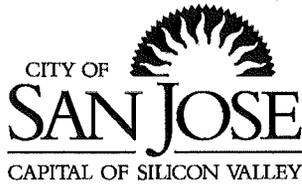


SUPPLEMENTAL



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

**SUBJECT: ORDINANCE ESTABLISHING
THE MAIN STREET ZONING
DISTRICTS**

DATE: November 19, 2010

COUNCIL DISTRICT: Citywide
SNI AREA: All

RECOMMENDATION

The Planning Commission voted 6-1-0 (Commissioner Kline opposed) to recommend that the City Council approve the proposed ordinance amending Title 20 of the San Jose Municipal Code to add a new Chapter 20.75, Pedestrian Oriented Zoning Districts, establish the Main Street Districts within that Chapter, establish parking and loading requirements for Main Street Districts and make other related changes to Chapter 20.10, General Provisions and Zoning Districts; Chapter 20.40, Commercial Zoning Districts; Chapter 20.80, Specific Use Regulations; Chapter 20.175, Commercial and Industrial Common Interest Development Regulations; and 20.200, Definitions, to align with and further support the new Pedestrian Oriented Zoning Districts, and include the following revisions:

1. Revise Chapter 20.75, Pedestrian Oriented Zoning Districts, Section 20.75.20.A, to limit initial applicability of the Main Street Zoning Districts to the Alum Rock Neighborhood Business District.
2. Revise Chapter 20.75, Pedestrian Oriented Zoning Districts, Subsection 20.75.120.A.4, to limit moveable partitions and planters allowed in the front setback to define an outdoor seating area to a height of three feet.
3. Revise Chapter 20.75, Pedestrian Oriented Zoning Districts, Section 20.75.320, to add moveable outdoor retail displays and food carts to the outdoor uses allowed within 150 feet of a residentially zoned property without the requirement of a Special Use Permit. Revise Subsection 20.75.320.E.3, to allow outdoor dining to operate until 12:00 midnight instead of 10:00 p.m.
4. Revise Chapter 20.90, Parking and Loading; Table 20-190, Parking Spaces Required by Land Use, and Table 20-211, Multiple Dwellings in the Pedestrian Oriented

Zoning Districts, to add increased bicycle parking requirements applicable to the Main Street Districts for the specific uses presented in Table 1 below.

Table 1. Bicycle Parking Requirements, Adopted and Recommended

Use Category	Adopted Citywide Requirements	Planning Commission Recommended Requirements for Main Street Districts
Emergency Residential Shelter	1 per 5,000 square feet of floor area	1 per 4 beds
Guesthouse	1 per 10 guest rooms plus 1 per 10 full-time employees	1 per 5 guest rooms
Live/Work	1 per 5,000 square feet of floor area	1 per living unit
Living quarters, custodian, caretakers	1 per 10 living units	1 per living unit
One family dwelling	None	1 per living unit
Servants Quarters for one-family dwelling	1 per 10 full-time employees	1 per 3 full-time employees
Residential Care and Service Facilities	1 per 10 full-time employees	1 per 4 client beds
Travel Trailer Parks	1 per 10 full-time employees	1 per 5 employees
Duplex (1-2 bedroom)	None	1 per living unit
Duplex (3 bedrooms or more)	None	2 per living unit, plus 0.5 for each bedroom over 3
Multiple dwelling	1 per 4 living units	1 per living unit

- Provide increased clean air vehicle parking requirements for the Main Street Districts as indicated in Table 2.

Table 2. Clean Air Vehicle Parking Requirements, Adopted and Recommended

Clean Air Vehicles		
For non-residential uses provide designated parking for any combination of low-emitting, fuel efficient, and carpool or van pool vehicles as follows:		
Total Number of Parking Spaces	Adopted Citywide Requirements	Planning Commission Recommended Requirements for Main Street Districts
0-9	0	<u>1</u>
10-25	1	<u>2</u>
26-50	3	<u>3</u>
51-75	6	<u>6</u>
76-100	8	<u>10</u>
101-150	11	<u>12</u>
151-200	16	<u>16</u>
201+	At least 8% of total	<u>At least 10% of total</u>

- Make a number of specific revisions to clarify ordinance language.

