

From: [Pham, Kieulan](#)
To: [Jesus Flores](#)
Cc: [GeneralPlanStaff](#)
Subject: RE: Questions
Date: Wednesday, February 26, 2020 11:10:44 AM
Attachments: [SigProjects_SitesthatMeetCriteria.jpg](#)
[image002.png](#)

Hi Jesus,
See responses in [blue](#) below.

Best,
Kieulan Pham
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For general Planning queries, visit www.sanjoseca.gov/planning

From: Jesus Flores <jesus@jesusflores.net>
Sent: Friday, January 31, 2020 10:10 AM
To: GeneralPlanStaff <GeneralPlanStaff@sanjoseca.gov>
Cc: Pham, Kieulan <kieulan.pham@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Subject: Questions

[External Email]

Good morning Staff members,

As a follow up to last night's meeting I have a few questions:

On ELIMINATING commercial requirements for Signature Projects.

1-Does Staff have a list for the location of those 378 identified possible sites for Signature Projects?
If so, can I be provided with it?

[Attached is a citywide map showing roughly the sites for Signature Projects.](#)

2-Has Staff performed an analysis in regards to how many small businesses are currently occupying these 378 sites? If so, does staff have an estimate of how many small businesses will be displaced?
[Staff has not perform an analysis on the number of small businesses under the Task Force's recommended criteria for the Signature Project sites.](#)

4-If the recommendations to either reduce or eliminate commercial requirements were to be accepted by City Council most Signature Project sites will be reducing/eliminating commercial space,

would this reduced commercial space be reallocated somewhere else?

The planned commercial space will be redistributed to other parcels within the Urban Village.

On ELIMINATING commercial requirements for 100% Affordable Housing Developments:

1-Can you please provide me with a list of the current proposed and/or approved 100% Affordable Developments in our city?

Only one 100% affordable housing development elected to use Policy IP-5.12 and was recently approved. It is a planned 147-unit apartment with 16,000 square feet for commercial use at 397 Blossom Hill Road (File No. CP18-022). Currently pending is a 233-affordable housing unit project with 1,780 square feet of retail at 961 Meridian Ave. (File no. SP19-064).

2-Has Staff explored any alternatives to replacing the (if approved) loss of commercial space?

At this time, the planned commercial space will be redistributed to other parcels within the Urban Village.

On ELIMINATING commercial requirements for both Signature Projects and 100% Affordable Housing Developments:

1-If the recommendations to ELIMINATE COMMERCIAL REQUIREMENTS were to be approved by City Council, would the present zoning for those parcels be changed to Residential?

Staff does not plan to actively rezone parcels. The planned commercial space will be redistributed to other parcels within the Urban Village.

I thank you in advance for your attention to my requests.

Best,

Jesus Flores
Task Force Member

Jesus Flores

President & CEO

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