## Piozet, Jennifer

**From:** *Piozet, Jennifer*
**Sent:** Thursday, September 13, 2018 11:16 AM
**To:** 'John Fioretta'
**Subject:** RE: E. Santa Clara Plan---Arroyo Way traffic diverters

Hi John,

Correct. The Plan never intended to show that Arroyo Way would be opened even if a traffic diverter were placed there. The diverter is conceptual only and even if it were built in the future, it would not open Arroyo Way to traffic.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894 For more
*information: www.sanjoseca.gov/planning or www.sjpermits.org*

-----Original Message-----
From: John Fioretta [mailto:fiorettajohn@att.net]
Sent: Thursday, September 13, 2018 10:32 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: E. Santa Clara Plan--Arroyo Way traffic diverters

Hi Jennifer,

I left the Planning Commission meeting last night at around 10:15 p.m., before the discussion about the East Santa Clara Street Village Plan ended, so I didn't have the opportunity to meet you in person. Thank you for your specific comments about the traffic diverters at the corner of S. 17th St. and Arroyo Way.

*I would like to confirm what I believe you said and/or implied at the hearing.* By removing the diverter symbols on the diagram of the Plan from the corner of S. 17th and Arroyo Way does the Plan now contemplate leaving the existing configuration of that corner unchanged, so Arroyo Way will remain a street with no outlet at that corner?

Please let me know. Thank you again for your assistance and attention to this matter.

JF
195 Arroyo Way

**SOUNDS GOOD**

*1. Preserve and Enhance the Vibrant Business District and Neighborhood*

The Plan focuses on enhancing the retail and business environment by activating the sidewalk, providing high-quality urban design, and making streetscape improvements. The Plan also promotes mixed-use development that incorporates residential with existing and new commercial uses, focusing on tenants who will contribute to daytime neighborhood activity and support the existing residential neighborhoods and businesses. The Plan respects the existing character of the neighborhood by providing for responsive building heights and density ranges, serving as transitions into established single-family neighborhoods. A priority of the East Santa Clara Street Urban Village is to preserve the area's many existing assets, including Fire Station #8, medical service providers, schools, religious institutions, government agencies, the existing residential fabric, and commercial businesses.

**THE REALITY**

**CD-7.9** Build new residential development within Urban Village areas at a minimum of four stories in height with ~~the exception that a single row of 2-3 story development, such as townhouses, should be used~~ a step down in height when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation.

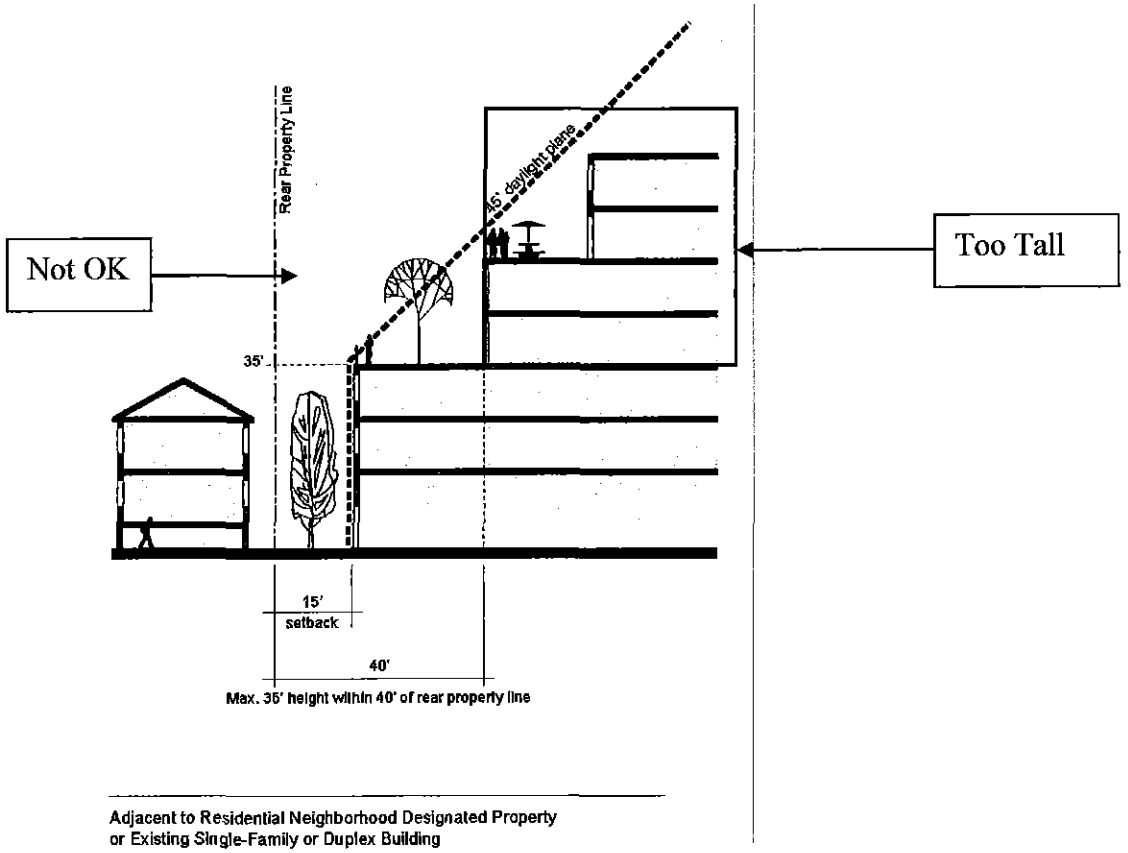
**Text Reference:**

Envision San José 2040 General Plan, Chapter 4 "Quality of Life," Page 24, Urban Villages.

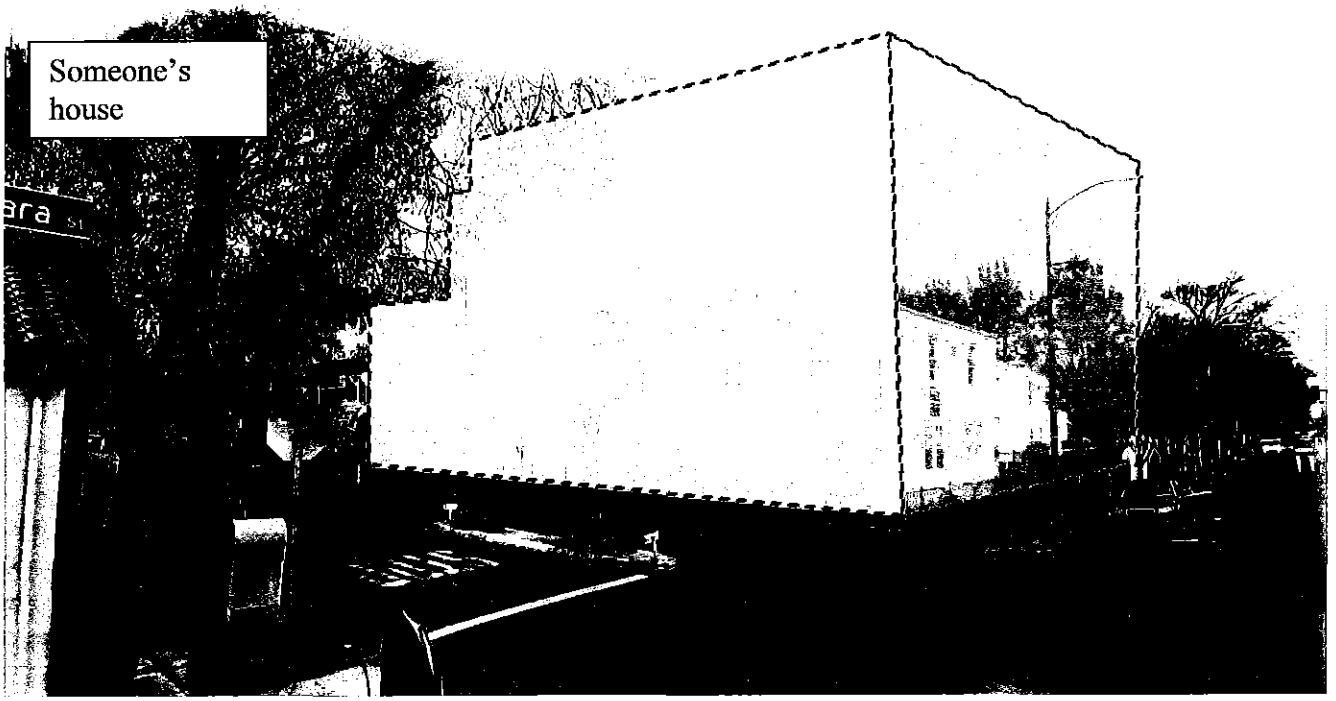
**Site Location:**

The Text Amendment is applicable to all new residential development within Urban Villages next to single-family residential properties that have a Residential Neighborhood designation.

## THE EVEN WORSE REALITY




## PROPOSED REDEVELOPMENT AT 14th & EAST SANTA CLARA STREET



## *Piozet, Jennifer*

**From:** Piozet, Jennifer
**Sent:** *Thursday, September 13, 2018 12:34 PM*
**To:** 'John mitchel'
**Cc:** Ceja, Patricia; Brilliot, Michael
**Subject:** RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi John,

The portion of the Naglee Park conservation area within the Urban Village boundary is commercial businesses and multifamily dwellings. The Alameda has an historic district and portions are within that Urban Village Plan. The Plan does not usurp the authority of the conservation area. The inclusion of this area into the Urban Village boundary was done during the adoption of the Envision San Jose 2040 General Plan as describe at yesterday's hearing. The City Council has the authority and exercise that authority to include that area of the conservation area into the Village boundary and will decide at that upcoming hearing whether or not to keep it in the Village.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** John mitchel [mailto:jrkmitchel@sbcglobal.net]
**Sent:** Wednesday, September 12, 2018 5:56 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Cc:** Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
**Subject:** RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi Jennifer – yes I understand that the village boundary only includes structures along SC street but those structures were first a part of the NP conservation area. Is that correct? Some of those structure contain residential as well. I understand the CEQA requirements as well. I am curious to know when the Urban Village plan was allowed to forward and usurp the already existing NP Conservation Area. I don't know that CEQA address's this.

Wouldn't this be analogous to your neighbor moving the fence between your properties one day because he needed more space to build a garage? I am simply curious to know by what authority the Urban Village (group) could take a portion of an existing conservation area?

Thanks for your help,
All the best,

John Mitchell

**From:** Piozet, Jennifer [mailto:Jennifer.Piozet@sanjoseca.gov]
**Sent:** Wednesday, September 12, 2018 5:20 PM
**To:** John mitchel
**Cc:** Ceja, Patricia
**Subject:** RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi John,

The Urban Village only contains the commercial corridor along East Santa Clara Street, a part of which is in the Naglee Park Conservation Area. The single-family residences are purposefully excluded from the Village boundary. The requirement that buildings that are 45 years or older be studied is a requirement under the California Environmental Quality Act (CEQA) and is required regardless of if the building is preserved during the development process. In essence, if a structure is studied and still proposed for removal, the decision maker (Director of Planning, Planning Commission, or City Council) will make the decision if the resource should be retained or not.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
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jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** John mitchel [mailto:jrkmitchel@sbcglobal.net]
**Sent:** Wednesday, September 12, 2018 5:06 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Cc:** Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
**Subject:** RE: [Nagleepark-CCA] Re: [nagleeparents] URGENT CCA Board - Meeting Invite: Update/Impact: E. Santa Clara St. Urban Village Monday, Sept 10, 6:30pm, at 49 S. 14th St.

Hi Jennifer,

And thank you for this. It seems that a structure can be on a resource list and still be endangered. From what I can tell the NP Historic District extends out to SC street but the "Urban Village" boundary plan seems to hack some of that NP district off. If this is correct could a precedent be made for future Urban Village creep to come into the rest of NP?

As well the study of historical significance seems that it might be rather nebulous and depending on the "climate" at the time could be decided one way or another; Greyhound and Mercury News building come to mind. I believer they were identified as "important, warranting further study" and then . . . .

## Piozet, Jennifer

**From:** Piozet, Jennifer
**Sent:** Thursday, September 13, 2018 4:25 PM
**To:** 'Anna Salvador-Rodriguez'; Brilliot, Michael
**Cc:** *Mathew Reed; Mitch Mankin*
**Subject:** RE: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Anna,

This is a goal for the entire Urban Village area to cumulatively reach a goal of 25 percent affordable units. This is not a requirement of individual projects. As it is a goal, it is recognized that meeting that exact number may not be possible. Staff understands that this goal may not be met, but projects will have to meet the Housing Department's affordable housing regulations at a minimum.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
*Supervising Planner | Planning, Building & Code Enforcement*
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Anna Salvador-Rodriguez [mailto:anna@siliconvalleyathome.org]
**Sent:** Thursday, September 13, 2018 3:43 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
**Cc:** Mathew Reed <mathew@siliconvalleyathome.org>; Mitch Mankin <mitch@siliconvalleyathome.org>
**Subject:** East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Jennifer and Michael,

Thanks again for all of your hard work on the East Santa Clara Street Urban Village Plan. I wanted to clarify the point that I brought up at the September 12th Planning Commission meeting regarding the 25% affordability goal. We recognize the importance of this project serving as a precedent for other Urban Village Plans. My comments were in reference to page 20 of the staff report that lists the Housing Department Goal LU-2.1, which states that:

> A goal, but not a requirement of ***individual projects***, is to "deed restrict" 25% or more of new units as affordable housing, with 15% of the units targeting households with incomes below 30% AMI. (emphasis is ours)

I was not clear during the response to comments period if this was accurate. This is not the existing policy as we understand it. Page 16, of Chapter Seven, of the General Plan, indicates that the affordability target of 25% and 15%, is an "Urban Village wide goal" at full build out, not an individual project goal. We are concerned that if we do not get this right it will be very difficult to achieve these goals in any of the Urban Villages.

As I mentioned last night, 25% affordability is really not feasible for individual projects, especially with the added caveat of 15% for households with incomes below 30% of AMI. Based on our experience, affordability targets for mixed income properties are most feasible when income requirements focus on Low (LI) and Very Low Income(VLI) households, rather than Extremely Low Incomes(ELI). This is reflected in the Inclusionary Zoning Ordinance which requires low and very-low requirements, but not extremely low. Projects with 100% affordability often have the most success with developing projects for ELI households. Which brings me to back to what I mentioned, a combination of 100% affordable and market rate projects with 15% inclusionary, could reach the 25%, and 15% ELI, affordability goal village wide. However, no single mixed-income project could be built that delivers on that goal.

With this in mind, we believe the goal listed in the staff report is misguided and sets unattainable expectations within the Urban Village context. We do not recommend using this goal as a guidepost within the Urban Village planning process moving forward. Both Policy LU-2.2 and LU-2.3 (listed below Goal LU 2.1 on page 20 of the staff report) are more accurate representations of the affordable housing goals for Urban Villages, while not limiting developers to restrictive goals that are not attainable. We see this as an opportunity moving forward to set clear affordable housing expectations within key housing production corridors in San Jose.

We would very much look forward to discussing this further with you if you think it would be helpful.

Anna Salvador-Rodriguez
Planning Associate
anna@siliconvalleyathome.org
(530)715-8934
*She/Her/Hers*

**Piozet, Jennifer**

**From:** Annette Dow <adow081@gmail.com>
**Sent:** Thursday, September 13, 2018 2:10 PM
**To:** Piozet, Jennifer
**Subject:** Letter to planning commission -- could you please pass on to the commissioners?

September 13, 2018

Via e-mail (Jennifer.Piozet@sanjoseca.gov)
San Jose Planning Commission
San Jose, CA

Dear Commissioners,

I attended last night's Planning Commission meeting. It was quite illuminating. I'm sorry I had to leave before it ended. I am a late comer to the Urban Village discussion; and between the agenda item regarding the assisted living development on S. Bascom and the General Plan item, for the first time I realized just how much San Jose is growing and changing; the need for and the push to make this happen; the choices that need to be made and the collateral damage that will be inflicted on and suffered by the residents closest to the large-size developments now being proposed and favored.

The representative for the assisted living development rather dismissively said "change is difficult." Change isn't just difficult, it's disruptive (in both good and bad ways) and destructive (for better or worse something is always lost with change). He might better have said "you can't make an omelette without breaking eggs" because that would reflect more accurately the experience of neighbors whose quality of life and property investments will be the broken eggs of the new city we are choosing to create.

As I said I am a latecomer to the Urban Village process. But I am guessing that people interpret this phrase quite differently – when I think of an urban village, I think of Willow Glen with its bustling, but low profile Lincoln Avenue commercial strip; Japan Town with the same kind of profile; or Greenwich Village's 3 or 4 story brownstones. I don't think of massive developments shoved right up against one or two story homes. I also think of Naglee Park – I have long told friends that I live in a small town inside of a large city. It's not just a collection of beautiful, historically worthwhile buildings. It's a community -- and a vibrant one. Julie Englebrecht, the woman whose home and quality of life for years has been negatively affected by bad commercial neighbors on the Santa Clara side of her property and whose family will be similarly affected by the proposed 6 story development on the corner of 14th and Santa Clara, isn't just a homeowner whose quality of life will be diminished by such a large development, and whose property values almost certainly will drop (despite your staff's professed ignorance of the effect of tall buildings on adjoining property values). Julie and her family are an integral part of the existing Naglee Park village. As a theater professional, she has devoted years of volunteer time helping the local elementary and middle school develop amazing theater programs – programs that have positively affected not just the students who directly participated but every student, faculty and parent lucky enough to see one of the performances. Those programs sparked joy and touched lives in ways you may not be able to imagine – and helped build school pride and engagement that is often

sorely lacking in urban public schools. If her family leaves Naglee Park, even if they stay in San Jose, my guess is that Julie's connection to the local schools will be broken, and not regenerated in her new neighborhood.

That's what is lost when "difficult change" happens. That is not one, but several broken eggs.

As to the point that the planning commission doesn't tear down homes: you actually, indirectly, can cause homes to be torn down – or torn apart -- when you approve certain developments that negatively impact surrounding areas. Allowing 6 story developments on E. Santa Clara without more of a set back from existing residences will tear the fabric of our neighborhood as current homeowners leave and are likely replaced with renters (because who wants to buy a one or two story home next to a massive development?) or folks otherwise less connected to the area. Then the homes deteriorate and both slowly degrade the rest of the block and become more likely to be torn down.

I understand better, after last night's meeting, the direction in which San Jose is moving and feels it has to move. I have wondered for a while if neighborhoods like Naglee Park could survive the need for higher density developments, and I know it will be a long hard struggle to preserve them, but we will not be able to do so without your help beyond lip service to neighborhoods. It's incomprehensible to me that you would mandate architectural style for the Five Wounds Urban Village but dismiss it out of hand as "faux" for a neighborhood such as Naglee Park. What?! Last night you directed your staff not to just "pronounce things" to neighbors, but to do a better job of explaining them – I sure would like to have **that** pronouncement explained more fully.

My neighbors tell me that for years the planned height was limited to 3 stories and all of a sudden and with little clear notice (it seems to them) the allowable and planned building heights have shot up. So, though I am a latecomer, early involvement doesn't seem to matter -- those involved years ago have still had the rug pulled out from under them. I think this is what Chris Esparza meant when he said folks felt there had been a bait and switch. Could you explain when the planned allowable building heights changed and why?

I understand San Jose is one of the largest cities in the country and that housing is unaffordable for most of the people who work here – either as renters or homeowners. I understand that to achieve more affordable housing there must be more dense development. I also believe that the point of urban villages isn't just to maximize density, but to create livable, desirable communities. When attendees at Urban Village meetings said they supported higher density housing/building, I am guessing they didn't understand they were talking about 6 story developments – for folks in single family homes, a 2 or 3 story apartment complex is high density; a 4 story development is really large and 6 stories is **massive**.

It's fair for you all to argue back that 2 and 3 stories isn't high density, but you should at least understand where the disconnect comes in. At the end of this letter is a photo with the currently proposed development at 14th & Santa Clara drawn in – it's slightly different than the slide you saw last night and shows the juxtaposition of the existing home and the proposed development. This is the disconnect the neighbors are dealing with and objecting to.

Please let's make the phrase "urban village" more than a cute marketing term. I'd be curious to know how many people living in downtown high rises feel they are part of a village, urban or otherwise. How many of them know their neighbors, know the shopkeepers names, volunteer in some way in their neighborhood? To me, an urban village doesn't just mean I can walk to a coffee shop or some event in a nearby plaza – it means the community fabric I spoke of earlier in this letter. It means the hokey annual Naglee Park 4th of July parade, the annual Christmas party we have for the whole neighborhood and one host of which makes a CD of

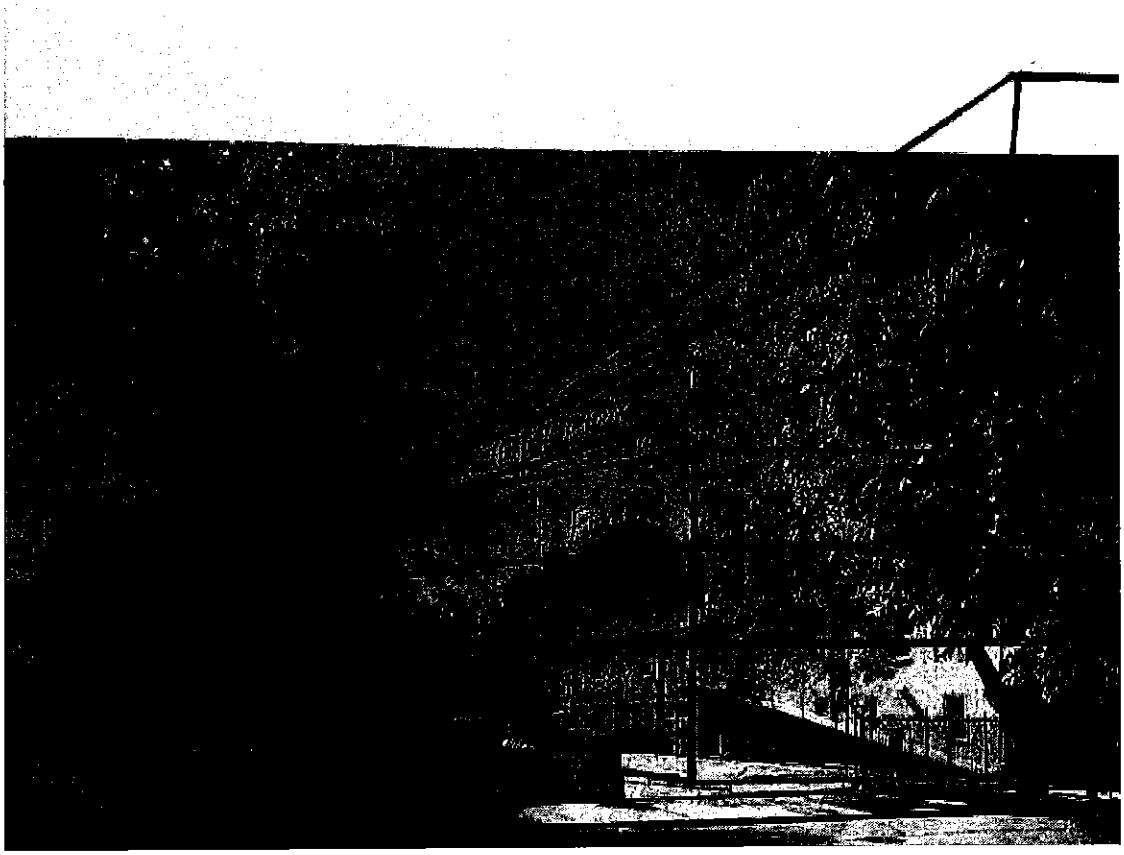
Christmas music for a party favor; it means all the "median buddy" volunteers who water, prune, and otherwise care for the landscaping in our traffic barriers and on and on and on. When a housing development is too large, and/or too tall, the people living in it are that much farther removed from the ground upon which it is built and the village they are meant to be a part of. Please do not ignore this very real dynamic when optimizing for density.

The brief discussion about the Housing Authority property and what they intend to build there seemed like glimpse of how we could start to think outside the box regarding the development of this particular urban village, but it was all too quickly shut down. I'd like to see more research and conversations in this regard.

It's been quite some time since I've been to a planning commission meeting and I've forgotten how much they feel like a rubber stamp to those of us who want to influence the proposed plans. I'd forgotten that the real decision-making seems to be all done months and years before the meeting. I'd forgotten how the meetings seem designed to confuse and/or intimidate people into not speaking (I had no idea which was our agenda item, so how am I supposed to write that on the postcard that needs to be turned in before I speak?) and that there is no chance for dialogue – the public makes their comments, if the Commissioners have questions you get to ask them, but if the audience then has questions or follow up comments we don't get to speak again. And, as noted above, it turns out that even though many of my neighbors were involved from early on, decisions still get re-made without much notice or clarity to the neighbors. The public hearing process should take all of these factors into account and back up a bit to re-think the impact of the new decisions on the existing neighborhoods.

Sincerely,

Annette Dow
343 S. 14th Street
San Jose, CA 95112



## Piozet, Jennifer

**From:** Ceja, Patricia
**Sent:** Thursday, September 13, 2018 1:08 PM
**To:** Piozet, Jennifer
**Subject:** FW: [San José Council District 3] CONTACT US

FYI. Thank you.

