vote in favor of the general plan amendment for this proposed development.

Thanks,

Liz Alvarez
[REDACTED]

Sent from my iPad

APN 261-12-084

From Andrew Crockett <[REDACTED]>

Date Tue 8/26/2025 12:25 AM

San Jose Planning Commissioner,

I am the Past President of the San José Odd Fellows Community Center located adjacent to the 1-acre vacant lot with APN 261-12-084; and I urge you to support the general plan amendment that would rezone this vacant land from commercial to residential use.

I request this rezoning in my capacity as a responsible steward of the Community Center: we would love to have dozens of new neighbors who we can engage with socially, for the betterment of our broader neighborhood. The development of this vacant site as homes will synergize well with the community center - as we provide a family-friendly third place for the new community members to gather, adjacent to such a residential development. Whereas if the City chooses to do nothing, the probable, almost certain future of the property is that it will continue to be vacant, as it has been for the last 40 years.

I further request this rezoning in my capacity as a CPA who works for Santa Clara County. We must acknowledge the present fiscal crisis our municipal governments face, and in light of the revenues rezoning and developing this property would provide to the public coffers, any resistance to rezoning APN 261-12-084 is inescapably fiscally irresponsible. Up until this present development proposal, this parcel was generating under \$4,000/year in property taxes, shackled to what 40 years of evidence testifies to as a nonviable zoning designation. And now, if this acre is developed as residential properties, you have the opportunity to increase government revenues on this acre by 1,000%, and provide homes during a housing shortage as a bonus.

You have the opportunity to vote to support financially responsible and effective governance with this rezoning. And given the reputation of the developer of the property, I can trust that this development would further strengthen our neighborhood character, tying in with the surrounding architecture, and leaving a legacy that any Planning Commissioner should be rightly proud to vote in favor of.

Thank you for your consideration.

--- Andrew M. Crockett, CPA

Past Grand, True Fellowship Lodge No.52, Independent Order of Odd Fellows - operating the San José Odd Fellows Community Center

--

=====

Name: Andrew M. Crockett

Address: [REDACTED]

Home Phone: [REDACTED]

Cell Phone: [REDACTED]

E-Mail: [REDACTED]



PRESERVATION ACTION
COUNCIL OF SAN JOSE

Phone: [REDACTED]

www.preservation.org

August 26, 2025

VIA EMAIL

City of San José Planning Commission
Carlos Rosario, Chair
City of San José
200 East Santa Clara St
San José, CA 95113

Re: Agenda Item 6a. GP25-002, General Plan Early Consideration Public Hearing

Chair Rosario and Commission Members,

The Preservation Action Council of San Jose (PAC* SJ) appreciates this opportunity to provide comments on the proposed General Plan Amendment for a vacant 1-acre parcel on the northeast corner of Emory Street and The Alameda (APN# 261-12-084). This parcel is immediately adjacent to the City Landmark Dunne Mansion (1818 The Alameda) and The Alameda Right of Way City Landmark District and is therefore subject to both the Historic Adjacency Standards (3.1.3) of the San José Citywide Design Guidelines and Standards (adopted 2002) and The Alameda Historic Guidelines (adopted 1984). Six additional properties within 200 feet of the subject site are also listed on the San José Historic Resources Inventory, further reinforcing the site's high degree of historic sensitivity.

We understand that the project applicant, Emory Holdings LLC, is seeking a General Plan Amendment to reclassify the site from Neighborhood/Community Commercial (NCC) to Mixed Use Neighborhood (MUN) in order to construct 18 townhomes on the site, a use not permitted under the current NCC designation. PAC* SJ has reviewed the preliminary townhomes plan as well as conceptual plans for hypothetical development alternatives currently allowed by right. Given the site's specific historic context and development history, PAC* SJ concurs with the project applicant that the proposed townhome development is both the most economically viable *and* appropriately scaled use for the site, and we therefore support the proposed General Plan Amendment.

While currently hosting a mix of institutional, multi-family residential, and office uses, this portion of The Alameda was primarily residential until the 1950s, when many of its

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grand mansions were converted to commercial offices and multi-family apartments or replaced by new office buildings. The subject parcel itself was once occupied by three single-family homes, but has sat vacant and undeveloped since at least 1980. A sensitively-designed townhome development on this site would maintain and enhance the general character and historic development patterns along this portion of The Alameda and would not adversely affect the adjacent historic structures that contribute to the neighborhood's distinctive character and scale.