OUTCOME

Approval of the proposed ordinance would allow staff to conduct additional outreach and return to the Council with additional ordinances to implement the Main Street Districts in the Alum Rock Study Area and to conduct additional citywide outreach to determine if the Main Street Districts would be appropriate for application in other Neighborhood Business Districts.

BACKGROUND

On November 17, 2010, the Planning Commission held a public hearing to consider the proposed ordinance. Staff directed the Commission's attention to a supplemental memorandum (attached) which transmitted the current staff recommendation and correspondence received after the distribution of the first staff report. Staff also distributed a letter regarding the proposed ordinance received from the Blewett Avenue residents after transmittal of the supplemental staff report. The Director of Planning, Building and Code Enforcement recommended approval of the proposed ordinance with a revision to Section 20.75.020.A to limit applicability of the proposed Main Street Districts to the Alum Rock Neighborhood Business District. Staff made a brief presentation summarizing the goals and regulations of the proposed Main Street Districts.

Two community members spoke regarding the proposed ordinance. The first speaker expressed concern about the proposed height and setback regulations adjacent to single-family uses. She showed a photograph of a 35-foot tall building adjacent to her residence. She indicated that the proposed setback needed further discussion and that the setback should be measured from the permitted living space on a single-family lot, not from the property line. The second speaker, representing the Blewett Avenue residents, indicated that she and her neighbors had not had opportunity to review and comment on the proposed ordinance. She thanked staff for being receptive to community concern about the lack of citywide outreach and indicated that she and her neighbors were eager to participate in a broader outreach process before the Main Street Districts are considered for citywide application.

The Planning Commission closed the public hearing. Commissioner Kline requested an explanation of the proposed floor-to-floor height regulations for ground-floor commercial space and questioned whether this type of uniformity was necessary or beneficial. Staff responded that the proposed regulations require a minimum 15-foot floor-to-floor height for commercial space of less than 8,000 square feet, and a minimum 18-foot height for spaces of 8,000 square feet or more, and indicated that commercial brokers had confirmed that these were the minimums necessary to attract national credit tenants. Staff clarified that in very strong markets, retail uses that do not meet these standards can be very successful, but that San Jose does not enjoy this luxury and the proposed standards are necessary to ensure successful commercial. Commissioner Kline indicated that the substance of the proposed Main Street District regulations was very positive, but stated that he would not support the proposed ordinance due to inadequate citywide outreach.

Commissioner Abelite asked for an explanation of the depth requirements for ground floor commercial space. Staff responded that the proposed ordinance requires a depth of 45 feet for commercial spaces of less than 8,000 square feet in area and 60 feet for spaces 8,000 square feet or greater and indicated that the requirements were, again, intended to accommodate national credit tenants. Staff pointed to past experience with commercial spaces that were so shallow they have never been leased and clarified that 65 feet was actually the industry standard, but that staff was proposing 60 feet to allow greater flexibility.

Chair Jensen asked staff whether the goal of the proposed Main Street Districts was to minimize vehicle driveways to the Main Street. Staff indicated that this was an important goal and that the proposed regulations encouraged vehicle access from side streets, shared access between properties and parcel assembly in order to reduce the number of driveways and improve the pedestrian environment.

Chair Jensen asked whether the Residential Street designation should apply to streets that intersect the Main Street. Staff responded that the designation was intended for streets where only residential uses were appropriate and that none of the streets within the Alum Rock Study Area that crossed the Main Street were "residential" in this sense. Commissioner Jensen expressed strong support for the ordinance and proposed several specific revisions to the Main Street District regulations that were incorporated into the Planning Commission's recommendation.

Commissioner Cahan asked whether an exercise facility would fit within the definition of "active ground floor commercial use". Staff responded that an exercise facility that is open to the public would be considered active ground floor commercial, but that an exercise facility intended exclusively for the use of residents of the building or site would be considered a residential support use and would not be active ground floor commercial.

Commissioner Platten recommended approval of the proposed ordinance with revisions as recommended by staff and Commissioner Jensen. The motion passed on a 6-1-0 vote, Commissioner Kline opposed.

ANALYSIS

A complete analysis of the issues regarding this proposed ordinance is contained in the Planning Commission staff reports dated November 10, 2010 and November 16, 2010.

