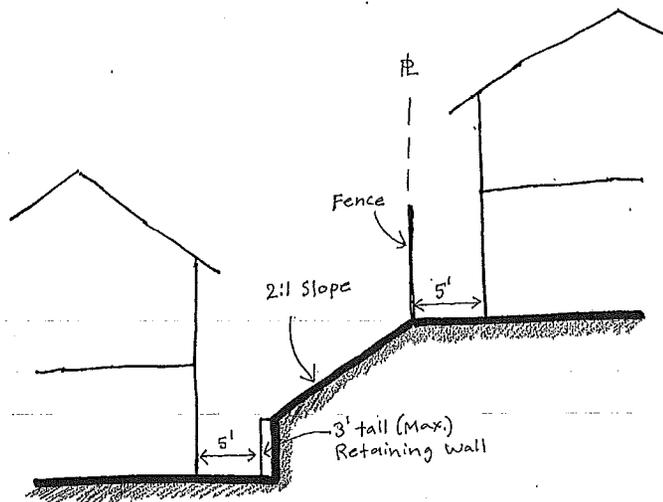


Staff Recommended
Revised Development Standard Illustration
File No. PDC09-010

To further minimize grading and the creation of tall retaining walls, and provide more clear direction on pad locations, staff is recommending the following additional development standard for side setbacks:

- If the side to side grade differential between two lots is greater than 3 feet, a single maximum 3 foot retaining wall may be allowed on the lower lot. The side setback for the lower lot shall be increased so that the grade difference can be accommodated with a 2:1 (maximum) slope.

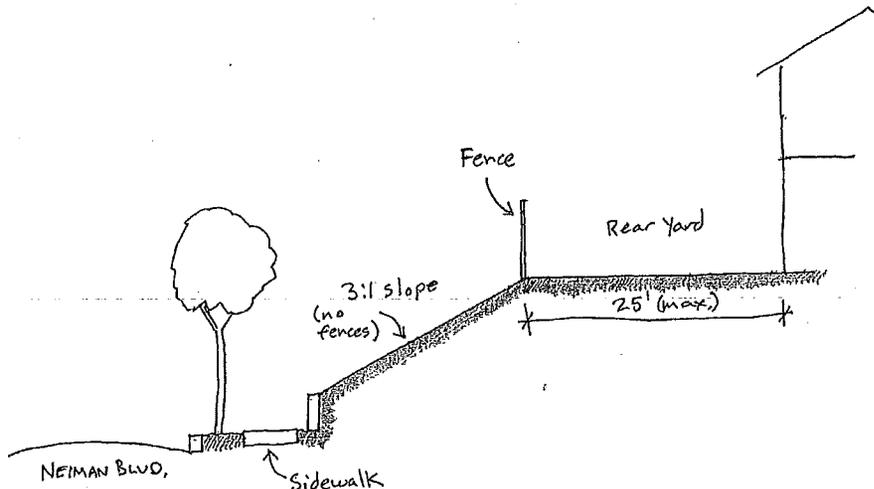
The following is an illustration of the recommend additional development standard:



Staff is also recommending that larger setbacks be provided for the lots directly adjacent to Neiman Boulevard, as stated in the flowing additional development standard:

- Fences for rear or side yards adjacent to Neiman Boulevard shall be placed at the edge of the flat pad only. Flat rear yards located between the house and Neiman Boulevard shall be limited to 25' in depth. The sloped area adjacent to the street shall remain unfenced.

The following is an illustration of the recommend additional development standard:

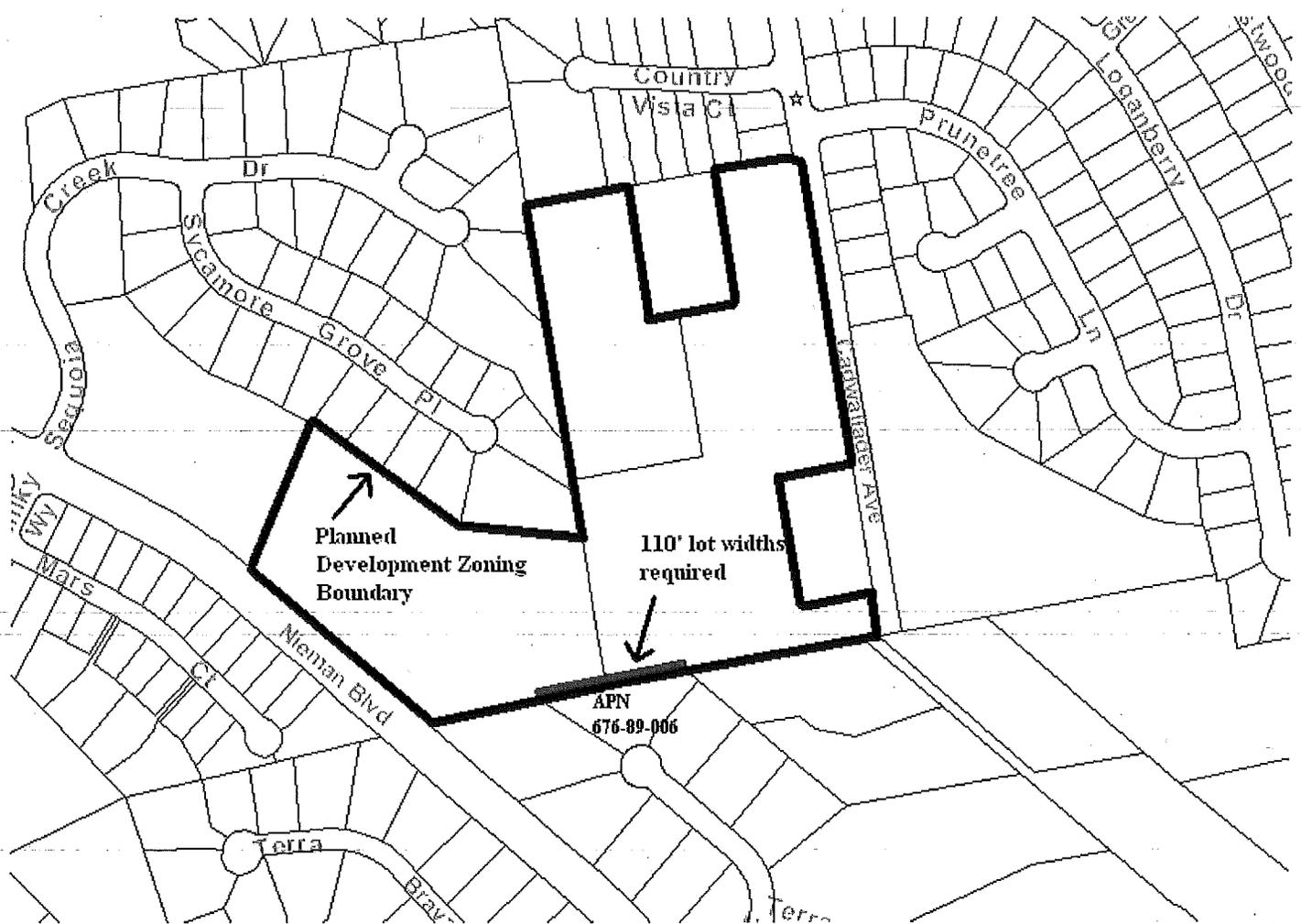


Staff Recommended
Revised Development Standard Illustration
File No. PDC09-010

To provide more clear direction for the lots proposed along the south property line where the site borders very large lots, staff is recommending the following additional development standard:

- MINIMUM LOT FRONTAGE FOR LOTS ALONG THE SOUTHERN PROJECT PROPERTY LINE (ADJACENT TO APN 676-89-006): 110 feet minimum

The following is an illustration of the recommend additional development standard:



3.b

Agenda: 12-9-09
Item: 3.b.



Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: 12/9/09

Approved

Date

SUPPLEMENTAL MEMO

SUBJECT: FILE NO. PDC09-010, A PLANNED DEVELOPMENT REZONING TO ALLOW UP TO 41 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS ON A 18.49 GROSS ACRE SITE LOCATED ON THE WEST SIDE OF CADWALLADER AVENUE, APPROXIMATELY 500 FEET SOUTH OF PRUNETREE LANE.

REASON FOR SUPPLEMENTAL

On December 1, 2009, the City Council approved a General Plan Amendment, File No. GP08-08-04, on the eastern 9.76 acre portion of the subject site. The City Council discussion on the item indicated that at the Planned Development Rezoning stage, consideration should be given to improve the interface along the project's southerly boundary in order to be more compatible with adjacent development and address issues with the topography. In response to this discussion, Planning staff is revising their recommendation by adding a development standard that states that the minimum lot frontage for lots along the southerly project property line (adjacent to APN 676-89-006) be a minimum of 110 feet. This does not necessarily require the elimination or reduction in the overall number of residential units for the project.

In addition, to further minimize grading and provide more clear direction on pad locations, staff is recommending an additional development standard for side setbacks to minimize the creation of tall retaining walls. Staff is also proposing that larger setbacks be provided for the lots directly adjacent to Neiman Boulevard.

Attached to this memorandum are the revised development standards, as recommended by staff. The recommended revisions are highlighted.

RECOMMENDATION

Recommend approval of the proposed Planned Development Rezoning to allow up to 41 single-family detached residential units on a 18.49 gross acre site located on the west side of

Planning Commission
Re: File No. PDC09-010
December 9, 2009
Page 2

Cadwallader Avenue, approximately 500 feet south of Prunetree Lane, with revised development standards as recommended by staff.


JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

Should you have further questions, please contact Lesley Xavier at 408-535-7852.

REVISED
FILE NO. PDC09-010
DEVELOPMENT STANDARDS

SINGLE-FAMILY DETACHED RESIDENTIAL (13.78 acres)

MINIMUM LOT SIZE: 10,000 square feet

MINIMUM LOT FRONTAGE FOR LOTS ALONG THE SOUTHERN PROJECT PROPERTY LINE (ADJACENT TO APN 676-89-006): 110 feet minimum

USE/MAXIMUM NUMBER OF UNITS: 39 4+ single-family detached units

SETBACKS

- Front – 25 feet (20 feet to the front porch)
- Side (Interior Lot Line) – 5 feet*
- Side (Corner Lot Line) – 12.5 feet
- Rear – 25 feet (15 feet to a patio cover or trellis)

SETBACKS FOR LOTS BORDERING NIEMAN BOULEVARD:

- Front – 25 feet (20 feet to the front porch)
- Side – 5 feet *
- Corner side- 25 feet
- Rear – 25 feet

Fences for rear or side yards adjacent to Neiman Boulevard shall be placed at the edge of the flat pad only. Flat rear yards located between the house and Neiman Boulevard shall be limited to 25' in depth. The sloped area adjacent to the street shall remain unfenced.

*If the side to side grade differential between two lots is greater than 3 feet, a single maximum 3 foot retaining wall may be allowed on the lower lot. The side setback for the lower lot shall be increased so that the grade difference can be accommodated with a 2:1 (maximum) slope.

~~Setbacks shall be increased as deemed appropriate at the Planned Development Permit stage to facilitate slopes and to avoid the creation of large retaining walls.~~

BUILDING HEIGHT: 35 feet/2.5 stories

PARKING REQUIREMENTS: Two covered parking spaces per unit.

RETAINING WALL HEIGHT: 3 feet (maximum)

Note: All other development standards previously provided on subsequent pages remain unchanged.

ASC PROPERTIES, LLC

December 8, 2009

Planning Commissioners
City of San Jose
200 E. Santa Clara Street
San Jose, Ca 95113

RE: Planning Commission Agenda Item 3 (b) – December 9, 2009
Planned Development Rezoning PDC09-010

Dear members of the Planning Commission:

We ask that you accept planning staff's report and recommend to the City Council approval of Planning Staff's recommendation to approve our proposed very low density Planned Development Rezoning PDC09-010 of approximately 2.5 DU/AC, recognizing that it is compatible and consistent with the development pattern of this area (Exhibit 1).

Neighborhood Compatibility:

Our proposed custom estate lot density of 2.5 DU/AC is consistent with the existing mix of neighborhood densities of R-1-5, R-1-8, 1.5 and 2.5 DU/AC.

Major Changes to Proposed Development:

In response to Council direction, input from the community, City Planning Staff, Public Works and other City departments, throughout a 5 year process, we have made major changes to our proposed development resulting in a land plan that is more compatible with the existing neighborhood and consistent with city planning policies. Some of the major changes include:

- **Minimum lot sizes of 10,000 sq ft:** Our original application included 8,000 square foot lots similar to the lot sizes of the existing properties to the east and north of our development. After careful review, we increased the lot sizes to a minimum of 10,000 sq ft. With minimum lot sizes of 10,000 sq ft, an average lot size of 16,800+ sq ft, and the largest lot size of 100,952 sq ft, our development is designed to be of quality and compatible to the surrounding neighborhood.
- **Vehicle access from Nieman Avenue only:** To minimize traffic impacts to the existing neighborhood, we have recently purchased a six acre parcel adjacent to Nieman Boulevard. Rarely if ever, would we actually acquire property before receiving entitlements. This has given us the certainty and ability to redesign the vehicle access to the site by removing vehicle access from Cadwallader Avenue to our development. Based on the revised site plan, vehicle access to the

development is proposed from Nieman Avenue only. Under this revised site plan, only 7 homes will have access to them from Cadwallader Avenue (with a net of 4 new homes of the 7 since 3 existing homes have access through Cadwallader now). A cul-de-sac at the Cadwallader interface is proposed. EVA access and pedestrian access is proposed only for the Cadwallader Street interface.