PAC* SJ appreciates the concerns raised by Staff that the proposed General Plan Amendment would reduce land designated for commercial use in a designated commercial corridor. However, we also note that the subject parcel itself has never supported a commercial use, no current businesses or jobs would be displaced by this proposal, existing commercial properties in this area have a relatively high vacancy rate, and the density of proposed new housing units represents a substantial net increase over its historic configuration without adversely affecting the site's historic context. Furthermore, MUN reclassification would not itself preclude commercial uses of the site in the future.

We concur with staff that the proposal would advance General Plan Goal H-1 (Housing Social Equity and Diversity). The proposal also advances numerous General Plan goals *not* cited in the staff report, including the following:

CD-1.26

Apply the Historic Preservation Goals and Policies of this Plan to proposals that modify historic resources or include development near historic resources.

LU-13.1

Preserve the integrity and fabric of candidate or designated Historic Districts

LU-13.7

Design new development, alterations, and rehabilitation/remodels within a designated or candidate Historic District to be compatible with the character of the Historic District [...]



PRESERVATION ACTION
COUNCIL OF SAN JOSE



Phone: 

www.preservation.org

LU-13.8

Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character.

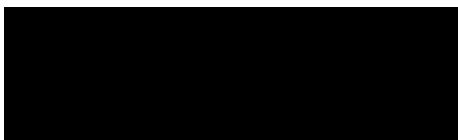
and

VN-1.10

Promote the preservation of positive character-defining elements in neighborhoods, such as architecture; design elements like setbacks, heights, number of stories, or attached/detached garages; landscape features; street design; etc.

In conclusion, PAC* SJ believes the proposed General Plan Amendment offers a rare opportunity to reactivate a long-vacant parcel in a way that both advances the City's housing goals and reinforces the historic character of The Alameda corridor. By enabling a thoughtfully scaled and context-sensitive townhome development, the City can promote much-needed housing while upholding its longstanding commitments to preservation and neighborhood character. We respectfully urge the Planning Commission to support this General Plan Amendment.

Sincerely,



Ben T. Leech
Executive Director
Preservation Action Council of San Jose

David and Jennifer Pousho

September 27, 2025

City of San Jose Planning Commission
City Hall Wing
200 East Santa Clara Street, First Floor
San José, California 95113

Re: APN - 261-12-084 Proposed Development @ The Alameda and Emory

Honorable Planning Commissioners:

“No one saw him and Buck go off through the orchard on what Buck imagined was merely a stroll. And with the exception of a solitary man, no one saw them arrive at the little flag station known as College Park.”

- *The Call of the Wild*
Jack London, 1903

Our family have been residents of College Park referred to by Jack London since 2004. https://en.wikipedia.org/wiki/College_Park,_San_Jose A picture of our treasured forever 1900 “prefabricated” aka “ready kit home” Victorian/bungalow is attached. 772 Elm Street has a twin sister of the same ready kit located at 971 Emory Street. It’s our understanding that the prefabricated kits made their way to San Jose by sea from Boston or Pennsylvania. Historic College Park with its architecturally unique residences is one of the very, very few exceptional neighborhoods in San Jose that is otherwise composed of general suburban sprawl.

We attended the College Park Neighborhood Association (CPNA) on August 18, 2025 and met with Mr. Dan Mountsier of Emory Holdings, LLC. The vacant property at The Alameda and Emory Street is blighted and disconnected from our beautiful and historic neighborhood for approximately 60 years.

We were impressed by Mr. Mountsier’s frankness and willingness to discuss the proposed project @ The Alameda and Emory St. which is to include 18 townhomes designed in the Spanish modern style (project). Although some of the project details may change during the planning process we strongly support the construction of townhomes in this location as described in the site plans and strongly urge the Planning Commission approve Emory Holdings, LLC’s General Plan Amendment to change the Envision San José 2040 Land

Use Transportation Diagram designation from Neighborhood/Community Commercial to Mixed Use Neighborhood to the City Council for consideration and approval.

We love College Park, the quaint houses on tree lined streets, and the warm community of friends and neighbors we have in College Park. We are also active members of the Bellarmine Preparatory School family with its long and rich traditions as an integral College Park and San Jose institution. (Our son, '23 and Jennifer, Bellarmine Mother's Guild VP of Operations '21-'22 and '22-'23.) The proposed project is consistent with College Park's past, present, and future. Please preserve this rare and beautiful place where we and the citizens of San Jose can continue to thrive.

