

Envision 2040 Task Member  
City of San Jose Planning Department  
200 East Santa Clara St.  
San Jose, CA

Dear Task Force Member,

As President of the Newhall Neighborhood Association, I would like to express my concerns with the draft Transportation/Land Use diagram for Envision 2040. There seems to be a conflict in goals with the designation of lands north and east of The Alameda between I-880 and the City of Santa Clara line. This neighborhood, The Newhall Neighborhood, is populated primarily with pre-World War II homes of varying sizes and shapes. We have large mansions on The Alameda and right off The Alameda, mid-sized homes scattered about and a large amount of bungalows all constructed in the blocks between The Alameda and Campbell Ave. If adopted as is, these homes would be designated Mixed use residential (up to 30 du/acre) and more exposed to demolition than if designated Residential Neighborhood-up to 8 du/acre. This is in direct conflict with goal F-29 “Preserve and enhance neighborhoods and other areas of the City that provide San Jose with a sense of identity and a historic and cultural richness”.

We are an important neighborhood to the diversity of San Jose. Only 5.3 percent of San Jose’s housing stock is built before 1939(SJ Mercury – 12/19/2008). We fill a narrow gap in the diversity of housing types as stated in the goals of G-30. In fact, our neighborhood as presently configured provides large, medium and smaller housing stock which aligns perfectly with goal G-30.

The lands north and east of The Alameda are rich with San Jose history. The single family medium sized and smaller bungalows behind The Alameda should be designated Residential Neighborhood (up to 8 dwelling units/acre). The properties on the northeast side of The Alameda (between I-880 and City of Santa Clara) should be designated in a way that the structures are preserved as a part of San Jose History. How is San Jose History any less on this stretch of The Alameda as compared to the section between I-880 and Lenzen St.? These Mansions on The Alameda are homes to numerous businesses such as lawyers, Real Estate agencies, Photographers, Hair Salons and many more.

I would encourage you to preserve San Jose History and designate the area behind The Alameda “Residential Neighborhood” and the mansions on The Alameda in a manor that preserves the structures and therefore our history.

John Urban  
President  
Newhall Neighborhood Association