

# **Responses to Comments**

## **October 2018 Initial Study/Mitigated Negative Declaration**

**Page Street Housing Project  
File Nos.: SP17-037 and AT18-012**



**Prepared for the City of San José  
Planning, Building & Code Enforcement**

**200 East Santa Clara Street, 3<sup>rd</sup> Floor  
San José, CA 95113-1905**

**Prepared by David J. Powers & Associates, Inc.**

**1871 The Alameda, Suite 200  
San José, CA 95126**

**November 2018**

**Page Street Housing Project (File No: SP17-037 and AT18-012)**  
**RESPONSE TO COMMENTS**

The October 2018 Page Street Housing Initial Study and Mitigated Negative Declaration (IS/MND) was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA). The IS/MND was circulated for 20 days from October 25 to November 13, 2018. The City received the following seven comment letters during the public comment period:

- |    |   |                   |
|----|---|-------------------|
| A. | Larry Ames                                | October 25, 2018  |
| B. | Richard Zappelli                          | October 25, 2018  |
| C. | Ed Ketchum (Amah Mutsun Tribal Band)      | October 26, 2018  |
| D. | Ed Ketchum (Amah Mutsun Tribal Band)      | October 26, 2018  |
| E. | Richard Zappelli                          | October 26, 2018  |
| F. | Ben Aghegnehu (County Roads and Airports) | November 9, 2018  |
| G. | Valentin Lopez (Amah Mutsun Tribal Band)  | November 13, 2018 |

This memo responds to comments on the IS/MND as they relate to the environmental impacts of the project under CEQA. Numbered responses correspond to comments in each comment letter. Copies of all comment letters are attached.

## COMMENT LETTER A: Larry Ames

**Comment A-1:** FYI, in case you're not on the BCC list. [This is west and just across the street (Page St.) from the fairly new large complex at the SW corner of Meridian and San Carlos (van Every's(?) project, west and across from the Midtown McDonalds).]

**Response A-1:** As stated in the Initial Study, a five story mixed use development (with apartment units and ground floor retail) is located east of the Page Street Housing site, across Page Street, and west of the McDonalds on Meridian Avenue. This comment has been noted and does not raise any issues about the adequacy of the Initial Study. No further response is required.

**COMMENT LETTER B: Richard Zapelli – October 25, 2018**

**Comment B-1:** WGNA has endorsed this project, I believe Buena Vista NA has also. .

**Response B-1:** This comment has been noted. The City of San José, Department of Planning, Building and Code Enforcement received a Position Paper from the Willow Glen Neighborhood Association dated June 14, 2018. The letter indicates the organization's support of the Page Street Housing project. This comment does not impact the CEQA analysis for the project. No further response is required.

**COMMENT LETTER C: Ed Ketchum, Amah Mutsun Tribal Band – October 26, 2018**

**Comment C-1:** The subject project, Page Street Housing Project, is within the lands once controlled by the Tamien Speakers. These peoples were taken primarily to Mission Santa Clara. Per agreement these lands are represented now by the Muwekma Tribal Band. Please contact their representative Alan Leventhal.

**Response C-1:** Native American consultation was completed in accordance with Assembly Bill 52 (AB 52) and the Section 106 compliance process of the National Historic Preservation Act during the preparation of the Initial Study. In accordance with AB 52 and Section 106, six Native American individuals/organizations, provided by the Native American Heritage Commission (NAHC), were contacted to identify potential cultural resources concerns at the project site. A notification letter about the project was emailed to the chairperson of the Muwekma Ohlone Indian Tribe, Rosemary Cambra, on March 27, 2018. Ms. Cambra could not be contacted by phone; an attempt to reach her was made on April 2, 2018. Ms. Cambra was the representative for the Muwekma Tribe provided by the NAHC; any updates to tribal representatives should be sent to the NAHC. As stated in the Initial Study, no tribes identified cultural resources of concern at the project site.

In the event human remains are found during any field investigations, grading, or other construction activities, the tribal representative of the Muwekma tribe (provided by the NAHC), will be notified. The comment does not raise any issues about the adequacy of the Initial Study. No further response is required.

**COMMENT LETTER D: Ed Ketchum (Amah Mutsun Tribal Band) – October 26, 2018**

**Comment D-1:** The subject project, Page Street Housing Project, is within the lands once controlled by the Tamien Speakers. These peoples were taken primarily to Mission Santa Clara. Per agreement these lands are represented now by the Muwekma Tribal Band. Please contact their representative Alan Leventhal.

