

16 November 2004

Stephen Haase
Planning Director
City of San José
50 W San Fernando Street, Ste 900
San José, CA, 95113

Mr. Haase,

The Campus Community Association SUPPORTS the current ordinance and law PROHIBITING SECONDARY UNITS in the City of San José. It is our understanding that the city may continue to find an adverse impact on residents should the relevant ordinances be changed. We would support those findings that maintained the current prohibitions.

In our home City Council District 3, less than 10% of properties would be affected by this ordinance change; many of those properties are within our residential boundaries. The CCA was formed over 30 years ago to reverse the deterioration of our neighborhood. Changing the zoning to R-1 was instrumental to reversing direction and regaining private property investment. To allow secondary units would effectively rezone Naglee Park from R-1 to something close to R-2. This would be contrary to our organization's 30-year mission.

The remaining District 3 residential properties are largely already zoned for R-2 (North-side Neighborhood) and R-m (downtown core), allowing for generous opportunities for private investment in additional housing. We maintain that the larger lot sizes, street widths and support services are appropriate for this zoning. Until we have made use of existing R-2 properties, we do not support changing the planning codes to affect R-1 properties.

We have discussed this issue at four monthly Steering Committee meetings and two quarterly General meetings. We have received briefings from many sides of the issue. We have approached this issue with informed discussion and due diligence.

Thank you for considering our position.

David Erickson
President, CCA

cc: Councilperson Cindy Chavez, District 3
John Davidson