



June 11, 2010

Envision San Jose 2040 Task Force
C/O Lee Butler, AICP, LEED AP
Planner II, Envision San Jose 2040 General Plan Update
City of San Jose Dept. of Planning, Building, & Code Enforcement
200 E. Santa Clara St., 3rd Floor, San Jose , California , 95113-1905

Dear Members,

The Campus Community Association has been following the work of the Envision 2040 Task Force on its web site and has reviewed the new Generalized Land Use Map. We are extremely concerned about a feature of that map that affects Naglee Park. While the map purports to be “generalized”, it very specifically identifies all of the 00 blocks of our numbered streets as “Residential Growth Areas – Village Overlay”. These blocks are currently part of the Naglee Park Conservation Area; this is a Conservation Area that almost certainly qualifies for historic district status should that be sought. This affected area is already home to several designated Historic Landmarks.

These blocks, with the exception of the properties that face Santa Clara Street and the ‘new’ court homes on South 16th and 17th Streets, are shown as Medium Low Density Residential (8 DU/AC) on the current General Plan. They have been so designated we believe since sometime in the early 1980’s. This designation corresponds nicely with the fine old turn of the 19th/20th Century homes on most of these blocks. There are no reasonable opportunities for “residential growth” in this area.

While we have not found text that describes “Residential Growth Areas – Village Overlay” in detail and assume that it has not been drafted yet, we understand that perhaps the Residential Growth Area is intended to cover a range of circumstances that would also be protective of historic communities. We firmly believe, however, that even if the intention is to provide historic protection within the “Residential Growth Areas – Village Overlay” designation, that designation is completely inappropriate at this location, because:

- The existing structures are single family and the greater numbers of them are in single family use. Those that are grandfathered in as multi-family may remain so.
- We had understood that the Task Force had already concluded that the best way to ensure the survival and maintenance of historic single family structures is to keep them in single family use. Naglee Park is an excellent example of the success of that principle, as are several other Conservation Areas.
- There is, therefore, absolutely no opportunity for “residential growth” on the Conservation Area properties.
- Leaving the Envision 2040 San Jose Designation as “Residential Growth Areas – Village Overlay” for the 00 blocks of Naglee Park would be confusing at best and, at worst,

damaging to the long term survival of a fine and cohesive group of historic structures and community.

- While allowing some flexibility of uses and standards for historic buildings in other contexts can support the survival of the structures, in established single family neighborhoods the opposite is true. Naglee Park, Shasta Hanchett, and Palm Haven, compare favorably with other neighborhoods and areas subject to more flexible regulations and policies because those three conservation areas have maintained their single family use and Medium Low Density Residential (8 DU/AC) zoning.

We urge you to reconsider the "Residential Growth Area – Village Overlay" for the 00 blocks of South 12th through South 17th Streets. The underlying Residential Neighborhood (up to 8 DU/AC) designation would clear up the ambiguity and serve this area well. Thank you for your consideration of this matter.

Sincerely,



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President, Campus Community Association

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