- **Relocated one Lot from the South edge of the property:** To address edge conditions, we reduced the amount of lots on the south edge of the property by relocating one lot to the western edge of the property near Nieman Boulevard. This has reduced the amount of lots on the south edge and has increased the lot size from 10,000 sq ft to an average size of 12,000+ sq ft along the same edge (Exhibit 2 & 3). This has also resulted in a reduction in the number of lots backing on to Mr. Lele's property from 5 lots before to 4 lots now. In addition, the revised lot configuration along the southern edge of the property is similar to other lot edge conditions of neighboring properties (Exhibit 4).

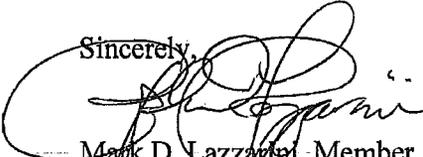
Consistent with GP Policies and other Planning Policies:

As stated in Planning Staff's report, the proposed PD Rezoning is consistent with the General Plan Major Strategies, Evergreen-East Hills Development Policy and the Silver Creek Planned Residential Community.

Again we ask that you approve our proposed very low density Planned Development Rezoning PDC09-010 of approximately 2.5 DU/AC.

Thank you for your consideration.

Sincerely,



Mark D. Lazzarini, Member
ASC Properties, LLC

Enc.

cc: Charles W. Davidson, ASC Properties LLC
Councilmember Rose Herrera
Mike Enderby
Leslie Xavier

Exhibit 1

Density-Lotting Pattern Neighborhood Compatibility

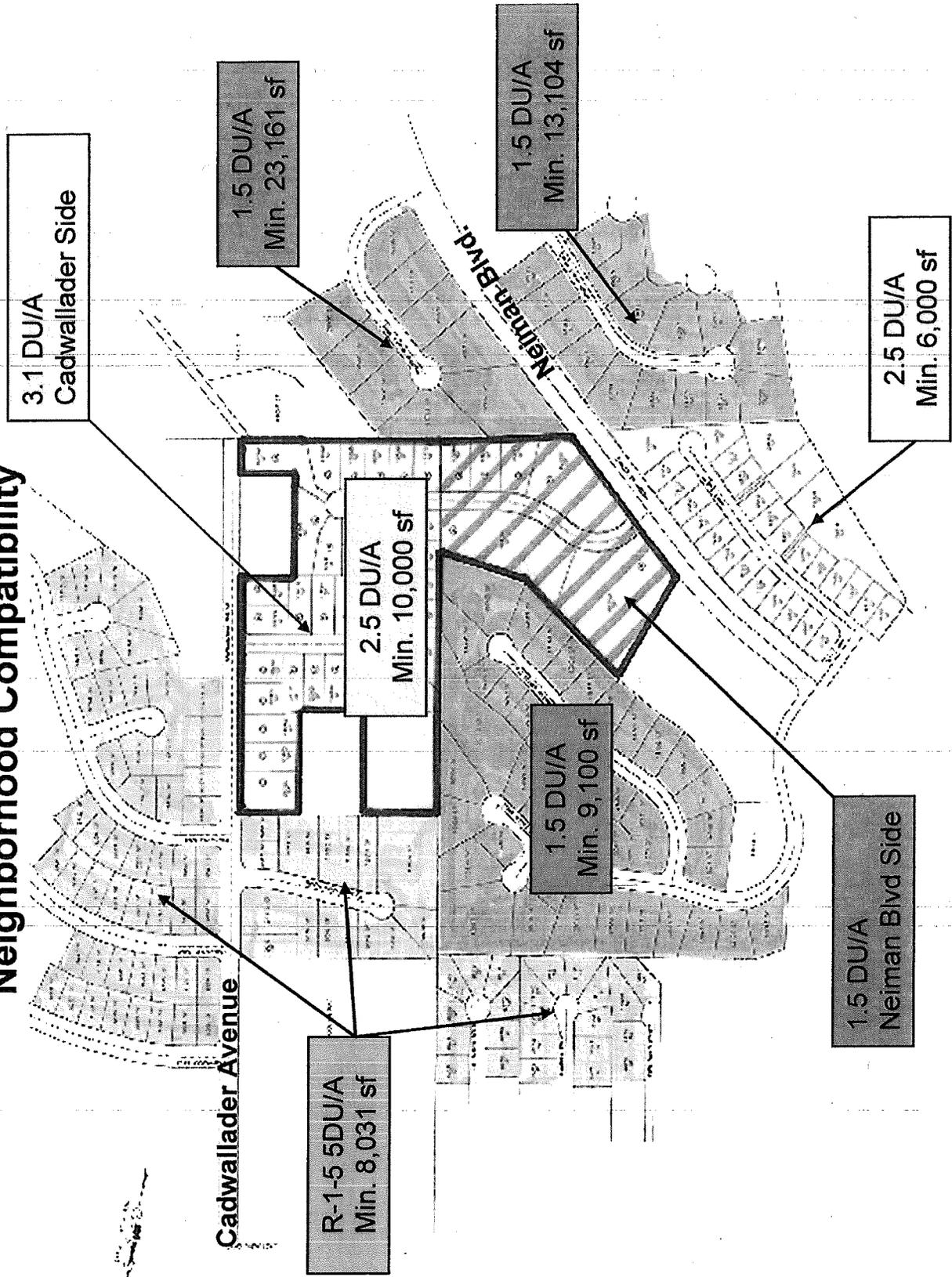


Exhibit 2

Site Plan - Southern Edge
Lot Interface (GP Hearing)