**Response D-1:**

Comment D-1 is a duplicate of Comment C-1. Response C-1 addresses this comment.

**COMMENT LETTER E: Richard Zappelli – October 26, 2018**

**Comment E-1:** See enclose Willow Glen Neighborhood Association “Position Paper” in support :  
Page Street Housing Project (SP 17-037 & AT 18-012)

re, Public Notice, Intent to Adopt A mitigated Negative Declaration City Of San Jose, California

Project name: Page Street Housing 012

Assessors Parcel nos. : 277-20-044, -045, and -046 District 6..

**Response E-1:** The comment refers to the WGNA Position Paper, dated June 14, 2018 discussed in Response B-1. This comment does not raise any issues regarding the adequacy of the Initial Study. No further response is required.

**COMMENT LETTER F: Ben Aghegnehu, County of Santa Clara  
Roads and Airports Department – November 9, 2018**

**Comment E-1:** The County of Santa Clara Roads and Airports Department appreciates the opportunity to review the Mitigated Negative Declaration for Page Street Housing Project and the County has no comments.

**Response E-1:** This comment is noted and does not raise any issues regarding the adequacy of the Initial Study. No further response is required.



**COMMENT LETTER G: Valentin Lopez, Amah Mutsun Tribal Band – November 13, 2018**

**Comment E-1:** This project is outside our traditional tribal territory we have no comment.

**Response E-1:** This comment is noted and does not raise any issues regarding the adequacy of the Initial Study. No further response is required.

**From:** [Lames](#)  
**To:** [Mahamood, Reema](#); [SJ-D6NL@yahoogroups.com](mailto:SJ-D6NL@yahoogroups.com); [jean@sjparksadvocates.org](mailto:jean@sjparksadvocates.org)  
**Subject:** Re: Notice of Intent--Page Street Housing Project (SP17-037 & AT18-012 )  
**Date:** Thursday, October 25, 2018 1:51:05 PM

---

FYI,  
in case you're not on the BCC list.

[This is west and just across the street (Page St.) from the fairly new large complex at the SW corner of Meridian and San Carlos (van Every's(?) project, west and across from the Midtown McDonalds).]

~Larry

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

**From:** Mahamood, Reema <reema.mahamood@sanjoseca.gov>  
**To:** Mahamood, Reema <reema.mahamood@sanjoseca.gov>  
**Sent:** Thu, Oct 25, 2018 10:53 am  
**Subject:** Notice of Intent--Page Street Housing Project (SP17-037 & AT18-012 )

## **PUBLIC NOTICE**

### **INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION CITY OF SAN JOSE, CALIFORNIA**

**Project Name:** Page Street Housing Project  
**AT18-012**

**File Numbers:** SP17-037 and

**Description:** The project applicant is seeking a Special Use Permit to allow the demolition of five residential buildings and ancillary structures and the construction of a five-story multi-family residential building with 81 affordable studio apartments and one three-bedroom manager's unit, alternative parking arrangements, and the removal of 17 ordinance-sized trees on a 0.7-acre site.

**Location:** West side of Page Street approximately 225 feet south of West San Carlos Street; 329, 341, and 353 Page Street, San José

**Assessor's Parcel Nos.:** 277-20-044, -045, and -046

**Council**

**District:** 6

**Applicant Contact Information:** Charities Housing, 1400 Parkmoor Avenue, San José, (408) 550-8300

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project would not have a significant effect on the environment if the project implements the protective measures (mitigation measures) identified during the environmental review.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **October 25, 2018, and ends on November 13, 2018.**

The Draft MND, Initial Study, and supporting technical documents are available online at: <http://www.sanjoseca.gov/index.aspx?nid=2165> . The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building and Code Enforcement, located at on the third floor of City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street.

For additional information, please contact Reema Mahamood at (408) 535-6872, or by e-mail at [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov).

**Reema Mahamood**  
Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement  
200 E. Santa Clara St., T-3  
San José, CA 95113  
d - 408.535.6872 | f - 408.292-6240  
[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

**From:** [Richard Zappelli](mailto:Richard.Zappelli@sjparksadvocates.org)  
**To:** [SJ-D6NL@yahoogroups.com](mailto:SJ-D6NL@yahoogroups.com)  
**Cc:** [Mahamood, Reema; jean@sjparksadvocates.org](mailto:Mahamood.Reema@sjparksadvocates.org)  
**Subject:** Re: [SJ-D6NL] Notice of Intent--Page Street Housing Project (SP17-037 & AT18-012 )  
**Date:** Thursday, October 25, 2018 11:07:02 PM

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WGNA has endorsed this project, I believe Buena Vista NA has also.

