

COUNCIL AGENDA: 04-18-06
ITEM: 11.1.d



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: April 17, 2006

COUNCIL DISTRICT: 6

ADDITIONAL EXHIBITS FOR C06-017

SUBJECT: C06-017. LOCATED ON THE NORTHWEST CORNER OF HEMLOCK AVENUE AND CLOVER AVENUE (2865 HEMLOCK AVENUE).

cc 4/18, item # 11.1.d

Morris, Erin

From: Lkrazo@aol.com
Sent: Monday, April 10, 2006 7:38 PM
To: erin.morris@sanjoseca.gov
Cc: Lkrazo@aol.com
Subject: C06-017

Dear Ms Morris:

Thank you for returning my phone call of this date. Please forward this communication to the City Council as I am out of town on 4/18/06 hearing. This conversion of a residential duplex to a commercial use will exacerbate already difficult street parking on Hemlock Avenue between Monroe and Baywood. My ADDRESS IS 2860 Hemlock Ave. Currently, there is parking only on the south side of street (18 parking spaces) by permit from 6 PM to 7 AM. There is a dental office and a sleep associates business across from our motor courts at the Villas (25 single family homes). There is no parking allowed in our driveways due to fire lanes so the only parking is street parking for guests and additional vehicles that are not accommodated in a two car garage. Additionally, the shoppers at Santana Row often park on our street.

The proprietors of the two existing commercial businesses have the employees park on the street during the day so there is little street parking during the day now. Also the supervised visitation at the Monroe House has insufficient parking so on the days there is visitation there is no street parking at all for us. Converting the residential duplex across the street to a commercial enterprise will be the straw that breaks the camel's back from a parking perspective. So please, deny this request for conversion or make the street parking available to residents only 24 hours daily. We pay for our permits, they don't.

Thank you for your consideration.

Laura & Jose Razo and neighbors
2860 Hemlock Avenue
San Jose, CA 95128
phone (408) 247-7939

4/11/2006

Morris, Erin

From: Craig Bradley [craig_bradley@villas-hoa.org]
Sent: Monday, April 10, 2006 6:53 PM
To: Morris, Erin; 'Steve Gordon (sgordon)'
Cc: Craig Bradley
Subject: RE: C06-017

Erin,

I would also like to join Steve in opposition to this rezoning. Currently, there is parking only on one side of Hemlock (on the Villas side) and the burden of additional business customers could not be handled. The proposed site does not have sufficient parking for a business.

Craig Bradley
2828 Hemlock Ave.
San Jose, CA 95128

cc 4/18/06

Morris, Erin

From: Steve Gordon (sgordon) [sgordon@cisco.com]
Sent: Monday, April 10, 2006 12:24 PM
To: Morris, Erin
Cc: Craig Bradley
Subject: C06-017

Hello again Erin,

I just received a copy of C06-017 and wanted to state that I'm opposed to this zoning change. Clearly the neighborhood is mixed today but predominately residential on Hemlock and much of the NW side of Clover. I believe that additional commercial zoning in this area is at odds with the current residential trend in the Villa's and even in the new residences planned for Santana Row. In addition, with the addition of commercial properties, the residents lose simple city services such as street cleaning as the street is always packed with vehicles both at night (via the residents) and during the day (via customers and employees of the businesses). In general, this is a residential neighborhood and I would prefer to keep the mix at its current level.

Please feel free to pass along my feedback to the appropriate planning officials.

Thanks,

Steve