EVALUATION AND FOLLOW-UP

If the City Council approves the proposed ordinance, staff will be conducting additional community outreach and returning to the Council with additional ordinances to implement the Main Street Districts in the Alum Rock Study Area and with recommendations regarding whether the Main Street Districts should be applicable to other Main Street Business Districts.

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)**

A community meeting for the proposed Main Street Zoning Districts was held on November 8, 2010 at the Mexican Heritage Plaza on Alum Rock Avenue. A small number of community members attended the meeting. Comments included a request that this proposed ordinance be briefly discussed at the Neighborhood Commission Meeting of November 10, 2010 and concern that the proposed zoning does not adequately address pedestrian connections between the Main Street and adjacent residential neighborhoods. Information was provided to a Neighborhood Commissioner to share at the Commission's November 10th as an announcement. Staff has made modifications to the proposed regulations to include an incentive for projects to provide safe and convenient pedestrian access to serve the surrounding neighborhood.

An additional community meeting geared to property owners and tenants of the Alum Rock Study Area (and open to the community at large) was held on November 15, at 9:00 a.m. in Wing Room 120 of City Hall. A small number of owners and representatives of Alum Rock properties who attended the meeting responded positively to the proposed Main Street Districts and expressed interest in participating in future community outreach regarding steps to implement the Main Street Districts within the Alum Rock Study Area.

Notification of the November 8 community meeting and the public hearings before the Planning Commission and City Council was sent to a broad email list; notification of the community meetings and public hearings was mailed to property owners and tenants within the Alum Rock Study Area; and a public hearing notice for the proposed ordinance was published in the Post Record.

The proposed Main Street District regulations have been available for review on the City's website. This staff report and the proposed Main Street District regulations have been posted on the City website at <http://www.sanjoseca.gov/planning/zoning/zoning.asp>.

COORDINATION

This ordinance has been coordinated with the Redevelopment Agency, the Department of Transportation, the Housing Department, the Public Works Department, the Office of Economic Development and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

This proposed ordinance furthers the goals of the San Jose 2020 General Plan for economic development and for pedestrian and transit-oriented development within the Alum Rock Neighborhood Business District.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Negative Declaration and Addendum, File No. PP09-012

/s/

JOSEPH HORWEDEL, Secretary
Planning Commission

For questions, please contact Carol Hamilton at 535-7837.

Attachments:

Supplemental Memo from Joseph Horwedel to the Planning Commission, November 16, 2010

Letter from Blewett Avenue Residents

Draft Ordinance (to be transmitted under separate cover)



Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

**SUBJECT: ORDINANCE ESTABLISHING
THE MAIN STREET ZONING
DISTRICTS**

DATE: November 16, 2010

Approved

Date

COUNCIL DISTRICT: Citywide
SNI AREA: All

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed ordinance amending Title 20 of the San Jose Municipal Code to add a new Chapter 20.75, Pedestrian Oriented Zoning Districts, establish the Main Street Districts within that Chapter, establish parking and loading requirements for Main Street Districts and making other related changes to Chapter 20.10, General Provisions and Zoning Districts; Chapter 20.40, Commercial Zoning Districts; Chapter 20.80, Specific Use Regulations; Chapter 20.175, Commercial and Industrial Common Interest Development Regulations; and 20.200, Definitions, with a revised provision that allows the Main Street Zoning Districts to be applied only in the Alum Rock Neighborhood Business District.

BACKGROUND

This memorandum transmits additional correspondence on the proposed ordinance received after transmittal of the Planning Commission packet, provides a revised recommendation in response to that community input, and provides a brief summary of the Property Owner/Tenant Meeting held on November 15, 2010.

ANALYSIS

Correspondence

Emails from Terri Balandra, Chet Lockwood, Larry Ames, Tom Sawyer, Robert Sippel, and Richard Zappelli, and a letter from the Shasta/Hanchett Park Neighborhood Association are

PLANNING COMMISSION

November 16, 2010

Subject: Ordinance Establishing the Main Street Zoning Districts

Page 2

attached. This correspondence raises concern about height and density, and requests deferral of the item to allow for additional public outreach.