On Oct 25, 2018, at 1:51 PM, Lames [lames@aol.com](mailto:lames@aol.com) [SJ-D6NL] <[SJ-D6NL@yahoogroups.com](mailto:SJ-D6NL@yahoogroups.com)> wrote:

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### Reema Mahamood

Planner III, Environmental Review

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200 E. Santa Clara St., T-3  
San José, CA 95113  
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[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

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Posted by: Lames <[lames@aol.com](mailto:lames@aol.com)>

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**From:** [Aerieways](#)  
**To:** [Mahamood, Reema](#)  
**Subject:** Re: Notice of Intent--Page Street Housing Project (SP17-037 & AT18-012 )  
**Date:** Friday, October 26, 2018 12:13:34 AM

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The subject project, Page Street Housing Project, is within the lands once controlled by the Tamien Speakers. These peoples were taken primarily to Mission Santa Clara. Per agreement these lands are represented now by the Muwekma Tribal Band. Please contact their representative Alan Leventhal.

Ed Ketchum  
Amah Mutsun Tribal Band  
Historian

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**Reema Mahamood**  
Planner III, Environmental Review

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d - 408.535.6872 | f - 408.292-6240  
[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

**From:** [Richard Zappelli](#)  
**To:** [Mahamood, Reema](#)  
**Cc:** [elizabeth Estensen](#); [Konstantin Voronin](#); [Rod Brittner](#)  
**Subject:** Charities Housing Position, June 2018  
**Date:** Friday, October 26, 2018 10:53:17 PM

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***Reema Mahamood,***

***See enclose Willow Glen Neighborhood Association "Position Paper" in support : Page Street Housing Project (SP 17-037 & AT 18-012)***

***re, Public Notice, Intent to Adopt A mitigated Negative Declaration City Of San Jose, California***

***Project name: Page Street Housing 012***

***Assessors Parcel nos. : 277-20-044, -045, and -046 District 6.***

**[https://d3n8a8pro7vhmx.cloudfront.net/wgna/pages/155/attachments/original/1530311693/WGNA\\_Charties\\_Housing\\_Position\\_14\\_June\\_2018.pdf?1530311693](https://d3n8a8pro7vhmx.cloudfront.net/wgna/pages/155/attachments/original/1530311693/WGNA_Charties_Housing_Position_14_June_2018.pdf?1530311693)**



# WILLOW GLEN NEIGHBORHOOD ASSOCIATION

## POSITION PAPER

### THURSDAY 14 JUNE 2018

#### **City of San José Planning Division**

Robert Rivera, Project Manager

Phone: 408-535-4843; Email: [Robert.Rivera@sanjoseca.gov](mailto:Robert.Rivera@sanjoseca.gov)

#### **Charities Housing (Applicant)**

Sandra Heredia Project Manager,

Phone: 408-550-8308; Email: [sheredia@charitieshousing.org](mailto:sheredia@charitieshousing.org)

**Subject:** Supporting position for the proposed affordable residential housing development by Charities Housing; City of San Jose File No. SP17-037.

#### **Ref. The Page Street Housing development**

**Location:** 329-353 Page Street, in the West San Carlos Urban Village Planning Area nearby Willow Glen.

The Willow Glen Neighborhood Association (WGNA) supports the proposed Page Street development by Charities Housing, a project for affordable housing.

After two meetings and presentations in May and June of 2018, **the overwhelming majority of the WGNA Board of Directors are fully satisfied** with the answerability displayed by Sandra Heredia, Executive Director, and Kathy Robinson, Director of Housing Development, both of them representing the applicant, Charities Housing Development Corp. We urge the city to approve the Charities Housing project, file no. SP17-037.

This project **meets the urgent need for affordable housing in our area**, and it represents one of several vital developments that fit into the larger scope of fundamental needs, and what's become a **growing, diverse population** that seeks to be on a stageable journey towards personal sustainability. The Page Street development symbolizes an important *page* in a life story. It gives the needed security and boost to displaced individuals, families, children, veterans, sufferers of domestic violence, people in specific and unfortunate transitions, etc.

Page Street builds on **the initiative for stronger, more complete neighborhoods**, while meeting the **county-wide responsibility for new affordable housing** for households with incomes below 50% Area Median Income (AMI). These studio apartments will serve residents at 30%, 40% and 50% of Area Median Income (AMI), with the average affordability in the development at 40% AMI.

We understand the **"housing first"** approach that calls for the creation of **supportive housing, rapid-rehousing, and homeless prevention**. This breaks the vicious and unsustainable cycle in the cost of homelessness, such as the hundreds of millions of dollars spent on health care, the justice system, and social service.

The Page Street housing will sustain a **continuous upward journey** towards mental health, community engagement, family reunification, meaningful daily life, addiction recovery, physical health & wellness, and employment. When we give people housing first, it significantly reduces the dependence on safety net services and makes them untroubled, productive citizens. One-third of Page Street's apartments will provide permanent supportive



## WILLOW GLEN NEIGHBORHOOD ASSOCIATION

housing for individuals with disabilities who have also experienced long or multiple episodes of homelessness.

The WGNA Board of Directors believes that Charities Housing is a **responsible community partner** that has a proven record in contributing to the highest standards of human dignity and participation in our community. This is their overriding, proactive commitment.

We are confident that Charities Housing will maintain the proposed 82 unit affordable housing development, located on a total .70-acre site in San Jose, just north of downtown, with the same **appropriate, good standards** of their other properties. They will be a reputable, participatory, and caring neighborhood partner.

The board is satisfied that Charities Housing intends to construct a **quality, complete, serviceable, and livable community**. A new structure of wood frame over a concrete podium will house one unrestricted staff apartment with a parking ratio of 0.76 spaces to each residential unit for a total of 62 spaces that are provided through a combination of parking lifts and typical surface parking. Studios will be complete with kitchens and **ADA accessible** bathrooms. The amenities adhere to **urban village standards** with ample locked **bicycle storage**, offices for property management, and **eco-passes to residents to encourage the use of public transportation**. Residents will be accommodated by service providers and space for front desk staff; laundry facilities; a large community room with an attached kitchen for staff and resident use; landscaped open space at the ground level that will provide a walking/recreational connection between Meridian Ave. and Willard Ave. There will also be outdoor terraces, distributed on various floors, for residents.

Again, we believe Charities Housing is as much committed to building a quality structure, as they are a caring, dedicated partner in the community, encouraging people in an earnest life journey. We support their project, and we encourage the city and community to do the same.

Best,

Elizabeth Estensen, Board President, WGNA

**From:** [Aghegnehu, Ben](#)  
**To:** [Mahamood, Reema](#)  
**Cc:** [Talbo, Ellen](#)  
**Subject:** Page Street Housing Project MND  
**Date:** Friday, November 09, 2018 11:02:18 AM

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November 2018

Dear Reema Mahamood:

The County of Santa Clara Roads and Airports Department appreciates the opportunity to review the Mitigated Negative Declaration for Page Street Housing Project and the County has no comments.

If you have any questions or concerns, please contact me at (408) 573-2462.

Thank you,

**Ben Aghegnehu**

Associate Transportation Planner  
County of Santa Clara | Roads & Airports  
101 Skyport Rd | San Jose, CA, 95110  
408-573-2462 (o)

**From:** [Val Lopez](#)  
**To:** [Mahamood, Reema](#)  
**Subject:** Re: Notice of Intent--Page Street Housing Project (SP17-037 & AT18-012 )  
**Date:** Tuesday, November 13, 2018 7:40:37 AM

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This project is outside our traditional tribal territory we have no comment.

Valentin Lopez, Chair  
Amah Mutsun Tribal Band

On Thu, Oct 25, 2018 at 10:53 AM Mahamood, Reema <[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)> wrote:

**PUBLIC NOTICE**

**INTENT TO ADOPT**

**A MITIGATED NEGATIVE DECLARATION**

**CITY OF SAN JOSE, CALIFORNIA**

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**Reema Mahamood**

Planner III, Environmental Review

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## **CONCLUSION**

Based upon review of the comments received during the public circulation period for the Page Street Housing IS/MND, there is no evidence to indicate that implementation of the proposed project, including proposed mitigation measures, would result in a significant environmental impact under CEQA. Furthermore, the comments received did not raise any new issues or provide information indicating the project would result in additional impacts or impacts of greater severity than described in the IS/MND. Therefore, the IS/MND is the appropriate level of environmental review for the proposed project.