Respectfully,

David and Jennifer Pousho

David and Jennifer Pousho

c: Mayor Matt Mahan and San Jose City Council
Stephanie Ligsay, President CPNA
Dan Mountsier, Emory Holdings, LLC



Pat Tietgens

Commissioners—

As Vice President of the Alameda Business Association and a small business owner myself along The Alameda, I urge a **YES to allow further consideration** of housing on the long-vacant lot on The Alameda at your **August 27, 6:30 p.m.** meeting.

An empty parcel delivers no commercial vitality. It sits dark, adds nothing to our corridor, and undermines the safety and walkability we work hard to maintain. Well-designed homes here would:

- Add residents who shop, eat, and walk on The Alameda, directly supporting nearby small businesses.
- Replace a gap in the streetscape with activity and eyes on the street, improving safety and sense of place.
- Add to the overall housing supply in San José, helping ease pressure on the market and giving people more options to live near their work and daily needs.
- Create an opportunity to shape frontage and design that fits The Alameda's character, rather than leaving an **empty lot** as the permanent reality.

A **yes** at this stage is not an approval; it simply keeps the conversation alive for full evaluation. A **no** is final. Please vote **YES to continue**.

Thank you,
Pat Tietgens
Vice President, Alameda Business Association
Small business owner

August 25, 2025

Planning Commission Agenda item 6a; August 27, 2025

Dear Chair Rosario and members of the Planning Commission,

I am writing in support of the application for the General Plan Amendment to change the zoning for the property from Neighborhood/Community Commercial to Mixed Use Neighborhood for this vacant lot situated at the corner of The Alameda and Emory Street.

Despite its commercial zoning, decades of opportunity have shown that commercial development has not been viable here. The surrounding context is residential, and the community's most pressing need is also residential. Meanwhile, nearby offices, which already face high vacancy rates, were originally built as homes, further underscoring the appropriateness of residential use for this location. With hybrid work patterns and internet commerce, demand for new commercial space is unlikely to improve in the foreseeable future. In contrast, new housing will support our existing and struggling restaurants and retail businesses.

The site has remained vacant for far too long, becoming an attractive nuisance that draws dumping, weeds, camping, and other undesirable activities. Prolonged vacancy undermines the safety and vitality of our community. Action is needed, and there is no reason for further delay.

I have known the applicant for many years (and have voiced support for their other development proposals in our neighborhood) and trust that they will carefully consider the needs of the neighborhood. They have a strong track record of building quality projects in our community and remain very active and engaged locally. Importantly, the proposed housing is intended to be "entry-level by design," which may allow younger residents, including our young adult children, to remain in the community. At the same time, the applicant is exploring senior friendly features so that long-time residents can continue to age in place.

Equally significant is their commitment to respecting the historic character of The Alameda, San Jose's oldest street. The unique historic fabric of this corridor is one of the main reasons so many of us choose to live here, and I am confident the applicant will work with care to ensure compatibility with the surrounding structures.

My understanding is that this vote is not an approval of the project itself but simply to continue discussions and processing. Given the merits of the proposal, I respectfully ask that you allow it to proceed.

Sincerely,

Laura Winter

FW: Letter of Support for City Council Agenda Item 10.2 - GP25-002 Early Consideration

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/30/2025 7:16 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Catherine Pendleton [REDACTED]
Sent: Monday, September 29, 2025 10:13 PM
To: digitalmedia [REDACTED]
Subject: Letter of Support for City Council Agenda Item 10.2 - GP25-002 Early Consideration

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Dear Honorable Mayor, Vice Mayor, and Councilmembers,

I am writing to express my support for the Early Consideration General Plan Amendment for the site located at the corner of The Alameda and Emory, proposed for development as townhomes. I am both a business owner in the district and a neighbor, and I believe this project would be an important step forward for our community.

This site has been vacant for many years. At the same time, The Alameda already has numerous vacant retail and commercial spaces. If there were actual demand for additional commercial uses in this location, those vacancies would not persist. As it stands, the vacant lot attracts debris and nuisance activity, which detracts from the safety and appearance of our corridor. Filling this gap with quality housing would not only remove a source of blight but also bring new life to the area.

What our business district needs to survive and thrive is more neighbors who can become regular customers. These proposed homes would be within walking distance of the main commercial corridor, helping to generate foot traffic and strengthen local businesses. Given this context, the existing sidewalk width is sufficient for both current and anticipated pedestrian use, and there is no evidence to suggest that widening is required.

Moreover, the applicant has demonstrated a strong understanding of the historic character of The Alameda and is well respected in the community.

For these reasons, I respectfully urge you to support this General Plan Amendment. This project represents an opportunity to address long-standing vacancy, reduce blight, and bring much-needed housing and neighborhood vitality to The Alameda.

Thank you so much!

Catherine Pendleton

FW: Support for City Council Agenda Item 10.2 GP25-002 The Alameda and Emory

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/30/2025 10:15 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Ani Agahian [REDACTED]
Sent: Tuesday, September 30, 2025 10:10 AM
To: ani <ani@aniandcat.com>
Subject: Support for City Council Agenda Item 10.2 GP25-002 The Alameda and Emory

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Dear Honorable Mayor, Vice Mayor, and Councilmembers,

As both a lifelong resident of the neighborhood and a small business owner in the district, I want to share my support for the Early Consideration General Plan Amendment for the corner of The Alameda and Emory.

That property has sat empty for far too long, and our district already has more than its share of vacant commercial spaces that are difficult to lease. Adding new commercial space at this site would likely sit empty as well.

What will truly help the district is bringing in more neighbors who can walk to stores, and keep local businesses strong.

Right now the site only gathers trash and unwanted activity, which makes our area less inviting. Replacing it with new homes would make a significant difference both in cleaning up a problem spot and in bringing in people who will strengthen our community.

I encourage you to approve the amendment so that this long vacant corner can finally become something positive for our neighborhood.


Thank you,

Ani

--

FW: September 30, 2025, City Council Agenda Item 10.2GP25-002

From Taber, Toni <toni.taber@sanjoseca.gov>
Date Tue 9/30/2025 10:34 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (62 KB)
2025.09 Edward Saum to City Council GP25-002.pdf;

From: Edward Saum [REDACTED]
Sent: Monday, September 29, 2025 10:17 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Cc: 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>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Taber, Toni <toni.taber@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>
Subject: September 30, 2025, City Council Agenda Item 10.2GP25-002

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Honorable Mayor Mahan, Honored Members of City Council, and City Staff -

Attached please find my letter of support for GP25-002.

By copy of this email, I am supplying the letter to the City Clerk and PBCE.

Edward Saum
Saum Design Consulting





EDWARD SAUM

September 29th, 2025

VIA EMAIL

Mayor Mahan and Members of City Council
City of San José
200 East Santa Clara St
San José, CA 95113

Re: September 30th, 2025, City Council Agenda Item 10.2 GP25-002
General Plan Early Consideration

Honorable Mayor Mahan and Honored Members of City Council:

Please consider this letter my formal support for the proposed General Plan Amendment for the parcel at the northeasterly corner of Emory St. and The Alameda (APN 261-12-084). For twelve years, I have served as the Director for Planning and Land Use of the Shasta Hanchett Park Neighborhood Association (SHPNA). While my comments today are my own, that time has provided invaluable insights into the strengths and weaknesses of the City of San José's land use processes and its attempts to address a substantive housing shortage. For forty years, my predecessors and I have sought to work with the City of San José, designers, developers, and our neighbors to create a vibrant, balanced neighborhood.

As an architect by training, a Planning Geek by choice, and sixteen-year resident of a 1905 farmhouse four blocks from the site, I have seen empty and underutilized parcels in the neighborhood that are in desperate need of redevelopment. Having spent eight years on the City of San José's Historic Landmarks Commission, including six years as Chair, I guided the design and development taking place within and around the City's historic resources, including the City Landmark that is The Alameda right-of-way.

The principal of Emory Holdings LLC, Dan Mountsier, has a longstanding relationship with the neighborhood and a proven track record of substantive engagement and sensitive, appropriate designs.

- Over a decade ago, he approached SHPNA about Modera The Alameda, the apartment building at 787 The Alameda. That project has been cited by SHPNA on multiple occasions as a textbook example of proper, responsive design and collaboration.
- At Madera The Alameda, Diridon Ace Hardware required months of additional permits and revisions. Dan took this on willingly, knowing how important such a tenant could be to the vibrancy of The Alameda. It remains one of the best additions to the street in many years.
- In 2020, Dan first approached SHPNA about Dupont Station, a market-rate and affordable housing project within the neighborhood. The project faced numerous Planning Department challenges during the COVID-19 pandemic, which, when coupled with the decreased availability of funding stacks for affordable housing, unfortunately brought the process to a halt.
- Despite not living within the Association's boundaries, Dan has been a fixture within the neighborhood for years. He helped plan and lead the Rose, White and Blue Parade, and has been a consistent volunteer during SHPNA's Stroll The Alameda beer and wine walks.