Application of the Main Street Zoning Districts (Revised Recommendation)

In response to significant public concern regarding the public outreach for the proposed ordinance, staff is recommending that the ordinance language be revised to more clearly clarify the initial, limited proposed application of the Main Street Zoning Districts to only the Alum Rock Neighborhood Business District. The current draft language generally limits application of the Main Street Zoning Districts to the Main Street Neighborhood Business Districts (as designated on the San Jose 2020 General Plan) as a general policy matter, even though the most immediate application of this new zoning district is envisioned to be within the Alum Rock Neighborhood Business District only. The revised ordinance language makes this more immediate, envisioned application more explicit. Once broader outreach has been conducted, it would be possible for the Planning Commission and City Council to consider a subsequent ordinance broadening the potential application of these new Main Street Zoning Districts.

Alum Rock Property Owner/Tenant Meeting

Staff presented the proposed ordinance to a small group of Alum Rock Neighborhood Business District property owners and their representatives. They responded positively to the proposed establishment of the Main Street Districts and expressed interest in participating in additional outreach regarding designation of the Alum Rock Study Area as a location for the Main Street Districts and actual rezoning of specific properties.


JOSEPH HORWEDEL
Director, Department of Planning,
Building, and Code Enforcement

For questions, please contact Carol Hamilton at 535-7837.

Attachments:

Email from Terri Balandra, dated November 12, 2010

Email from Chet Lockwood, dated November 12, 2010

Email from Larry Ames, dated November 12, 2010

Email from Tom Sawyer, dated November 12, 2010

Email from Robert Sippel, dated November 13, 2010

Email from Richard Zappelli, dated November 14, 2010

Letter from the Shasta/Hanchett Park Neighborhood Association, dated November 16, 2010

-----Original Message-----

From: Terri Balandra [mailto:tbalandra@apr.com]

Sent: Friday, November 12, 2010 1:14 PM

To: Hamilton, Carol; lajensen_PC@yahoo.com; hopecaban@mac.com;
kline@libraryworld.com; ed.abelite.1@gmail.com; edesa@groundbreaker.com;
mkamkar7@gmail.com

Cc: Horwedel, Joseph; Prevetti, Laurel; Price, Lee

Subject: Planning Commission, Agenda Item#3a, 11.17.2010, Ordinance Amendment

Importance: High

Project Manager Hamilton and Planning Commissioners;

I'm asking that this ordinance be deferred for more community outreach with property stakeholders, along other "Main Streets" that this Ordinance will be addressing. Although the Alum Rock neighborhood may have had a chance to digest this, this is the first we've seen of these proposed regulations that will affect all designated "Main Streets"..

Planning staff is proposing the same setback & height, as I have experienced behind my home with the Fiesta Lanes, San Carlos Townhome development. I thought perhaps City planning had learned a lesson there.

I read through the 74 pages that are attached to your agenda item 3a. See page 8, Table 3 (of the 74 page document linked to your agenda item), and read the charts. Planning staff appears to be proposing, that new development that "backs into" a residential neighborhood, have a 20' set back from the existing residential property line (our setback is 17' here), AND that the building can be no more than 35' high - the SAME as the Fiesta Lanes townhomes behind my back fence. (See photos above) After all the meetings and press coverage, is the City regulating that this type of compaction, is acceptable to the neighboring properties along newly designated "Main Streets"?

In the SHPNA area, we have very shallow lots on this part of Sierra Ave (only 87' deep), whereas the lots on Willard & N.Buena Vista, that also back to each side of the Fiesta Lanes site on W.San Carlos St, are approx 135' deep... Yet, all are faced on the street front with the same front setback. If they had put the back townhomes close against one of these adjoining streets, (instead of ours), there would have been roughly 46' more setback to the back fence, before you started counting off the 17'. The back door frame of my home is 41' from the back fence. With the 17' setback, my home is 57' from the corner of the townhome. If I had a 135' lot, I would be 46' farther away=103' away, (almost double) with considerably less impact.

This Ordinance/Regulation discriminates, and assumes impacts are the same with all adjoining properties - which is not correct.

I believe this "transition" setback needs to be length of feet from permitted residential living space, to the wall of the new building - NOT from the back residential property line to be equitable... and that "length of transition" setback needs to have further discussion.

Our older residential neighborhoods & properties are just as unique as the needed "Main Streets" concept, the City is planning for. This ordinance needs more outreach, and must be more respectful and equitable, to the adjoining invested property stakeholders.

Here's a link to the draft of the Main Street

Regulations<<http://www.sanjoseca.gov/planning/zoning/Main%20Street%20Districts11-10.pdf>>:

(<<http://www.sanjoseca.gov/planning/zoning/Main%20Street%20Districts11-10.pdf>><http://www.sanjoseca.gov/planning/zoning/Main%20Street%20Districts11-10.pdf>). In this link and this group of pages, see pages 11 & 12 of 60 pages.

I respectfully request you defer this Ordinance Amendment, for further stakeholder outreach and discussion.

Thank you.

Terri Balandra

Co-Chair Fiesta Lanes Action Group

District 6 Neighborhood Planning & Land Use Committee

Realtor for 22+ years, Alain Pinel Realtors

Rose Garden, Buena Vista, & Shasta-Hanchett Resident for 41 years

.

From: Chet Lockwood [ch24u@sbcglobal.net]
Sent: Friday, November 12, 2010 4:50 PM
To: lames@aol.com; Hamilton, Carol
Cc: SJ-D6NL@yahoogroups.com; Prevetti, Laurel; Crabtree, Andrew; tbalandr@apr.com; helen chapman
Subject: Re: [SJ-D6NL] please postpone "Main St." submittal
Carol Hamilton - I would also request that this item be deferred until the community has a chance to vest and respond to this item. I cannot see why it could not be deferred until Community Outreach can be done for the impacted residents along these "Main Street" corridors. Please advise your plans ASAP - Thanks You Chet Lockwood Fiesta Lanes Action Group FLAG

Chet Lockwood
Cell (408)218-0102, Office (408)996-9693, Home (408)288-5677

From: "lames@aol.com" <lames@aol.com>
To: carol.hamilton@sanjoseca.gov
Cc: SJ-D6NL@yahoogroups.com; Laurel.Prevetti@sanjoseca.gov; Andrew.Crabtree@sanjoseca.gov
Sent: Fri, November 12, 2010 4:35:54 PM
Subject: [SJ-D6NL] please postpone "Main St." submittal

Hi, Carol,

I would like to second the recommendation by Terri Balandra that the proposed regulations for development of "Main Streets" be postponed until the wider community has had a chance to digest the information and ask questions.

I appreciate that the proposal currently is just for the section of Alum Rock between King and I-680, and that you and the City held a noticed presentation this past week at a venue local to that section -- the Mexican Heritage Plaza. It was a good presentation, but I couldn't help but note that the event was rather poorly attended.

Given that these regulations are being designed to be adaptable to Main Streets throughout San Jose, and given the emphasis being given to such Main Streets in the Envision 2040 General Plan Update, I request that their presentation to the Planning Commission and City Council be delayed, and that the regulations be discussed, or at least that a meeting on them be announced, at an Envision 2040 Task Force Meeting. Hopefully you'll then be able to collect recommendations from the wider community.

Sorry so few people attended the 11/8 meeting (I should have sent the notice to the D6NLG and the Neighborhood Cmsn as well as the WGBackfence eList): hopefully we can get more folks involved in reviewing and understanding the proposals in the next meeting.

So, please don't bring the proposed regulations to the Planning Commission until you've held a better-attended public meeting.

Thank you.

~Larry

[Reply to sender](#) | [Reply to group](#) | [Reply via web post](#) | [Start a New Topic](#)

From: Tom Sawyer [tomsawyerinsanjose@gmail.com]

Sent: Friday, November 12, 2010 8:19 PM

To: Hamilton, Carol

Cc: Terri Balandra

Subject: "Main Street" zoning

Ms Hamilton,

I agree with Ms Balandra's comments that this ordinance is not yet ready for prime time. I certainly don't disagree with the city's strategy to increase density; I would prefer that it be done in a manner that accommodates our existing structures.

I believe that a "grandfathered" structure deserves the same backyard protection as one that meets current zoning. Putting a structure so close to the fence that neighbors lose backyard privacy reduces their quality of home-life and most likely reduces the value of their home.

You-folks are better than I at translating wishes into zoning ordinances. I'm sure you can produce an improved ordinance that would protect homes similar to those behind the old Fiesta Lanes.

Thank you for your efforts on our behalf,

Tom Sawyer

1507 Shasta Avenue

San Jose CA 95126

From: robert sippel [sippel@pacbell.net]
Sent: Saturday, November 13, 2010 7:19 AM
To: Hamilton, Carol
Subject: "Main ST"
Hi, Carol,

I would like to second the recommendation by Terri Balandra that the proposed regulations for development of "Main Streets" be postponed until the wider community has had a chance to digest the information and ask questions.

I appreciate that the proposal currently is just for the section of Alum Rock between King and I-680, and that you and the City held a noticed presentation this past week at a venue local to that section -- the Mexican Heritage Plaza. It was a good presentation, but I couldn't help but note that the event was rather poorly attended.

Given that these regulations are being designed to be adaptable to Main Streets throughout San Jose, and given the emphasis being given to such Main Streets in the Envision 2040 General Plan Update, I request that their presentation to the Planning Commission and City Council be delayed, and that the regulations be discussed, or at least that a meeting on them be announced, at an Envision 2040 Task Force Meeting. Hopefully you'll then be able to collect recommendations from the wider community.

Sorry so few people attended the 11/8 meeting (I should have sent the notice to the D6NLG and the Neighborhood Cmsn as well as the WGBackfence eList): hopefully we can get more folks involved in reviewing and understanding the proposals in the next meeting.

So, please don't bring the proposed regulations to the Planning Commission until you've held a better-attended public meeting.

Thank you.

Robert Sippel
President RGNPA

speaking for the entire board

From: richard zappelli [zappelli0180@sbcglobal.net]
Sent: Sunday, November 14, 2010 8:05 AM
To: laurel.prevetti@sanjoseca.gov; Hamilton, Carol
Cc: SJ-D6NL@yahooogroups.com; suzannecarrig@gmail.com; laurapromero@yahoo.com; Steve Kline; Terri Balandra; Helen Chapman
Subject: Re: Willow Glen Neighborhood Association

Please postpone Main Streets submittal...We at the Willow Glen Neighborhood Association, and the "Stakeholders For A Safe Green Village" would like to become an active part of this subject. If it were not for Terri Balandra we would not have been aware of this. Public input - dissemination of ideas is necessary on this subject. We need to connect with both of our ideas.

Thank You,

Richard Zappelli, WGNA bard Secretary
Co-Chair, Stakeholders For A Safe Green Village

From: richard zappelli <zappelli0180@sbcglobal.net>
To: laurel.prevetti@sanjoseca.gov
Sent: Fri, November 12, 2010 10:21:26 PM
Subject: Fw: Willow Glen Neighborhood Association

Please include us.

----- Forwarded Message -----

From: richard zappelli <zappelli0180@sbcglobal.net>
To: carol.hamilton@sanjoseca.gov
Cc: "ddaytond@att.net" <ddaytond@att.net>; nancy29@comcast.net
Sent: Fri, November 12, 2010 10:17:31 PM
Subject: Willow Glen Neighborhood Association

Hello Carol,

I have been reading the "Main Streets" Email exchanges that have been forwarded to me by Terri Balandra. I was wondering if you could add WGNA to your Email list. We would like to be in the loop.

Laurel Prevetti is going to be our guest speaker November 17th at our monthly meeting and I'm sure we will be discussing the "Main Street" concept at that time. Presently WGNA has organized a coalition named "Stakeholders For A Safe Green Village" and we would be very interested in participating in this discussion.

The Stakeholders are made up of members of WG Neighborhood Assn, WG Business Association, two Elementary schools & their PTA's, Burbank Del Monte NAC, Willow Glen Senior & Community Center, retailers, landlords, Silicon Valley Bicycle Coalition, and Save Our Trails, the Diabetis Association. We are all working together with a common goal and we would all like to work with the City on Lincoln Avenue a San Jose Main Street.

In addition WGNA and the Stakeholders had a "Safe Routes To School" event on Lincoln Avenue, made up of students, parents, teachers, WGNA, WGBA members, the Vice Mayor Judy Churco, Councilperson Pierluigi, Assemblyperson Jim Beall and Hans Larson from SJ DOT, all of us trying to encourage students to have confidence and enjoy the benefits of walking to school on Lincoln Avenue-two Elementary schools are located within a one-third of a mile of each other, and all concerned about what is happening to our "Main Street".

We all have an interest in what you are working on, we are here to support you. Our current WGNA President is David Dearborn.

Please add us to your Email list, we are very interested.

Richard Zappelli,
WGNA board secretary.