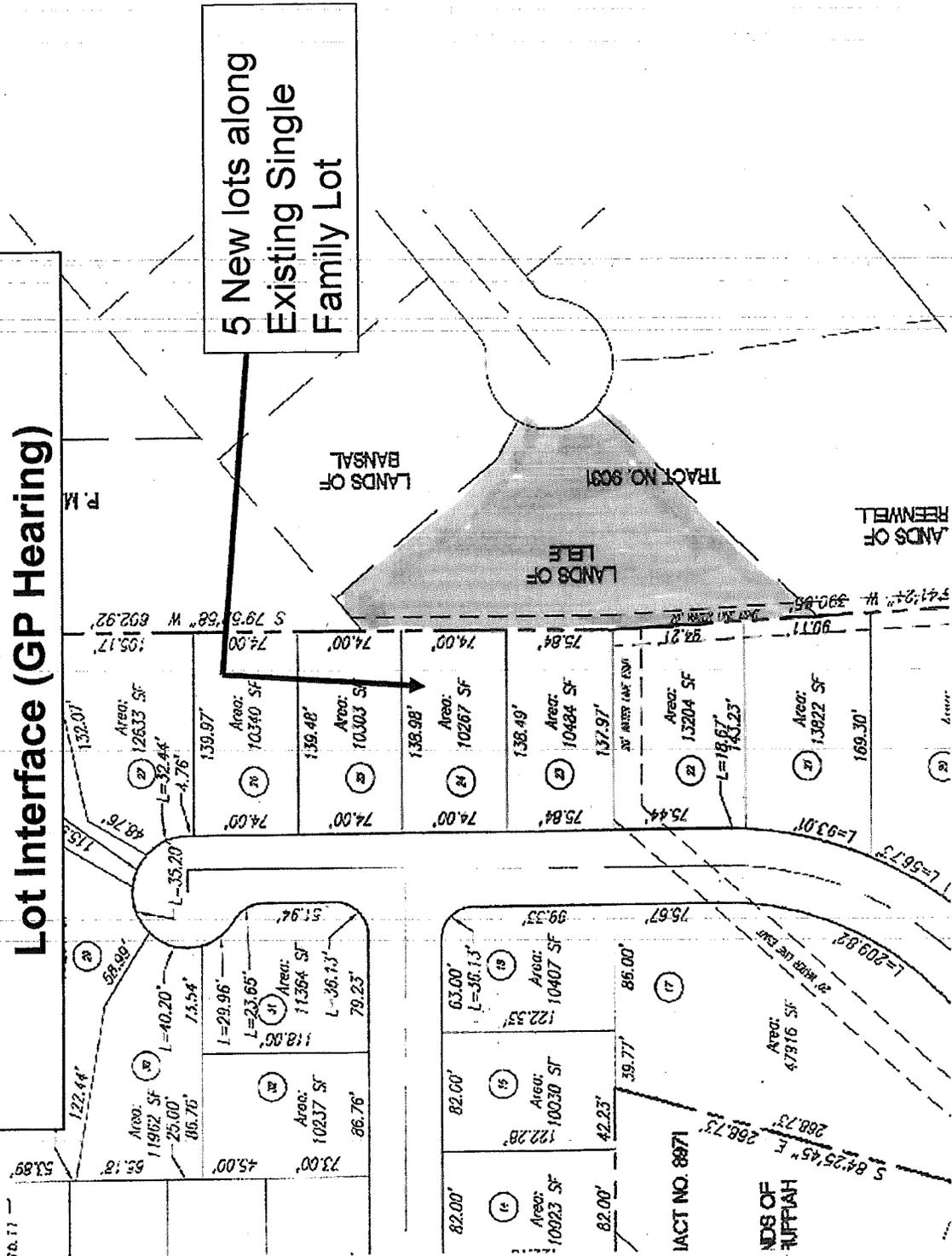


Exhibit 3

Revised Site Plan to Address Southern Edge Condition

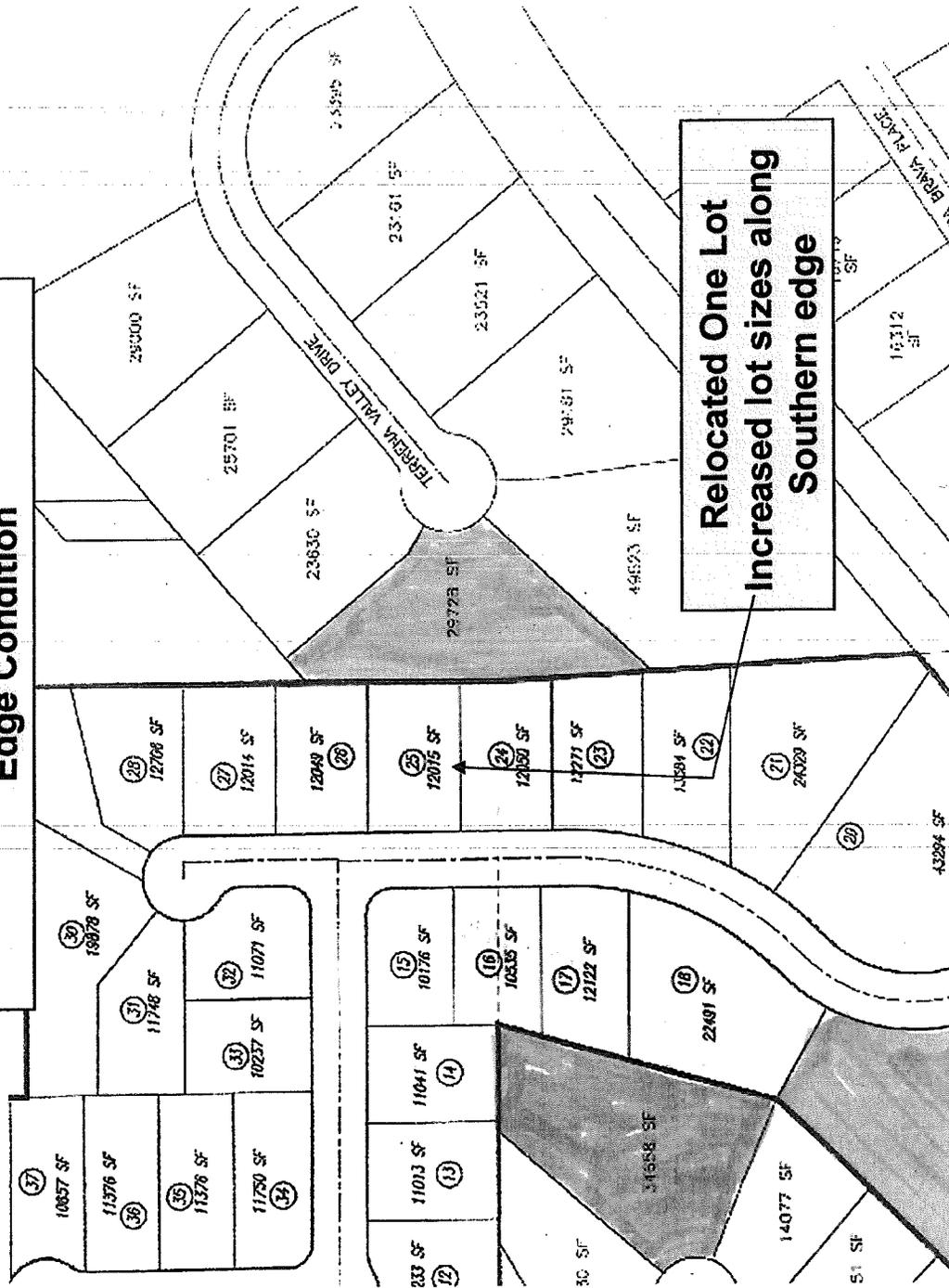
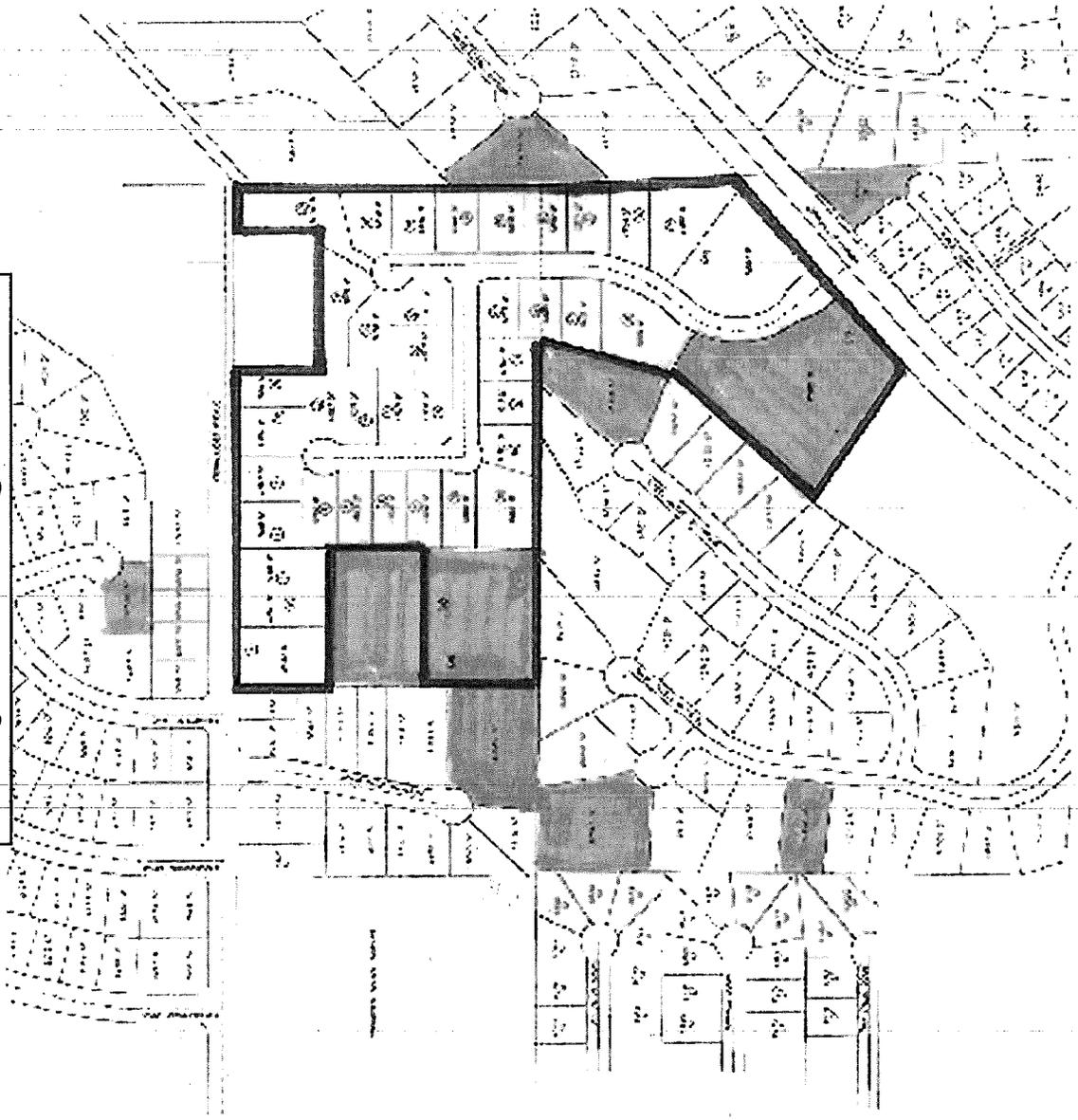


Exhibit 4

Lots with three or more adjacent neighbors



Xavier, Lesley

From: Enderby, Mike
Sent: Thursday, December 10, 2009 4:41 PM
To: Xavier, Lesley
Subject: FW: URGENT ACTION REQUIRED: Cadwallader General Plan Amendment File No. GP08-08-04

FYI

From: Weerakoon, Ru
Sent: Thursday, December 10, 2009 4:39 PM
To: Prevetti, Laurel; Enderby, Mike
Subject: FW: URGENT ACTION REQUIRED: Cadwallader General Plan Amendment File No. GP08-08-04

FYI

From: Foxy Loxy [mailto:etransform@hotmail.com]
Sent: Thursday, December 10, 2009 4:27 PM
To: The Office of Mayor Chuck Reed; Herrera, Rose
Subject: URGENT ACTION REQUIRED: Cadwallader General Plan Amendment File No. GP08-08-04

Dear Chuck, Rose:

I am emailing you as our Mayor and as our District Representative since I represent several residents and local community members. Last night's Planning Commission meeting was a disgrace to your Vision and Commitment for Open, honest, transparent City processes REPRESENTING RESIDENTS AND THE LOCAL COMMUNITY. Briefly, Jim Zito proposed a very reasonable compromise proposal based on the City Council's decision on Dec 1st, and also recommended by the Planning Staff. Once again, "strange forces" came into play and the Chairman and Planning Commission voted down Jim's proposal and adopted the developer's proposal. This is in complete disregard to the many emails and strong objections voiced at the meeting by local community members. Is it any wonder that members of the local community have lost faith in City government and fewer show up to protest because they realize the inherently biased nature of the process.