*Patricia Ceja*
*Community Relations Coordinator*
*Office of Councilmember Raul Peralez*
*City of San Jose, District 3*
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

**From:** wordpress=sjd3.com@wpdatacenter.com [mailto:wordpress=sjd3.com@wpdatacenter.com] **On Behalf Of** Elise di Donato
**Sent:** Wednesday, September 12, 2018 6:01 PM
**To:** District3 <district3@sanjoseca.gov>
**Subject:** [San José Council District 3] CONTACT US

**Name:** Elise di Donato

**Email:** elisedi@sbcglobal.net

**Address or Neighborhood:** Naglee Park

**Subject:** Proposed Urban Village

**Comment:** Dear Council Member Peralez;

My husband and I have lived in the 200 block of S. 14th St. for the past 30 years. It is a neighborhood that was chosen deliberately for it's historic homes and access to what we hoped would be a rich thriving cultural center for San Jose.

Keeping that in mind we believe that it is in the interest of the city, community and South Bay to go forward with the proposed Urban Village with its mix of housing, retail and commercial space.
We support this type of dense land use as the most ecological way to spare land , air and maintain natural spaces around us.

i am aware that many of our neighbors do not want this for myriad reasons; however we would support even taller structures if they provide adequate parking. affordable rents, and four way stops so the streets are not packed with automobiles and accidents. Additionally, the esthetics of the buildings should provide visual interest from all viewpoints and respect adjacent dwellings.

Yours Truly.
Elise and Peter di Donato

**Piozet, Jennifer**

**From:** Piozet, Jennifer
**Sent:** Thursday, September 13, 2018 4:46 PM
**To:** 'Emily'
**Subject:** RE: East Santa Clara Street Urban Village Plan

Hello Emily,

The site is designated as Residential Neighborhood which is intended for single-family and other low-intensity residential uses. The existing apartment use can remain in operation. An increase in density is not likely allowed. It is also important to note that this property is an identified structure on the City's Historic Resources Inventory, which means the building is identified as a potentially historic resource that should be preserved. If you were to want to demolish the building, a historic report would be required and demolition is likely not supported. It is also important to note that building to the south of your property is the Tommy Smith house which is a City Landmark. If a development were proposed at your property, careful consideration to the compatibility with the landmark next door.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Emily [mailto:emilylee@gmail.com]
**Sent:** Wednesday, September 12, 2018 5:23 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Subject:** Re: East Santa Clara Street Urban Village Plan

65 N 11th St.
The units are currently 1 bedroom/1bath but the floor plan is such that they really should be 2brdroom/1bath. Planning and building both approved it to be a 2bedroom (looking at the floor plan and ample parking in the back).

Emily

Sent from my iPhone

On Sep 12, 2018, at 4:47 PM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

> Hi Emily,
>
> It depends on where the property is located. Please provide an address.

## Piozet, Jennifer

**From:** Brilliot, Michael
**Sent:** Thursday, September 13, 2018 4:49 PM
**To:** Piozet, Jennifer; Anna Salvador-Rodriguez
**Cc:** Mathew Reed; Mitch Mankin
**Subject:** Re: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Anna,

This goal is in the Envision San Jose General Plan and the General Plan directs that all Urban Village Plans to include it. This GP goal was recommended by the Envisions San JOse 2040 Taskforce for the Four Year Review of the General Plan and approved by Council. Incidentally Leslie was a member of this Task Force and I believe she was an advocate for this goal, but you can ask her. Given this, this goal has to be included in the ESC UV Plan and every UV plan. If you, or SV@Home, does support this policy then you should recommend that the Council direct staff to remove it in the next General Plan Hearing Cycle.

Michael

---

**From:** Piozet, Jennifer
**Sent:** Thursday, September 13, 2018 4:25:31 PM
**To:** Anna Salvador-Rodriguez; Brilliot, Michael
**Cc:** Mathew Reed; Mitch Mankin
**Subject:** *RE: East Santa Clara Urban Village Plan: September 12th Planning Commission Response*

Hi Anna,

This is a goal for the entire Urban Village area to cumulatively reach a goal of 25 percent affordable units. This is not a requirement of individual projects. As it is a goal, it is recognized that meeting that exact number may not be possible. Staff understands that this goal may not be met, but projects will have to meet the Housing Department's affordable housing regulations at a minimum.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
*Supervising Planner | Planning, Building & Code Enforcement*
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Anna Salvador-Rodriguez [mailto:anna@siliconvalleyathome.org]
**Sent:** Thursday, September 13, 2018 3:43 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
**Cc:** Mathew Reed <mathew@siliconvalleyathome.org>; Mitch Mankin <mitch@siliconvalleyathome.org>
**Subject:** East Santa Clara Urban Village Plan: September 12th Planning Commission Response

**Piozet, Jennifer**

**From:** Mathew Reed <mathew@siliconvalleyathome.org>
**Sent:** Thursday, September 13, 2018 5:06 PM
**To:** Piozet, Jennifer; Anna Salvador-Rodriguez; Brilliot, Michael
**Cc:** Mitch Mankin; Pilar Lorenzana
**Subject:** Re: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Thank you Jennifer.
Our concern was with the language that indicated that the targets were for each project, not the Urban Village wide targets. As I understand your response this is indeed the policy you are pursuing.
We would note that the language in the staff report, cited in Anna's email, does seem to indicate that these goals apply to individual projects. It might be good to double check this language to avoid confusion in the future.
As Anna stated in her testimony, SV@Home is supportive of the Urban Village wide goals incorpoarated into the General Plan.
Thank you for your prompt response, and for all the work that you do. We look forward to continued opportunity to participate in the approval process for Urban Village plans.

---

**From:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Sent:** Thursday, September 13, 2018 4:25:31 PM
**To:** Anna Salvador-Rodriguez; Brilliot, Michael
**Cc:** Mathew Reed; Mitch Mankin
**Subject:** RE: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Anna,

This is a goal for the entire Urban Village area to cumulatively reach a goal of 25 percent affordable units. This is not a requirement of individual projects. As it is a goal, it is recognized that meeting that exact number may not be possible. Staff understands that this goal may not be met, but projects will have to meet the Housing Department's affordable housing regulations at a minimum.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
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jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Anna Salvador-Rodriguez [mailto:anna@siliconvalleyathome.org]
**Sent:** Thursday, September 13, 2018 3:43 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
**Cc:** Mathew Reed <mathew@siliconvalleyathome.org>; Mitch Mankin <mitch@siliconvalleyathome.org>
**Subject:** East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Jennifer and Michael,

## Piozet, Jennifer

**From:** Piozet, Jennifer
**Sent:** Monday, September 17, 2018 9:15 AM
**To:** 'Annette Dow'
**Cc:** Brilliot, Michael; Ceja, Patricia; Tran, David
**Subject:** RE: Letter to planning commission -- could you please pass on to the commissioners?
**Attachments:** GPT16-007_Signed_SupplementalMemo.pdf

Hello Annette,

Per protocol, Planning Project Managers do not directly email the Planning Commissioners unless they email a specific question. Also, Planning Staff cannot email correspondence that is not related to an upcoming agenda item for that specific hearing. However, you are welcomed and encouraged to email your comments to the Commission directly. Their emails are online: http://www.sanjoseca.gov/index.aspx?nid=1764

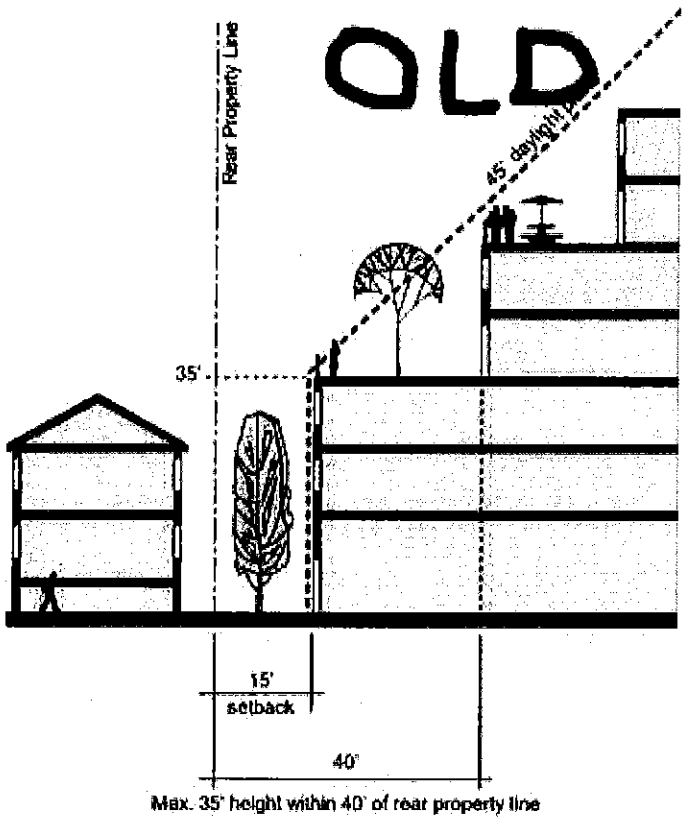
As background, it should be noted that the area next to Naglee Park has had an Urban Village land use designation since 2011 when the Envision San Jose 2040 General Plan was adopted and the height allowance of 120 feet since 2012 when the Zoning Ordinance was updated to match the Urban Village vision. The East Santa Clara Street Urban Village Plan never had a height limitation of 2-3 stories adjacent to single-family homes on the entire area of parcels near Naglee Park. There was concern expressed by the public in the beginning regarding heights next to Naglee Park, with a desire to have heights limited to 3 stories. There was confusion regarding General Plan Community Development Policy CD-7.9 and what it required of developments adjacent to Urban Villages. The original policy required that a "single row of 2.3 story development should be used when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation." This policy does not state that the entire area is limited to 2-3 stories in height, rather is explicitly states that the rest of the site must be occupied by a minimum of 4 stories of development.

Back in 2016, staff brought forward a change to General Plan Policy CD-7.9 at the direction of the City Council (General Plan Amendment File No. GPT16-007 Planning Commission Staff Report, PC to CC memo, and Supplemental memo attached) with the following changes. The City Council specifically requested that text be changed/incorporated into the policy that specifies that Urban Village design guidelines for building height and step downs adjacent to single-family properties should be deferred to Urban Village plans.

> **CD-7.9** Build new residential development within Urban Village areas at a minimum of four stories in height with ~~the exception that a single row of 2-3 story development, such as townhouses, should be used~~ a step down in height when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation. Individual Urban Village Plans may establish more specific policies or guidelines to ensure compatibility with adjacent single family neighborhoods, and development should be consistent with these policies and guidelines, established in approved Urban Village Plans.

The East Santa Clara Street Urban Village Plan achieves even the former version by limited the height of development within 40 feet of the property line shared with Residential Neighborhood designated properties by limited the height to 35 feet (which allows 2-3 stories of height). Also consistent with this Policy, since the second Urban Village workshop (where heights were discussed), the heights next to Naglee Park were shown

at 65 feet maximum (back in 2015) and the draft Plan has always included a daylight plane with setback requirements (see both 2016-OLD and 2018-NEW diagrams below).




Max. 35' height within 40' of rear property line

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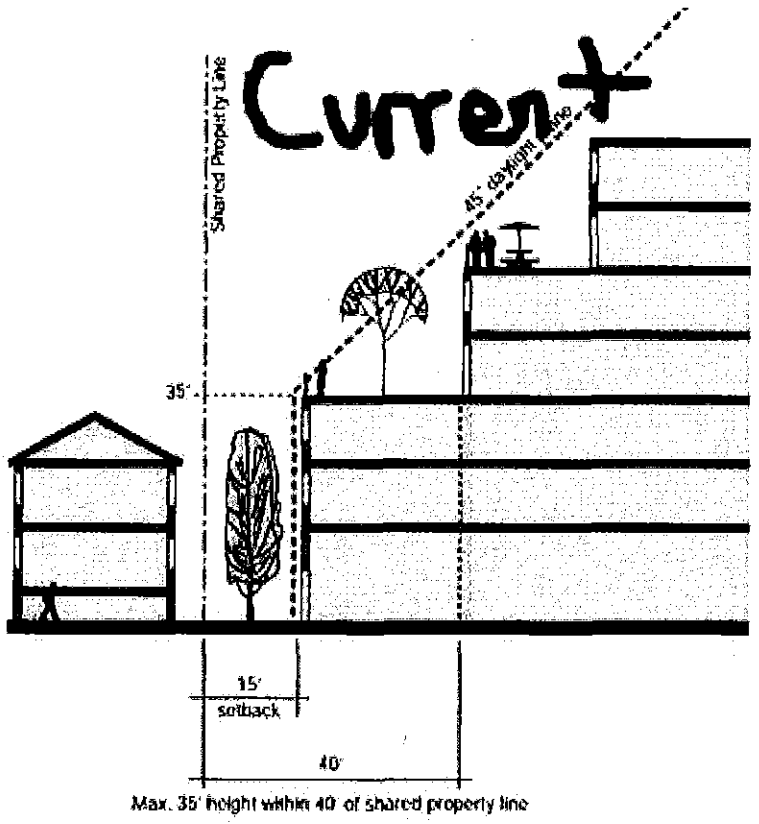
Adjacent to Residential Neighborhood Designated Property
or Existing Single-Family or Duplex Building




Transitional Height Diagram Applies to properties inside and outside of the Urban Village boundary with a Residential Neighborhood General Plan designation

Regarding the architectural restrictions/guidelines for the Little Portugal Urban Village Plan, the Plan contains a Policy that encourages that projects be built in a specific style; however, this is not a requirement.

- Little Portugal Urban Village Plan Architecture Policy 2: New development along Alum Rock Avenue is encouraged to be built in a Mediterranean or other architectural styles that reflect the ethnic heritage of the area.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement
City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Annette Dow [mailto:adow081@gmail.com]
**Sent:** Thursday, September 13, 2018 5:38 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Subject:** Re: Letter to planning commission -- could you please pass on to the commissioners?

Hi Jennifer,

Thank you so much for your quick response. Why aren't you allowed to pass on my letter to them? As the letter addresses issues beyond just the hearing on urban villages and talks about the Planning Commission public hearing process itself, I would sure appreciate it if you gave it to them. If you cannot pass it along to them, is there a way I can mail it to them directly?

Also, Is there a way you could address my questions about the changes to allowable building heights? I would like to understand when, how and why decisions were made and then re-made regarding the building heights in the urban village area.

I'd also like to understand why the Planning Commission agreed to architectural restrictions/guidelines for the Five Wounds area but finds it inappropriate for this urban village. Can you help me understand those decisions as well? That is part of my concern with the process -- we can't follow up in the hearing with follow up questions to the Commissions responses to our comments.
Thank you very much,
Annette Dow

On Thu, Sep 13, 2018 at 4:28 PM Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:

Thank you, Annette. I will include this in the public record for the City Council to review. I cannot pass this along to the Planning Commission given the hearing it over.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

jennifer.piozet@sanjoseca.gov | 408.535.7894

For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Annette Dow [mailto:adow081@gmail.com]
**Sent:** Thursday, September 13, 2018 2:10 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Subject:** Letter to planning commission -- could you please pass on to the commissioners?

## Piozet, Jennifer

**From:** Mathew Reed <mathew@siliconvalleyathome.org>
**Sent:** Thursday, September 13, 2018 6:28 PM
**To:** Piozet, Jennifer
**Subject:** Re: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Jennifer.
Rereading my reply, I wrote in the run, I may have forther muddied the discussion.
The policy you site in your response seems right to us. We are worried that the language in the staff report didn't match this.
Thank you again for your response. Feel free to reach out if this is still unclear.
Mathew (408)799-4349

---

**From:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Sent:** Thursday, September 13, 2018 4:25:31 PM
**To:** Anna Salvador-Rodriguez; Brilliot, Michael
**Cc:** Mathew Reed; Mitch Mankin
**Subject:** RE: East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Anna,

This is a goal for the entire Urban Village area to cumulatively reach a goal of 25 percent affordable units. This is not a requirement of individual projects. As it is a goal, it is recognized that meeting that exact number may not be possible. Staff understands that this goal may not be met, but projects will have to meet the Housing Department's affordable housing regulations at a minimum.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement
*City of San José | 200 East Santa Clara Street*
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Anna Salvador-Rodriguez [mailto:anna@siliconvalleyathome.org]
**Sent:** Thursday, September 13, 2018 3:43 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
**Cc:** Mathew Reed <mathew@siliconvalleyathome.org>; Mitch Mankin <mitch@siliconvalleyathome.org>
**Subject:** East Santa Clara Urban Village Plan: September 12th Planning Commission Response

Hi Jennifer and Michael,

Thanks again for all of your hard work on the East Santa Clara Street Urban Village Plan. I wanted to clarify the point that I brought up at the September 12th Planning Commission meeting regarding the 25% affordability

## Piozet, Jennifer

**From:** Piozet, Jennifer
**Sent:** Monday, September 17, 2018 9:26 AM
**To:** 'Julie Engelbrecht'
**Cc:** Brilliot, Michael
**Subject:** RE: Question & thanks

Hi Julie,

Staff would not support adding your lot into the boundary of the East Santa Clara Street Urban Village Plan as your property is designated Residential Neighborhood within the Conservation Area, and is part of the residential fabric purposefully not included in the Plan boundary. Your property is the beginning line of the much intact residential neighborhood. Urban Villages generally only include the commercial corridors and existing higher-density residential uses.

You are encouraged to write a letter and make this suggestion to the City Council. They would ultimately need to make the decision about whether or not this appropriate. If you do, please sent the letter directly to the mayor and council, and CC me so I can keep the public record updated.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet
Supervising Planner | Planning, Building & Code Enforcement City of San José | 200 East Santa Clara Street
jennifer.piozet@sanjoseca.gov | 408.535.7894 For more
information: www.sanjoseca.gov/planning or www.sjpermits.org

-----Original Message-----
From: Julie Engelbrecht [mailto:jedessinateur@gmail.com]
Sent: Thursday, September 13, 2018 3:37 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Re: Question & thanks

Jennifer:
First off I wanted to thank you for always answering my lengthy emails. You do an excellent job, which might not have come across as such in all my emails. It was noted last night that we did have a rather long discourse on the ESCUV. I suspect I will still have questions as time goes on.

I do have one question today. What would be the process to add our lot to the Urban Village/ mixed use zoning and increase the size of the end cap ? Perhaps even before it goes to council? The line through Naglee Park is very jagged and increasing the size of the end cap for building would allow bigger development and match development heights across the street. But I imagine it's a complex process. Our location with such heights all around will no longer be a viable residence.

Thank you,

Julie

Sent from my iPhone so all spelling errors are on Apple.

## Piozet, Jennifer

**From:** barberjack@earthlink.net
**Sent:** Friday, September 14, 2018 1:08 PM
**To:** Piozet, Jennifer
**Cc:** lesk2pv@aol.com; cpsimmons8@gmail.com
**Subject:** Planing commission meeting urban village # 8

Hi Jennifer,
I had hoped to make the meeting, I was there, for the mayors climate Meeting, and I Made it to the councils room.
However , as the meeting did not start until 6:30 and this was #8 on. The agenda, I was concerned about driving home at that time of evening.
So for safety reasons, I had to leave.
Mr. Les Levitt
Representing the
Bus. Association, he gave a presentation, which I support .if you would make a note regarding his presentation acknowledges or includes my personal support , I would appreciate . Thanks Jack Licursi

Sent from my iPhone

**Piozet, Jennifer**

**From:** Julie Engelbrecht <jedessinateur@gmail.com>
**Sent:** Monday, September 17, 2018 10:12 AM
**To:** Piozet, Jennifer
**Cc:** Brilliot, Michael
**Subject:** Re: Question & thanks

Thank You Jennifer.

I'm not sure how Staff can consider our home as **intact residential** after what was passed? The building is intact, but the concept of home is already destroyed. We are facing massive height on all corners of our 27' tall home except for the 40' tall house to the south, including 35' across from our home and 65' next to that and 65' next to us. We are now collateral damage in the Urban Village Utopia, because there will be no oversite, review and meaningful outreach to the adjacent properties. Our only hope of moving and staying in the area until our daughter finishes High School is to sell our home to a developer for a really good price so we can buy elsewhere, since it's value as a residence is now negligibly worthless and we are bound by disclosure regarding the Urban Village development. The least the city can do is allow us the chance to salvage some value in the land with the Urban Village zoning.

It would do the city good to explore who is buying up property in this village — looking past the bogus LLCs — and realize that all our immeadiate commercial neighbors are in the process of departing since they no longer have long term leases and have not for a time.

It would also be good for Staff to go back and chat with Akoni Danielson ( who still works at the city) about the zoning circus the city put me through after I closed escrow with a preliminary review that approved the use of my home as 2 Live/Work units in a special zoning. It seems that the city and its staff changes what it desires every few years and we have been the unfortunate recipients of their indecision repeatedly. Had I been allowed to stay as C-R it would indeed already be the highly desired mixed use planned for the Urban Village.

Who at the city should I contact to a address our devastating financial loses for our home and rental unit? Will devlopers be setting up or required to set up a compensation fund for those who loose value because of these developments? We they be required to regularly clean our dustly homes, yards and cars and maintain the air quality in our homes as they build? I will once again try to reach councilmember Peralez, but the neighbors on our block have been waiting weeks to get an appointment with him, the first being Oct 3, 6:30-7:30, long after this plan was heard by the planning commission. Perhaps you can push his office to meet with those of us who are no longer sleeping and eating? And it's much more than just me, I'm just the most vocal.

Sitting between the actual rock and hard place,
Julie Engelbrecht
jedessinateur@gmail.com

Life isn't about weathering the storm, it's about learning to dance in the rain.

> On Sep 17, 2018, at 9:25 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:
>
> Hi Julie,
>
> Staff would not support adding your lot into the boundary of the East Santa Clara Street Urban

## Piozet, Jennifer

**From:** Ceja, Patricia
**Sent:** Monday, September 24, 2018 2:13 PM
**To:** Piozet, Jennifer
**Subject:** FW: sc urban

Just a heads up. Thank you.

*Patricia Ceja*
*Community Relations Coordinator*
*Office of Councilmember Raul Peralez*
*City of San Jose, District 3*
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

**From:** Scott Fosdick [mailto:scott.fosdick@gmail.com]
**Sent:** Tuesday, September 11, 2018 12:24 PM
**To:** District3 <district3@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Cindy.Chavez@bos.sccgov.org
**Subject:** sc urban

Dear Councilmember Peralez and fellow city planners,

I am concerned about the building parameters (narrow setbacks, higher buildings) that are currently in the Urban Village Plan.

It is crucial to me and my neighbors that the historic nature of Naglee Park and its family orientation be preserved. This can happen if there is a partnership between the developer and the neighborhood. Please create a "good neighbor framework" to allow developers and neighbors to discuss building plans and collaborate. San Jose has too often allowed historic neighborhoods like Little Italy and St. James Park to suffer in the city's zeal for development. Please make this project different from those.

Japantown and Willow Glen are able to accommodate housing and retail without compromising character. Naglee Park neighbors want the same quality of life, smart growth, sustainable building, and family orientation that those communities have while preserving historic elements.

Please do not approve GP18-009 on Sept. 12. Please meet with the Campus Community and Northside Community Association representatives to incorporate their comments and concerns about the plan before any approval.
It is very important to include citizen voices in the planning process.

Thank you.

Scott Fosdick

16th Street Resident

**Piozet, Jennifer**

**From:** Julie Engelbrecht <jedessinateur@gmail.com>
**Sent:** Tuesday, September 18, 2018 4:19 PM
**To:** Piozet, Jennifer; Brilliot, Michael
***Subject:*** *Re: Question & thanks*

Jennifer that email was for you and Michael really, so that as planners you would hopefully see the point of view that the intact building is not the home, the people in it, the people who come to it and the neighborhood make homes and villages and the excessive height so close next to us will make our home undesirable besides struggling through years of construction with asthma. I doubt that we will ever know anyone in what will likely be built next to us, and far sooner than anyone believes. The value of our home/duplex is certainly in jeopardy in a way that single family homes are not, particularly when a few houses in from the urban village. What was asked was, How would we go about getting our property into the Urban Village? Your bluntly direct no support was surprising since I was expecting a process to follow not a no it wouldn't be supported, but it speaks volumes to what would likely be the outcome if we tried.

I will continue to contact council offices to get a meeting and information before the council votes. I do wish there was a way to know who is the real person who owns buildings when bought by an LLC. We have struggled for years with PD and vice to handle the property next us that has been plagued with Pot Cubs, Brothels and unsavory activitis at all hours of the night— all while we were never allowed to know who owned the building because of an LLC with a PO box. I only learned of the sale of the property next door when my Vice contact ( who is the only way I have of dealing with things next door despite a case against them by the city attorney) told me it had changed hands. Again an LLC, no real person, and an address in a building that is supposed to be vacated, so no one is there, nor is the LLC name on the office door. We honestly would welcome good development in an appropriate scale to the historic neighborhood, but I hold little hope that will be the reality and so I press forward looking for solutions.

I was unaware that every email became part of the public record since my emails to planning about changes to CD 7.9 were not included or brought before the planning commission. So I will keep that in mind for the future and wish that my emails to Matthew Vanoosten on this village were available so it was clear how long I have tried to engage on this very topic of excessive height.

Thanks as always,
Julie

Julie Engelbrecht
jedessinateur@gmail.com

Life isn't about weathering the storm, it's about learning to dance in the rain.

> On Sep 17, 2018, at 11:25 AM, Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov> wrote:
>
> Thank you, Julie. I will add this email to the public record which the City Council will see. Also, I will forward your email to the Council office.
>
> Please let me know if you have any questions.

**Piozet, Jennifer**

**From:** Piozet, Jennifer
**Sent:** Friday, September 28, 2018 10:14 AM
**To:** Annette Dow
**Cc:** Brilliot, Michael; Ceja, Patricia; Tran, David
**Subject:** Re: Letter to planning commission -- could you please pass on to the commissioners?

Hi Annette,

I apologize, your email got lost in my inbox. The heights along the south side near Naglee Park are a maximum of 65 feet while the north has a maximum height of 140 feet at the former hospital site.

Thank you,

*Jennifer Piozet*
Supervising Planner | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

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**From:** Annette Dow <adow081@gmail.com>
**Sent:** Monday, September 17, 2018 5:40:08 PM
**To:** Piozet, Jennifer
**Cc:** Brilliot, Michael; Ceja, Patricia; Tran, David
**Subject:** Re: Letter to planning commission -- could you please pass on to the commissioners?

Hi Jennifer,

Ok, I have read this more carefully. Thank you so much. I think I get it now. But....I do have a couple more questions. I have heard from two different people that at a certain point during BART construction planning, people were told that b/c of BART, the building height would be limited to 3 stories on our side of the street (maybe both sides; I'm not sure). Then the construction plans changed and all of a sudden the maximum building height shot up to 6 stories.

Was it ever the case that BART construction was going to limit the building heights on East Santa Clara?

And, just to confirm, the building heights along E. Santa Clara on the south side at least, are still currently limited to 65' max, is that correct? But it's different on the north side? Apologies for my ignorance, and thank you for your help figuring this out.

And thanks for pointing me to the website so I can communicate directly with the planning commissioners!

Best regards,

## Piozet, Jennifer

**From:** Brilliot, Michael
**Sent:** Tuesday, September 18, 2018 8:46 AM
**To:** Annette Dow; Piozet, Jennifer
**Cc:** Ceja, Patricia; Tran, David
**Subject:** Re: Letter to planning commission -- could you please pass on to the commissioners?

I can answer the BART question. The original right of way for BART was to avoid the East Santa Clara Coyote River Bridge to avoid having to reconstruct this historic bridge. This meant that the BART alignment skirted north through the Downtown Hospital site and then returned to Santa Clara before 14th Street. Given that BART/VTA did not want to engineer a tunnel that could accommodate tall building built on top there was a height limit on this small portion of the Hospital site; essentially where the existing County and Gardner health clinic are now. The height limit was more or less the heights of the existing buildings. This was the only place along the ESC village where heights were restricted by BART. Since that time however, some arrangement with the City was made regarding rebuilding the Coyote River bridge and the BART alignment is now planned to stay under East santa Clara and not very north for a short distance at the Creek.

I will let Jennifer answer your height question but I encourage you to look at the height diagram in the draft plan. A picture speaks a thousand words.

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**From:** Annette Dow <adow081@gmail.com>
**Sent:** Monday, September 17, 2018 5:40:08 PM
**To:** Piozet, Jennifer
**Cc:** Brilliot, Michael; Ceja, Patricia; Tran, David
**Subject:** Re: Letter to planning commission -- could you please pass on to the commissioners?

Hi Jennifer,

Ok, I have read this more carefully. Thank you so much. I think I get it now. But....I do have a couple more questions. I have heard from two different people that at a certain point during BART construction planning, people were told that b/c of BART, the building height would be limited to 3 stories on our side of the street (maybe both sides; I'm not sure). Then the construction plans changed and all of a sudden the maximum building height shot up to 6 stories.

Was it ever the case that BART construction was going to limit the building heights on East Santa Clara?

And, just to confirm, the building heights along E. Santa Clara on the south side at least, are still currently limited to 65' max, is that correct? But it's different on the north side? Apologies for my ignorance, and thank you for your help figuring this out.

And thanks for pointing me to the website so I can communicate directly with the planning commissioners!

Best regards,
Annette

On Mon, Sep 17, 2018 at 12:03 PM Annette Dow <adow081@gmail.com> wrote:

## Piozet, Jennifer

**From:** Melinda Platt <Melinda.Platt@scchousingauthority.org>
**Sent:** Thursday, October 4, 2018 3:53 PM
**To:** Piozet, Jennifer
**Cc:** Karl Lauff; Williams, Glen; Barry, David
**Subject:** ESC: Urban Village Plan Comments
**Attachments:** 18-1004 ESC Urban Village Comment Letter SCCHA&County.pdf

Hi Jennifer,

The Santa Clara County Housing Authority and the County of Santa Clara have put together a letter in response to the revised East Santa Clara Urban Village Plan prepared and released in august. Please find the letter attached above. If you have any questions or would like to discuss, please feel free to reach out and we can coordinate a meeting.

The original hard copy of the executed letter has also been posted via mail for your records.

Thank you very much,

**Melinda Platt**
*Assistant Project Manager*
*Development Department*

**Santa Clara County Housing Authority**
505 W. Julian Street
San José, CA 95110

Tel 408-993-2955
Cell 669-207-7799
Fax 408-993-4355

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County achieve financial stability and self-reliance.

HOUSINGAUTHORITY
SANTA CLARA COUNTY
*making homes, growing communities*

October 3, 2018

Jennifer Piozet
City of San Jose – Planning, Building, and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95110

Ms. Piozet,

The Santa Clara County Housing Authority (**SCCHA**) and the County of Santa Clara (**County**) appreciate this opportunity to provide comments on the City of San Jose's East Santa Clara Street Urban Village Plan, updated in August 2018 (**ESC UVP**). SCCHA and the County are in the beginning phase of the master planning process of the SCCHA-owned and County-owned properties (**Master Planning Site**) along East Santa Clara Street and East St. John Street within the ESC UVP (see Attachment A), and we look forward to a collaboration in support of the City's promotion of growth and vitality on East Santa Clara Street.

The ESC UVP envisions East Santa Clara Street and its surrounding communities as a "complete neighborhood" that is "built at a walkable and bikeable human scale and meets the needs of people of all ages and abilities." The ESC UVP's focus is on meeting the housing and job needs of the area, as well as improvements to the public spaces. SCCHA and the County are committed to incorporating this vision and focus into the master planning efforts of their own properties. We envision the Master Planning Site to be a highly-integrated mixed-use project that will build a diverse set of housing for different affordability levels, provide flexible commercial office space for both SCCHA and the County, and will offer a variety of activated spaces to accommodate a diverse range of users.

In alignment with this vision, SCCHA and the County's main priorities are to maximize the amount of housing that the site is capable of accommodating. These housing units will meet the needs of individuals and families alike, of all ages and abilities. Not only will this housing contribute to the City's desire to meet the housing needs within the East Santa Clara Urban Village, they will also contribute essential affordable housing units to aid in the effort to address the growing housing crisis in the heart of Silicon Valley. The ESC UVP currently states the "planned residential dwelling unit capacity" within the urban village to be an additional "850 units to the existing 800 dwelling units". As it is the goal of SCCHA and the County to maximize housing, we believe that it is possible that the SCCHA- and County-owned properties could use much of this capacity before consideration of other development within the urban village. In light of this, we encourage the City to not only maintain support of the density proposed for the ESC

UVP, but to also consider whether the proposed dwelling unit capacity within the East Santa Clara Street Urban Village Plan will be sufficient.

In addition to prioritizing housing, SCCHA and the County are both currently at full space capacity in their existing commercial office spaces and are looking to the Master Planning Site to accommodate for an expanding workforce, contributing to the City's desired job growth within the area. Both entities envision this site to become a "Housing Hub" where individuals from not only the East Santa Clara Street communities but also communities across Santa Clara County can come together to address the housing needs of themselves and of others. There is currently one location within the ESC UVP which states "ground floor retail required along East Santa Clara Street" (Page 3-4, Figure 3.1). With a visitation record between 56,000 and 58,000 clients per year for SCCHA alone, we believe this will provide ample activation of the ground floor. We encourage the City to revise this language to remain flexible in the ESC UVP guidelines for the methods of ground floor activation within commercial spaces, as well as to remain consistent with the rest of the document.

SCCHA and the County also recognize the City's desire to provide outdoor public spaces at which the community can gather and come together. Currently, the ESC UVP manifests this desire as a large public plaza within the Master Planning Site. However, Roosevelt Park and Community Center are immediately adjacent to the Master Planning Site and provide the desired large public space for gathering. SCCHA and the County expect that we can provide needed outdoor spaces for use not only by the on-site residents and workforce, but also the surrounding communities. We believe the desire for outdoor spaces can be met on SCCHA- and County-owned property through a variety of tools and shapes that will provide respite and gathering opportunities that meet the needs of the surrounding neighborhoods as well as the needs of the onsite users rather than via a large plaza.

