



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** WEST EVERGREEN SNI  
NEIGHBORHOOD IMPROVEMENT  
PLAN AMENDMENT

**DATE:** September 29, 2008

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**COUNCIL DISTRICTS:** 7 & 8  
**SNI AREA:** West Evergreen

## RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council:

Consider the Environmental Impact Report in accordance with CEQA, and

- 1) Accept the Strong Neighborhoods Initiative (SNI) *West Evergreen Neighborhood Improvement Plan Amendment* as the renewed community vision for the future of the West Evergreen SNI Planning Area; and
- 2) Encourage West Evergreen area residents, property owners and community members to continue to dedicate their time, energy, and resources towards the *Plan* and this *Amendment* while continuing with their community-building activities.

## OUTCOME

City Council acceptance of the *West Evergreen Neighborhood Improvement Plan Amendment* will demonstrate support to the West Evergreen Strong Neighborhoods Initiative community that Council, City staff and Agency staff will continue to partner with the neighborhood to achieve its renewed goals and support the newly developed Top Ten action agenda.

## BACKGROUND

At the September 24, 2008 Planning Commission hearing, several members of the West Evergreen Neighborhood Action Coalition (NAC) board spoke in support of their renewed Top Ten list and asked for the Commission's support for the *West Evergreen Neighborhood Improvement Plan Amendment*. Khanh Nguyen, Co-Chairman, stressed the neighborhood need for a new community center (updated Action Item # 1), trails and trail connections (updated Action Item # 2), improved retail centers (updated Action Item # 8), and increased NAC membership (updated Action Item #10). Maria Lopez stated that she has been active in the community for 8 years. Ms. Lopez addressed the need for a new community center in order to keep the kids safe from gangs, and also emphasized the importance of keeping the existing Meadowfair Community Center open (updated Action Item #6).

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Griselda Heredia concurred, asking to keep the existing Meadowfair Community Center open and improve services and stating a need for a new swimming pool for kids (updated Action Item #9). Robert Sandoval emphasized the need to improve and complete parks and trail connections (updated Action Item #2). Commissioner Campos stated that he is familiar with the unfinished trail system and concurred with the need for completion. Simon Lopez addressed the need to finish the sidewalk on Aborn Road, and for traffic calming in the neighborhood (updated Action item #3). Mr. Jose Aranda addressed updated Action Item #7 concerning community collaboration with the school district and cited the successful example of the renovated field at O.B. Whaley Elementary School to be completed in 2009. Carlos Da Silva, Co-Chairman, spoke about Updated Action Items #3 and #4 addressing safe streets, the need for crime and public safety programs, and encouraging participation in the neighborhood watch program. Mr. Da Silva stated that he believed the Evergreen-East Hills Vision Strategy had set back the community's progress by 4-5 years.

No one spoke in opposition to the proposed *Plan Amendment*.

The Planning Commission then closed the Public Hearing.

Commissioner Zito requested clarification on the status of a new community center, community pool and trails completion. Dave Mitchell, Parks Planning Manager, responded that the new community center was first identified in the original West Evergreen *Plan* as was the community pool, and that the Evergreen-East Hills Vision Strategy also identified a new community center. He stated the trails completion is addressed by the City Trails Program. Commissioner Campos asked what community center would be available to this community should the Meadowfair Community Center close. Mr. Mitchell responded that the Evergreen and Hank Lopez Centers would be the closest and estimated the distance to be about 2 miles. Commissioner Campos asked whether the *Plan* is the blueprint for the community, and City Attorney Renee Gurza clarified that none of the individual projects have been yet analyzed under CEQA, and that implementation of the *Plan* is determined by a variety of factors including funding availability and further environmental review.

A motion was made by Commissioner Campos to recommend that Council accept the proposed *West Evergreen Neighborhood Improvement Plan Amendment*. Commissioner Campos stated that the Evergreen-East Hills Vision Strategy took a lot of time and effort and perhaps delayed achievement of some community goals. Commissioner Campos encouraged the community to continue to push for the new community center and acknowledged the need to keep kids engaged. Commissioner Jensen asked for the proposed timeline for the pool and community center. Mr. Mitchell responded that a bond would be needed and would not likely happen for at least 5 years. Commissioner Jensen acknowledged all the hard work and effort by the community, and encouraged community members to attend the Envision San Jose 2040 Task Force meetings to focus on the need for trails. Commissioner Kalra thanked the community on their work toward these great projects.

The Commission then voted 7-0-0 to recommend to the City Council to accept the *Plan Amendment* with recommendation to focus on efforts to improve neighborhood safety, and provide and maintain community centers to keep youth off the streets.

## **ANALYSIS**

The proposed *West Evergreen Neighborhood Improvement Plan Amendment* is consistent with and a natural extension of the original Strong Neighborhoods Initiative West Evergreen Neighborhood Improvement Plan which was approved by City Council on November 20, 2001. The *Plan Amendment* allows the community to continue to implement the vision for the West Evergreen SNI Planning Area. Further analysis is presented in the September 24, 2008 staff report (attached).

## **EVALUATION AND FOLLOW-UP**

Subsequent, individual Strong Neighborhoods Initiative *West Evergreen Neighborhood Improvement Plan Amendment* action items will be brought to City Council for consideration before implementation.

## **POLICY ALTERNATIVES**

Not applicable.

## **PUBLIC OUTREACH/INTEREST**

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed a similar approach to public outreach as in the 2001 *West Evergreen Neighborhood Improvement Plan* process. In 2007 and 2008, staff conducted six West Evergreen Neighborhood Action Coalition Meetings for the Renewing the Action Agenda process with extensive community outreach. All residents within the West Evergreen SNI Planning Area were notified by mail about the Renewing the Action Agenda process and were invited to attend the meetings. In addition, staff sent out letters to residents on the mailing list, sent e-mails to neighborhood associations for distribution to their members, walked door-to-door with reminder flyers, and made reminder phone calls to community members that regularly attend the West Evergreen NAC and community meetings.

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**COORDINATION**

The preparation of the *West Evergreen Neighborhood Improvement Plan Amendment* was coordinated with the District 7 and District 8 Council Offices and various city departments, including the Department of Planning, Building and Code Enforcement; San Jose Redevelopment Agency, Parks, Recreation, and Neighborhood Services; Department of Transportation; Department of Public Works; Department of Housing; Santa Clara Valley Water District; and the San José Police Department.

**FISCAL/POLICY ALIGNMENT**

Not applicable.

**COST SUMMARY/IMPLICATIONS**

Not applicable at this time.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

Resolution No. 71045

  
For JOSEPH HORWEDEL, SECRETARY  
Planning Commission

For questions please contact Principal Planner, Andrew Crabtree at 535-7893.