So here's my request: please review the transcript of last night's proceedings and re-double your efforts to truly represent the local community's opposition to this plan which calls for a TWENTY-FIVE fold increase in housing density and an AVERAGE density of 2.5 Du/Ac (and with a **wall of FIVE** new homes along one resident's fence) when 83% of the surrounding area has 1.5 Du/Ac or less.

I still believe in your honesty, integrity and desire for open, honest, transparent City processes to improve the quality of life of residents and the community. I look forward to a manifestation of that spirit at the City Council meeting on January 26th, 2010.

Best regards and Happy Holidays!

Sateesh Lele
Resident and owner, Tuscan Hills
San Jose, CA 95121

12/10/2009

Xavier, Lesley

From: karen greenwell [gwell40@flash.net]
Sent: Wednesday, December 09, 2009 3:09 PM
To: Xavier, Lesley
Cc: Dan Greenwell
Subject: Tonight's zoning meeting

Dear Lesley,

Here are my thoughts on the zoning:

I want to again express my concern over the number of units going into this property. By simple math, only 17% of the property is surrounded by low density housing, or 5 DU/AC. The other 83% is surrounded by developments that are rated at 1.5 DU/AC or less, VERY low density housing.

Certainly the developer can average the units over the entire 18 acres, but the numbers he has come up with, either 2.3, 2.5, or 2.8 (and he has used all of these numbers) is still nearly double the surrounding developments.

Why can't you compromise and set the average at even 2 DU/AC? That would mean a total, including the owner's home, of 36 homes on the entire development site. This still gives the developer a good number of homes on which to make a profit, but still decreases the number that he is trying to cram in.

Why are people trying to railroad the development in the way it is? Why can't you see that just a few less homes would make pretty much everyone happy?

Thank you,
Karen Greenwell

Item 3.b

Xavier, Lesley

From: bgoldmace@aol.com
Sent: Tuesday, December 08, 2009 3:46 PM
To: Xavier, Lesley
Cc: D8CRT_Steering@yahoo.com; Herrera, Rose; mlazzarini@dalpropertiesllc.com; neetu.dhaliwal@hp.com
Subject: D8CRTSC recommendations GP08-08-04

Hi Lesley

Please forward this email to the Planning Commissioners prior to tomorrow's hearing. Thanks. Bonnie Mace

Subject: Cadwallader Rezoning # GP08-08-04

From: District 8 Community Round Table Steering Committee

To: Planning Commission and City Council

Recommendations:

In several community meetings, the surrounding neighbors have raised many concerns regarding the proposed new residential development between Nieman and Cadwallader. The issues of concern to the existing neighbors include: density, lot size, setbacks, parkland, traffic, and school impact. These are important issues because they relate to the quality of life for residents in the community. Therefore, the D8CRTSC makes the following recommendations regarding this proposed rezoning:

1. **Density:** The D8CRTSC supports a blended density of **no more than 2.5 units/acre**, which would be compatible with most of the surrounding neighborhoods and which was the recommendation from Council Member Herrera at the Council hearing. There should be a **maximum** of 35 new homes and three existing homes on the parcel. This would be in conformance with the Evergreen Development Policy Guidelines and with the residential communities surrounding the project. We also urge you to consider a density of 2 units/acre, which is the most compatible with the existing neighborhoods on the Nieman side of the project.
2. **Setbacks and lot size:** Since the proposed new homes will be custom homes, they should have larger setbacks and lot sizes than the proposed development standards in the Staff Report. The most important criterion for setbacks and lot size is compatibility with the surrounding neighborhoods. Therefore, the D8CRTSC proposes side-to-side setbacks of 30', minimum lot size of 15,000 square feet, and a height limit of 2 stories. No existing lot should have more than 2 new homes behind it. At a minimum, setbacks should be comparable to existing neighboring lots, and no views should be obstructed by the new homes.
3. **Street configuration:** There should be no cut-thru street between Cadwallader and Nieman. There should be pedestrian, bike and emergency vehicle access to ensure neighborhood connectivity and good traffic circulation patterns in the Cadwallader area.
4. **School impacts:** The Evergreen Elementary School District has agreed that the children from the new development will attend Cadwallader Elementary School.
5. **Public park/open space:** The site has a steep slope that ranges from 8-18% on various parts of the property. This hillside land is not appropriate for grading or house development, but it would be appropriate for a public park or open space dedication.
6. **Custom lot construction:** The surrounding community is concerned about unbuilt custom lots in terms of debris and weeds. Therefore, the D8CRTSC recommends that there should be a written assurance from the applicant that the property will be maintained free of weeds and debris until all the custom lots have been built.
7. **Trees:** There are currently 18 ordinance sized trees on this site. We recommend that the applicant should preserve as many of these trees as possible, rather than removing them.

In conclusion, we thank Council Member Rose Herrera for her community outreach on this project, and we also

12/8/2009

thank the residents of the surrounding communities for their recommendations on this rezoning.

Thanks for your time.

Sincerely,

Bonnie Mace, District 8 Community Round Table Steering Committee President

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

Current residents in the Greystone, Tuscan Hill, and Silver Crest Communities have raised many concerns regarding the new Cadwallader Housing Development. First and foremost, our current infrastructure does not support the high density of the upcoming houses. This new development will cause much traffic and congestion in Neiman, but primarily in the area surrounding James Franklin Smith (JFS) Elementary School. Lastly, the quality of life will be impacted.

The following are our recommendations for the rezoning:

1. The evergreen Elementary School district has agreed that the students of new development will attend Cadwallader. So there should be a street opening on Cadwallader side.
2. The developer has agreed to a blended density of approximately 2.5 (35 new homes plus 3 existing homes) but we request a density of 2 du/acre to be considered. Each home should have minimum lot size of 15,000 square feet, with lot frontage of 125 feet, building height of less than 25 feet and minimum 30 feet setback. No existing neighboring lot should have more than 2 new homes behind it. At a minimum setback should be comparable to existing neighboring lots, and no views should be obstructed by the new homes. Please keep it aligned with the current look and feel of the surrounded neighborhood.
3. Please consider having no through streets or connecting streets between Cadwallader and Neiman. Emergency access is OK.
4. There should either be a public park or open space land dedication, especially for the hillside areas with a steep slope on which it would be difficult to build a lot.
5. Finish entire project within 2 years of construction initiation.
6. Custom lots are OK, but they should be developed and completed within the 2-year timeframe. We don't want the custom lots result in unsold lots to gather weed and debris.
 - a. We are currently faced with un-built custom lots on Neiman side for past 12 years that are not maintained properly causing a potential fire hazard.
 - b. We would like to get a written assurance from the developer or the custom lot buyer that they will maintain the properties free of weeds and debris until all the homes are sold.

Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 3838 Sequoia Creek Ct San Jose 95121 408-531-8308
3838

NAME: Wayne Chin	NAME: Rose L Chin
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2671, SEQUOIA CREEK DRIVE, SAN JOSE, CA-95121

NAME: MATILDA M. FONE SIGNATURE: <i>Matilda M. Fone</i>	NAME: <i>KEITH M FONE</i> SIGNATURE: <i>Keith M Fone</i>
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2690 Sequoia Creek Drive, SJ, CA 95121
(408) 258-8982

NAME: <u>Duc Huynh Wong</u>	NAME: <u>Maylee Wong</u>
SIGNATURE: 	SIGNATURE: 
NAME: <u>Yvonne Phung Su</u>	NAME: <u>Kathlee Wong</u>
SIGNATURE: 	SIGNATURE: 

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2701 SEQUOIA CREEK DR. SJ CA 95121

NAME: DUNG X. HOYNH	NAME: Paula Luong
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

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To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 3833 SEQUOIA CREEK COURT / 408-506-9401

NAME: ANDRE SANTOSO SIGNATURE: 	NAME: Gita Rahardja SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

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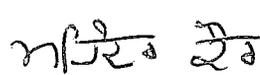
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 - b. We would like to get a written assurance from the developer or the custom lot buyer that they will maintain the properties free of weeds and debris until all the homes are sold.

Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2696 Sequoia Creek Drive San Jose, CA 95121 (408) 532-0522

NAME: Rose Dhalival SIGNATURE: 	NAME: Neetu Dhalival SIGNATURE: 
NAME: Balbir Dhalival SIGNATURE: 	NAME: Mohinder Kaur SIGNATURE: 

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

Current residents in the Greystone, Tuscan Hill, and Silver Crest Communities have raised many concerns regarding the new Cadwallader Housing Development. First and foremost, our current infrastructure does not support the high density of the upcoming houses. This new development will cause much traffic and congestion in Neiman, but primarily in the area surrounding James Franklin Smith (JFS) Elementary School. Lastly, the quality of life will be impacted.

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 3839 sequoia Creek Ct, San Jose, CA 95121

NAME: <u>Dong C. Chang</u>	NAME: <u>Kwan Bok Chang</u>
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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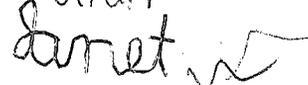
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2678 Sequoia Creek Dr. San Jose CA 95121/408-223-2888

NAME: CHENG QIAN SIGNATURE: 	NAME: Hao Wang SIGNATURE: 
NAME: SUDI QIAN SIGNATURE: 	NAME: Janet Qian SIGNATURE: 

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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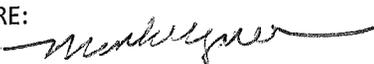
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2677 Sequoia Creek Dr, San Jose, CA 95121

NAME: MINH NGUYEN SIGNATURE: 	NAME: THUY NGUYEN SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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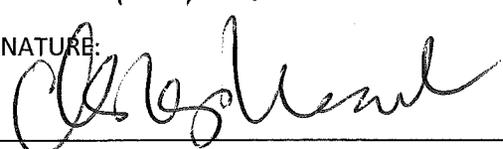
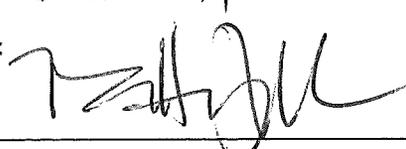
Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

(408) 532 6965

ADDRESS/PHONE #:

2672 SEQUOIA CREEK DR SAN JOSE, CA 95121

NAME: CARIS TRAN SIGNATURE: 	NAME: MAI HOYNH SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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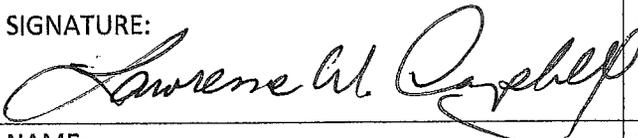
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2665 Sequoia Creek Drive, 408 2383383

NAME: Lawrence W. Campbell	NAME: Marilyn J. Campbell
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #:

2659 Sequoia Creek Dr., San Jose, CA 95121 / 408.532.9169

NAME: George Hidzick	NAME: Noriko Hidzick
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2647 SEQUOIA CREEK DR

NAME: John Traw SIGNATURE: 	NAME: SIGNATURE:
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2660 Sycamore Grove Place, San Jose, CA 95172

NAME: <i>Zheng John L.</i> SIGNATURE: <i>[Signature]</i>	NAME: SIGNATURE:
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

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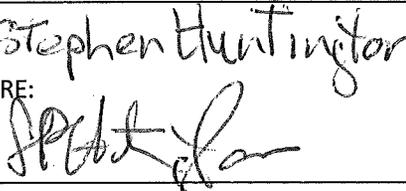
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2705 Sycamore Grove Pl 532-9009

NAME: Stephen Huntington SIGNATURE: 	NAME: SIGNATURE:
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

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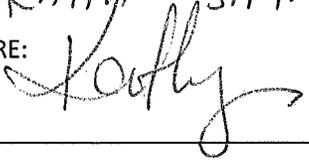
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2711 SYCAMORE GROVE PL., SAN JOSE, CA

NAME: KATHY SHIH SIGNATURE: 	NAME: SAMUEL LALL SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2714 Sycamore Grove Place

NAME: Steve Rosenberg	NAME: Linda Rosenberry
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

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2. The developer has agreed to a blended density of approximately 2.5 (35 new homes plus 3 existing homes) but we request a density of 2 du/acre to be considered. Each home should have minimum lot size of 15,000 square feet, with lot frontage of 125 feet, building height of less than 25 feet and minimum 30 feet setback. No existing neighboring lot should have more than 2 new homes behind it. At a minimum setback should be comparable to existing neighboring lots, and no views should be obstructed by the new homes. Please keep it aligned with the current look and feel of the surrounded neighborhood.
3. Please consider having no through streets or connecting streets between Cadwallader and Neiman. Emergency access is OK.
4. There should either be a public park or open space land dedication, especially for the hillside areas with a steep slope on which it would be difficult to build a lot.
5. Finish entire project within 2 years of construction initiation.
6. Custom lots are OK, but they should be developed and completed within the 2-year timeframe. We don't want the custom lots result in unsold lots to gather weed and debris.
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 - b. We would like to get a written assurance from the developer or the custom lot buyer that they will maintain the properties free of weeds and debris until all the homes are sold.

Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 408-270-9170

NAME: <i>Stan Rose</i>	NAME:
SIGNATURE: <i>Stan Rose</i>	SIGNATURE:
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

Current residents in the Greystone, Tuscan Hill, and Silver Crest Communities have raised many concerns regarding the new Cadwallader Housing Development. First and foremost, our current infrastructure does not support the high density of the upcoming houses. This new development will cause much traffic and congestion in Neiman, but primarily in the area surrounding James Franklin Smith (JFS) Elementary School. Lastly, the quality of life will be impacted.

The following are our recommendations for the rezoning:

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2696 Sycamore Dr, SJ, CA 95121

NAME: <u>Lac DU</u>	NAME: <u>531.7578</u>
SIGNATURE: <u>[Signature]</u>	SIGNATURE: <u>[Signature]</u>
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2687 Sycamore Grove Pl, San Jose, CA 95127

NAME: Masumi Hashimoto	NAME: Doug Fowler
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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1. The evergreen Elementary School district has agreed that the students of new development will attend Cadwallader. So there should be a street opening on Cadwallader side.
2. The developer has agreed to a blended density of approximately 2.5 (35 new homes plus 3 existing homes) but we request a density of 2 du/acre to be considered. Each home should have minimum lot size of 15,000 square feet, with lot frontage of 125 feet, building height of less than 25 feet and minimum 30 feet setback. No existing neighboring lot should have more than 2 new homes behind it. At a minimum setback should be comparable to existing neighboring lots, and no views should be obstructed by the new homes. Please keep it aligned with the current look and feel of the surrounded neighborhood.
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2681 Sawmiller Grove Platen SJ (408) 274-4948

NAME: <i>RALPH S. LITTLE</i> SIGNATURE: <i>Ralph Little</i>	NAME: SIGNATURE:
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

Current residents in the Greystone, Tuscan Hill, and Silver Crest Communities have raised many concerns regarding the new Cadwallader Housing Development. First and foremost, our current infrastructure does not support the high density of the upcoming houses. This new development will cause much traffic and congestion in Neiman, but primarily in the area surrounding James Franklin Smith (JFS) Elementary School. Lastly, the quality of life will be impacted.

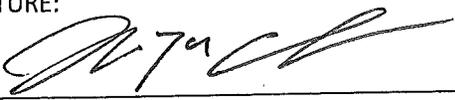
The following are our recommendations for the rezoning:

1. The evergreen Elementary School district has agreed that the students of new development will attend Cadwallader. So there should be a street opening on Cadwallader side.
2. The developer has agreed to a blended density of approximately 2.5 (35 new homes plus 3 existing homes) but we request a density of 2 du/acre to be considered. Each home should have minimum lot size of 15,000 square feet, with lot frontage of 125 feet, building height of less than 25 feet and minimum 30 feet setback. No existing neighboring lot should have more than 2 new homes behind it. At a minimum setback should be comparable to existing neighboring lots, and no views should be obstructed by the new homes. Please keep it aligned with the current look and feel of the surrounded neighborhood.
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 - b. We would like to get a written assurance from the developer or the custom lot buyer that they will maintain the properties free of weeds and debris until all the homes are sold.

Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2669 Sycamore Grove Place, San Jose, CA 95121 408-223-1071

NAME: SHEAN MENG CHOU	NAME: Jennifer Chu
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

Current residents in the Greystone, Tuscan Hill, and Silver Crest Communities have raised many concerns regarding the new Cadwallader Housing Development. First and foremost, our current infrastructure does not support the high density of the upcoming houses. This new development will cause much traffic and congestion in Neiman, but primarily in the area surrounding James Franklin Smith (JFS) Elementary School. Lastly, the quality of life will be impacted.

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1. The evergreen Elementary School district has agreed that the students of new development will attend Cadwallader. So there should be a street opening on Cadwallader side.
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 - b. We would like to get a written assurance from the developer or the custom lot buyer that they will maintain the properties free of weeds and debris until all the homes are sold.

Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 248 Sycamore Grove Place San Jose CA 95121 4082239968

NAME: Anita vanHalle SIGNATURE: Anita vanHalle	NAME: MIKE YOUNG SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

Tel : (408) 274 - 0953

ADDRESS/PHONE #: 2675 Sycamore Grove Place, San José, CA 95121

NAME: JAVIER CASTELBLANCO SIGNATURE: 	NAME: LILY CASTELBLANCO SIGNATURE: 
NAME: SIGNATURE:	NAME: SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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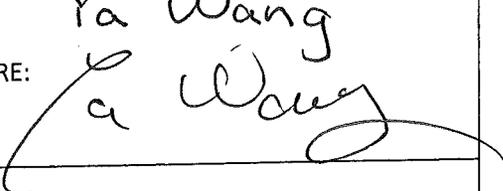
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2655 Sycamore Grove Pl., San Jose, CA 95121, (408) 238-7118

NAME: <u>WEI CHEN</u>	NAME: <u>Ya Wang</u>
SIGNATURE: 	SIGNATURE: 
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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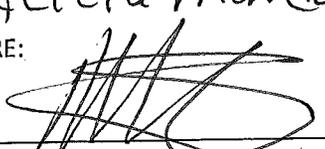
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2699 Sylamore drive pt San Jose Ca

NAME: <u>Alicia mendola</u>	NAME:
SIGNATURE: 	SIGNATURE:
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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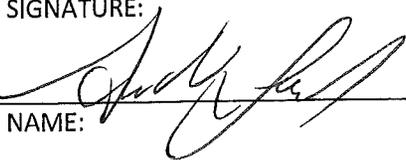
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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2699 Sylamore grove pl San Jose Ca

NAME: Armando Kana	NAME:
SIGNATURE: 	SIGNATURE:
NAME:	NAME:
SIGNATURE:	SIGNATURE:

December 5, 2009

From: Greystone Estates, Tuscan Hill Community, Silver Crest

To: The San Jose Planning Commission, The City Council, and Lesley Xavier (project manager)

Re: Cadwallader Housing Development Project # GP08-08-04

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Best Regards,

Greystone Estates, Tuscan Hill Community, Silver Crest

ADDRESS/PHONE #: 2696 Sycamore Grove Place (408) 270-9190

NAME: <i>Maritza Muldonado</i>	NAME:
SIGNATURE: <i>Maritza Muldonado</i>	SIGNATURE:
NAME:	NAME:
SIGNATURE:	SIGNATURE: