

Letters from the Public

**CALIFORNIA
RENTERS LEGAL
ADVOCACY AND
EDUCATION FUND**

October 24, 2022

City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: Proposed 1065 South Winchester Boulevard Housing Development.

Dear City Council and City Attorney:

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform the San Jose City Council that they have an obligation to abide by all relevant state housing laws when evaluating the proposed 1065 South Winchester Boulevard mixed-use housing development. The Housing Accountability Act (GOV 65589.5) requires approval of zoning and general plan compliant projects unless findings can be made regarding specific, objective, written health and safety hazards.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue, new customers to local businesses, decarbonization in the face of climate crisis, but most importantly it will reduce displacement of existing residents into homelessness or carbon-heavy car commutes.

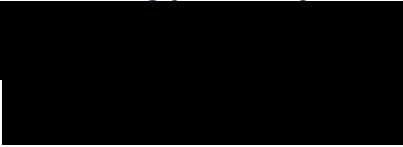
CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. Consistent with the general plan, the proposed mixed-use development will provide badly needed housing within the Winchester Boulevard Urban Village and increase employment opportunities through the provision of on-site commercial office space. In addition, the proposed development will include various multi-modal and public improvements, encouraging the use of alternative transit options, such as the bus stop and bicycle lanes located adjacent to the building on Winchester Boulevard.

While no one project will solve the regional housing crisis, the proposed 1065 South Winchester Boulevard development is the kind of housing San Jose needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at www.carlaef.org.

Sincerely,

360 Grand Ave #323, Oakland 94610
hi@carlaef.org

Dylan Casey
CaRLA Executive Director



Courtney Welch
CaRLA Director of Planning and Investigation

FW: Proposed 1065 S. Winchester Blvd Development

City Clerk <city.clerk@sanjoseca.gov>

Tue 10/25/2022 7:50 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Esparza, Maya <Maya.Esparza@sanjoseca.gov>
Sent: Monday, October 24, 2022 5:19 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fwd: Proposed 1065 S. Winchester Blvd Development

FYI- we all got this email

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From: Kit Reed <[REDACTED]>
Sent: Monday, October 24, 2022 4:44:57 PM
To: Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>
Subject: Proposed 1065 S. Winchester Blvd Development

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Hi there,

I live on Verdant Way which dead ends on Acorn Ct behind the proposed Winchester development.

I understand the Planning Commission has recommended you approve this but I agree completely with Commissioner Ornelas-Wise, the Preservation Action Council and Historic Landmarks Commission; these buildings should not be destroyed. The three existing buildings, farmhouse, barn and drying shed should be preserved as a rare remaining piece of what this valley used to be. San Jose has a terrible reputation for tearing down historical buildings; here is a chance to do the right thing.

I grew up in the Santa Clara Valley when we still had orchards and farms. For Adam Askari, who did not grow up here, to declare these buildings are not historical because not designed by a famous architect or associated with an historical person is so wrong and uninformed.

These buildings could become a great learning space for the many newcomers to Santa Clara Valley. My hope is you will move these buildings and give them a new life sharing the history of our remarkable valley.

Thank you.
Kit Reed

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