We are also very supportive of the revision that 15th street be transformed into a north-south public paseo. However, the ESC UVP also states the necessity for two east-west public paseos. We have concerns about the ability to keep the second northern paseo a safe space for people to gather because it is narrower in width and nestled between buildings. In addition to this, we question the necessity of this second northern paseo given its close proximity to East St. John Street which is lined with larger pedestrian thoroughfares and in progress to become a bike boulevard. We encourage the City to remain flexible within the ESC UVP in its methods of addressing open space and connectivity for bikes and pedestrians.

While both the County and SCCHA are supportive of the ESC UVP, there is still a significant missing piece. In order to accomplish the goals that we all wish to achieve, as quickly as we can responsibly move forward, this urban village plan (as well as the others) should be accompanied by the requisite re-zoning. Leaving out that step creates an additional hurdle, unduly delays the much-needed development of the area, and creates additional uncertainty that the ESC UVP is designed to eliminate. We strongly

urge the City to include appropriate zoning changes simultaneous with its approval of the ESC UVP.

The ESC UVP provides the framework needed to encourage prosperity along East Santa Clara Street. SCCHA and the County recognize and are in alignment with the City's desires to promote job growth, develop essential housing, and provide adequate open spaces, as well as circulation or connectivity, within the East Santa Clara Street Urban Village. We encourage the City to maintain the density proposed on the Master Planning Site and to remain flexible on the methods and variety of ground floor activation and open spaces within the plan. As SCCHA and the County's main priority is to provide necessary housing, we believe these considerations are needed to help actualize that goal as well as to help continue to address the ever-growing housing crisis within Silicon Valley. We look forward to the opportunity to work together with the City to achieve that goal.

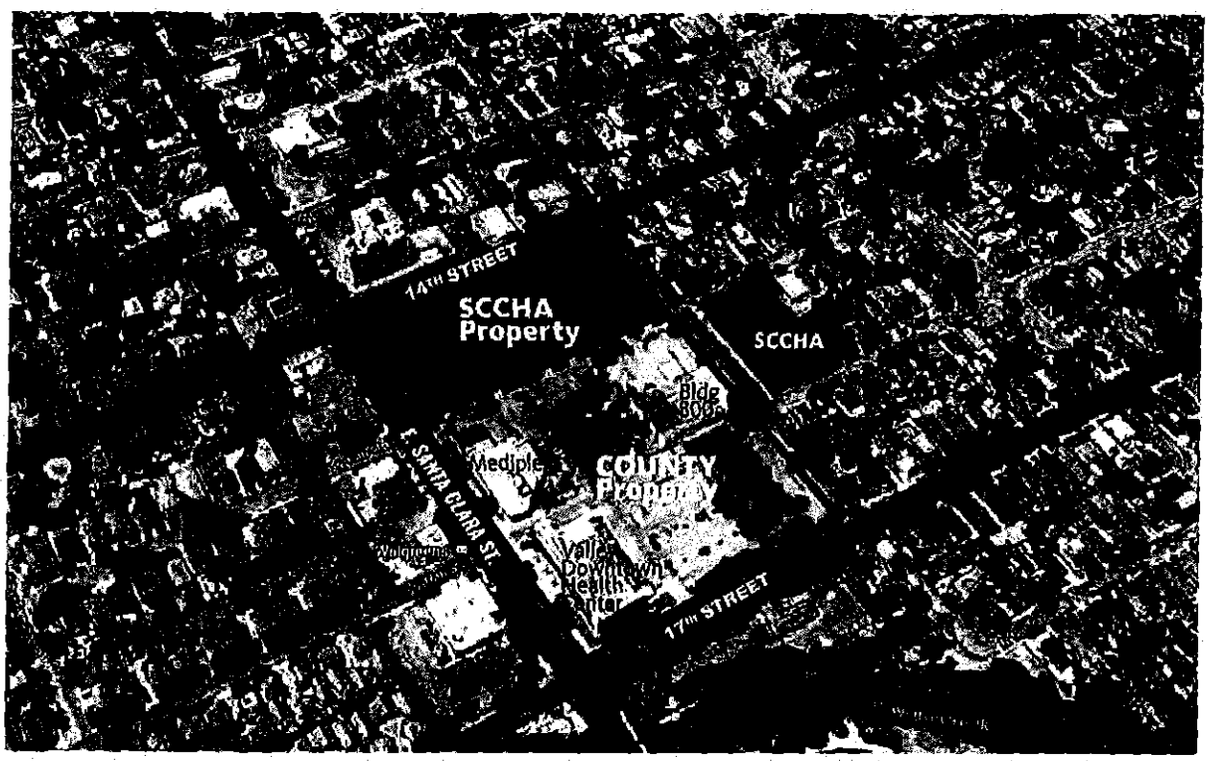
Sincerely,

**Katherine Harasz**
Executive Director
Santa Clara County Housing Authority

**Jeffrey Smith**
County Executive Officer
County of Santa Clara

## Attachment A

East Santa Clara Street Master Planning Properties




**EAST SANTA CLARA MASTER PLAN SITE**

| | |
|---|---|
| SCCHA PROPERTY: | 5 acres |
| COUNTY PROPERTY: | 7 acres |
| TOTAL: | 12 acres |

**Piozet, Jennifer**

**From:** Piozet, Jennifer
**Sent:** Tuesday, October 9, 2018 1:13 PM
**To:** Ceja, Patricia
**Subject:** RE: Good Neighbor Policy

Hi Patricia,

I did work on 2500 Senter Road project and the resolution included a fact and condition as follows:

1. **City Council Added Fact.** Require Future Supportive Housing Projects to Establish a Good Neighbor Agreement/Policy That Includes a Community Outreach Process and Agreements to Ensure Safety:
   a. This Outreach Process Should Occur Before the Project is Considered by the Planning Commission or Council:
      i. Shareholders (neighbors, businesses, organizations, etc.) discuss and come to an understanding about concerns.
      ii. These concerns, once identified, are shared with the community and applicant.
      iii. Coordinated discussion/meetings between stakeholders and applicants to identify possible solutions and safeguards.
      iv. A signed agreement by all stakeholders is provided upon further consideration of the project.

1. **Additional City Council Conditions.**
   a. **Good Neighbor Plan.** Direct the City Manager to work with the project developer and the County of Santa Clara on a "Good Neighbor Plan" specific to the project. The plan should include the following:
      i. Service provider staff and property management staff shall meet with the community quarterly for the first two years of the project's existence twice a year thereafter, specifically the McLaughlin Corridor Neighborhood Association and any such local neighborhood groups invested in this development.
      ii. Provide the neighborhood association a contact person (name, phone and email) to report disturbances that are specific to the property or its residents that is accessible 24 hours a day, 7 days a week.
      iii. Provision that ensures developer notifies neighborhood residents in any subsequent changes in management or services through community meetings and outreach within a 1,000-foot radius.
   b. Consider abatement and remedies for parking control, noise, litter and graffiti and other issues that may arise.
   c. Provide a 24/7 point of contact either with the project or elsewhere to handle complaints from nearby residents and businesses during the construction period.

This was project specific and highly unusual. The City Attorney even cautioned against including this at the Council hearing.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet | Supervising Planner
City of San José | PBCE
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Ceja, Patricia
**Sent:** Tuesday, October 9, 2018 12:49 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Subject:** RE: Good Neighbor Policy

Hi Jennifer, thank you for getting back to me. I did find some language/bullet points for a "Good Neighbor Plan" for a project that was done on Senter Rd.

*Patricia Ceja*
*Community Relations Coordinator*
*Office of Councilmember Raul Peralez*
*City of San Jose, District 3*
200 E. Santa Clara St.
San Jose, CA 95113
(408) 535-4929

**From:** Piozet, Jennifer
**Sent:** Friday, October 05, 2018 4:20 PM
**To:** Ceja, Patricia <Patricia.Ceja@sanjoseca.gov>
**Subject:** RE: Good Neighbor Policy

Hi Patricia,

Unfortunately, the City Attorney is not aware of this type of policy existing. I do see that Avaya Stadium permit shows a condition that states "The permit incorporates a Good Neighbor Plan consistent with other Permits issued by the City for other projects that include large-scale events." This is a very specific condition aimed at large events only. We don't have this requirement in other projects.

Please let me know if you have any questions.

Thank you,

Jennifer Piozet | Supervising Planner
City of San José | PBCE
jennifer.piozet@sanjoseca.gov | 408.535.7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org

**From:** Ceja, Patricia
**Sent:** Friday, October 5, 2018 3:44 PM
**To:** Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
**Subject:** Good Neighbor Policy

Hi Jennifer, is there language for a Good Neighbor Policy that you can share with me? I was told Avaya Stadium had used some language for this. Anything you can send my way would be helpful. Thank you!

*Patricia Ceja*