Shasta/Hanchett Park Neighborhood Association

P.O. Box 28634 • San José, CA 95159 • info@shpna.org • www.shpna.org

Project Manager Carol Hamilton,

We are writing to you in support of the comments from Terri Balandra and other citizens in our neighborhood regarding the proposed regulations for development of "Main Streets" in San Jose. We would also like to request that the proposal be postponed until a broader section of our community has had a chance to digest the information, ask questions, and be allowed an opportunity for input on the proposal.

We understand that the proposal currently is planned only for the section of Alum Rock between King and I-680, and that the City held a noticed presentation this past week at a venue local to that section. It was not well attended, however given that these regulations are being designed to be adaptable to Main Streets throughout San Jose, and given the emphasis being given to such Main Streets in the Envision 2040 General Plan Update, we request that their presentation to the Planning Commission and City Council be delayed, and that the regulations be discussed by residents in our neighborhood prior to sending forward recommendations to the Council. The concept of the form based design is a good one, but we do have concerns that what works for the Alum Rock area, which is largely sub-urban, may not be fully appropriate for the older more historical or more urbanized greater area of San Jose. Hopefully you'll then be able to collect recommendations from the wider community from some additional meetings.

We are sure with a little preparation we will get more folks involved in reviewing and understanding the proposals in the next meeting; so, please don't bring the proposed regulations to the Planning Commission until you've held a better-attended public meeting in our area.

Thank you,

Board of Directors- Shasta /Hanchett Park Neighborhood Association

CC Planning Commission

Blewett Avenue Neighbors

Dear Planning Commissioners:

The Blewett Avenue Neighbors oppose approval of item 3a, an ordinance creating Main Street zoning for Neighborhood Business Districts.

Blewett Avenue is the historic street that runs parallel to Lincoln Avenue and adjacent to the Willow Glen Business district. We have enjoyed a long standing collaborative and cooperative relationship with our neighborhood business district which ensures a high quality business experience along with a high quality of life for residents.

We are opposed to this citywide ordinance because there was inadequate outreach to the neighborhoods surrounding all of the Neighborhood Business Districts (NBD). All outreach for this ordinance was conducted exclusively in the Alum Rock Neighborhood and was part of a long-term project based in the Alum Rock Neighborhood.

We believe that the residents and businesses of the NBDs throughout the city should have an opportunity to participate in the development of Main Street zoning standards. Outreach meetings should be conducted in each Neighborhood Business District.

In addition, we have significant concerns and many questions about the specifics within the ordinance. We would have like to have asked our questions and expressed our opinions at community meetings--but we were not given the opportunity. Here are some of the questions we would have asked:

1. Will this ordinance replace guidelines established previously for our Neighborhood Business District and others?
2. Once this ordinance is passed, will the height limit for Lincoln Avenue be 5 stories?
3. How was it determined that 5 story structures are compatible with Neighborhood Business Districts?
4. How do the setbacks for this ordinance compare to existing? Are they smaller?
5. How do the business parking requirements in this ordinance compare to Commercial Pedestrian?
6. How do these reduced residential parking requirements compare to transit oriented development? How will that impact adjacent retail and nearby residential streets?
7. Our Neighborhood Business District markets itself as friendly and historic? How will 5-story buildings contribute to that marketing strategy?
8. What businesses are included in a "non-residential" building and why does Planning suggest that they do not have to be stepped back from the property line using a 1 to 1 ratio?
9. Does this ordinance mean there won't be any more PD Zoning in the business district? Will new buildings that conform to these rules go directly to building permit without a public hearing?

10. Why did Planning decide to create a citywide ordinance without citywide outreach?
Why do they think that this set of rules may be appropriate for all business districts--
when they have not spoken with us?

Please tell Planning and the City Council that this item is not ready to go forward. We
want our voices heard.

Sincerely,

Ann and Jeff Spanko -1318 Blewett
Karen Allison - 1207 Blewett
Joe and Kelly Lombardo - Blewett
Will and Sara Belnap - 1262 Blewett
Todd A. Weber - 1134 Blewett
Linda L. Kerr - 1134 Blewett
Joanne Markham Allen - Blewett
Jean Dresden - 1276 Blewett
Grace and Steve Lynch -1142 Blewett
Rosa and Mike Thompson - 1200 Blewett
Naomi and Jed Flagberg - 1312 Blewett

(Electronically Signed)