No project is perfect, nor will it please all parties. The quote often misattributed to Voltaire is very applicable in this instance; we mustn't let perfect be the enemy of the good. I would like to emphasize a few key points about the proposed project. These include, but are not limited to, the following:

- Empty lots encourage illegal dumping and graffiti; two things that this lot suffers from. This directly detracts from the neighborhood and the value of The Alameda City Landmark historic right-of-way.
- Commercial uses along The Alameda have been permissible for decades. The current commercial vacancy rate in San Jose stands at over 19%, continuing a historically low demand for office space. With hybrid work environments and internet commerce, they are less viable now than ever.
- New residential developments directly support existing commercial and retail corridors, especially local restaurants and small businesses. As Secretary of The Alameda Business Association, I can attest to how hard local businesses work to remain viable. Additional customers within walking distance are a direct benefit to existing commercial and retail uses along The Alameda.
- Much of the nearby commercial space along The Alameda is within converted estate homes built in the early 20th century. The existing physical context is predominantly one of a residential scale. The staggered massing and detailing of the proposed development directly address its surroundings.
- The project's request to maintain the current sidewalk width is in keeping with the historic context of its surrounding buildings and The Alameda historic right-of-way. To expand the sidewalk width in front of this project would reduce the number of residential units allowable on the parcel. The neighboring homes-turned-commercial spaces have stood for decades and are unlikely to be redeveloped during our lifetimes. To widen the sidewalk to a commercial width in front of this parcel would be to create a jarring, one-parcel-wide change in the current sidewalk, with little to no likelihood of it being extended. Maintaining the current sidewalk width, and the current character of this section of The Alameda landmark right-of-way, is the appropriate decision.
- There are no fewer than eight Historic Resources within 200' of the site. The proposed use that offers the best compatibility with this historic fabric is residential, not commercial.
- In the earliest pre-design stages, the developer reached out to the Director of Planning and Land Use for a nearby Neighborhood Association for discussions about process, massing, and siting.
- The developer has engaged the surrounding property owners, which should be a standard requirement for any proposal. Changes in state and local laws have minimized and devalued community input; the developer still believes in its inherent value.
- The developer approached Preservation Action Council San Jose, for which I serve as a member of the Advocacy Committee. The number of nearby historic resources makes the style, detailing, and massing of the proposal vitally important.

Density and redevelopment are inevitable. The Alameda and our neighborhood will benefit from a well-designed residential development that engages with both its neighbors and its surroundings. I only wish that every proposed development included this level of thought, patience, and community engagement. I therefore ask you to approve the proposed General Plan Amendment before you.

Sincerely,



Edward Saum

FW: Letter of Support for City Council Agenda Item 10.2 - GP25-002 Early Consideration

From Taber, Toni <toni.taber@sanjoseca.gov>
Date Tue 9/30/2025 10:51 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Secretary ABA <[REDACTED]>
Sent: Tuesday, September 30, 2025 10:50 AM
To: The Office of Mayor Matt Mahan <mayor@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>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>
Cc: Taber, Toni <toni.taber@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>
Subject: Letter of Support for City Council Agenda Item 10.2 - GP25-002 Early Consideration

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Honorable Mayor Mahan and Honored Members of City Council:

On behalf of the Board of The Alameda Business Association, I am writing to voice our support for the proposed General Plan Amendment (GP25-002) for the parcel at the northeastern corner of Emory St. and The Alameda.

This property has been vacant for many years, and vacant sites bring ongoing economic challenges to the Business District. Commercial development has been permitted here for decades without success, and the market has shifted further away from that use. Our corridor already has far more commercial vacancies than we would like.

What will strengthen the District is additional housing. New townhomes will bring residents within walking distance of our shops and restaurants, helping to sustain the businesses that are here today. You recently approved the once-in-a-generation opportunity of a CBID for The Alameda District; supplementing that vote of confidence with additional patrons for our small business owners would be a further endorsement of the potential vibrancy of The Alameda.

The applicant has a long history of volunteerism and engagement with the business and neighborhood associations, as well as a record of thoughtful projects that respect the historic character of The Alameda. This proposal continues that commitment.

For these reasons, our association urges you to approve the General Plan Amendment and allow this site to finally contribute positively to the neighborhood and to the vitality of our Business District.

Thank you.

Edward Saum

Secretary



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