

14 April 2004

Mr. Lee Butler
City of San Jose
Planning Department
801 N First Street
San Jose, CA 95110

Re: KB Homes/SJCC Project-GP03-03-17

Dear Lee,

The Campus Community Association (CCA) opposes any General Plan or Zoning Density change to single-family properties located on Orvis, S. 12th, and S. 11th Streets. Many of these properties are included within the proposed KB Homes project located at the San Jose Christian College site.

The CCA opposes demolition of properties eligible for the Historic Resources Inventory. Such demolition will irreparably harm the historic fabric of our neighborhood. These viable family homes continue to serve as critically necessary housing compatible with the surrounding residences. The conservation of our historic housing within a contiguous neighborhood has resulted in sizable private property investment, recovered housing to conforming residential use and reversed the erosion of downtown core property value.

Preserving our architectural and structural history is of prime importance to the CCA. The CCA supports the University Neighborhoods revitalization plan, which restates the importance of historical property preservation.

With this letter, the CCA comments only concern the proposed General Plan and Zoning Density changes related to the single-family properties on Orvis Street, S. 12th and S 11th Streets between Margaret and Virginia.

Please include this letter with the application file and forward on to the appropriate commissions including the Historic Landmark and Planning Committees, and to the City Council as this application progresses.

Sincerely,

David Erickson
President, Campus Community Association

cc. Councilmember Cindy Chavez