

Agenda for D6NLG (District 6 N'hd Leaders Group), Monday **Nov. 6th, 2023, 7 PM**
with notes by L.L.Ames, 11/25/23

>> **meeting was recorded** for use by D6NLG members.

Video: http://calsj.org/D6/recordings/Nov'23_video.mp4;

and Chat text: http://calsj.org/D6/recordings/Nov'23_chat.txt

Meeting Agenda:

- Welcome and Introductory Remarks – Larry Ames, chair
 - welcome TAPNA (The Alameda-Park N'hd Association)
- Agenda Changes/additions?
- Attendee Introductions – Name / Organization / Title
 - Larry Ames, Chair
 - Bill Rankin, Vice Chair; also NWGNA & SOT
 - Mary Anne Groen, Chief of Staff for CM Davis, D6
 - Steve Kline, staff to Co. Sup. Susan Ellenberg
 - Jean Dresden, SJ Parks Advocates
 - Jim Carter, SJ N'hds Cmsn
 - Art Maurice, Cory
 - Olivia Navarro, SJ N'hds Cmsn
 - Kathy Sutherland, Delmas Park
 - Judie Ciesla, TAPNA (The Alameda-Park N'hd Association]
 - Joanne Harris, TAPNA Sec'y
 - Peter Allen, SJ Arts Advocates
 - Liana Bekakos, SHPNA
 - Susan Price Jang
 - Ryan Sheelen, Senior Planner at SJC, guest speaker
 - Bob Sippel, Guadalupe River Task Force
- Guest speaker: Ryan Sheelen, Planner IV at SJC, on Quad. River Park; rezone & dev'lpmnt along Coleman (see D6NLG [letter¹](#), sent 9/14/23)
 - “Coleman and Hedding Commercial Dev'lpmnt Project”:
 - Gen. Plan Amendment & Rezoning (Combined Industrial Commercial & Planned Dev'lpmnt);
 - Guadalupe Gardens Master Plan Amendment; CEQA
 - to generate additional revenue stream for the airport, as per FAA req'mnt.
 - 1960s - '90s: land (625 parcels/800 dwelling units) bought w/ FAA grants; must remain airport land for noise buffer.
 - “Fair Market Value” vs “Community Benefit” (low/no-cost use).
 - During pandemic, large influx of unhoused. FAA displeased → Corrective Action Plan (CAP).
 - CAP pushes for Com'ty Ben to activate land to discourage unhoused use. Dog park; disc golf; urban ag.
 - FAA approved Sept 2023 (quite rare!): see letter from [SJ to FAA²](#) and [FAA's reply³](#): yay!

¹ <http://calsj.org/D6/D6NLG%20reponse%202023Sept14%20to%20SJC-Guadalupe%20Gardens%20NOP.pdf>

² <http://calsj.org/D6/SJC&GuadGard,Mar16,2023.pdf>

³ <http://calsj.org/D6/SJC&GuadGard,Sep12,2023.pdf>

- Besides FAA, also State reg's, req'ring Airport Land Use Cmsn (ALUC), which makes Land Use Plan: limits population density; heights; 30% open space; no noise-sensitive uses; ...
- Timeline:
 - Early '24 → Guad R Conservancy and Parks&Rec Cmsn;
 - Spring '24: Draft EIR
 - Summer '24: Gen Plan Amend & rezoning
 - Fall '24: final EIR
 - Winter '24 → City Council
 - 2025: Request for Proposals for Commercial Dev'lpmnt
- Q: what about "Grand Entrance to SJ"? Design guidelines rather than mini-storage?
A: SJC holds deed to land; has some say.
- Q: what about interface between commercial & open space? Don't want line of trashcans!
A: SJC will have full control over design: SJC owns land, will set specs for leases.
- Q: what are orange areas on map (near I-880)? A: for stormwater treatment.
Will design so won't attract wildlife.
- Q: can there be gaps in bldgs along Coleman to allow views of park? A: will need to address in CEQA process.
- Q: what about existing bldgs along Coleman? A: not moving.
- Q: widen Coleman? A: DOT is reevaluating; plans are 20 yrs old; historic bldgs in way
- Q: people mover from Diridon to SJC? A: does feasibility study to see if makes sense financially; will look at alignment later. Might go along Walnut St., between commercial & open space; possibly a mix of above grade / at grade / below grade. Will not divide the park.
- A grand compromise: move out of limbo; can have non-profits develop open space and airport gets revenue from commercial strip.
- Corrections to [minutes](#)⁴ from Oct 2nd meeting? no changes.
 - agendas, minutes, and position papers are archived on <http://calsj.org/D6/>
- Elected Officials / Staff Updates
 - Supervisor Ellenberg – Steve Kline
 - Brd of Supes mtg 11/7: public hearing re: Open Space Authority (OSA) use of eminent domain to protect Coyote Valley. [LLA sent in a [personal letter](#)⁵ in support, and [spoke](#)⁶ at the mtg.]
 - Also, County looking at mental health for elderly.
 - Councilmember Davis – Mary Anne Groen
 - Blue Zones, where people live longer and happier.
 - Nat'l Rec Area recognition for Guad & Coyote Crks? D6 working w/ Chad Powell at Zoe Lofgren's office. Guad Trail already is on list of Nat'l trails, but City didn't get any money in the process. Do a "rededication"? Create our own Nat'l Rec Area: "Think Big"; Alviso to Coyote Valley.
 - Transportation: Bus Bridge from Salinas/Monterey to Gilroy, to give CalTrain service.
 - Working w/ Union Pacific to get better service south of Tamien. CalTrain electrification.
 - BART's "Big Dig" has started.
- Board and Commission Updates
 - Neighborhood Commission – Jim Carter

⁴ <http://calsj.org/D6/D6NLG%20Agenda,%20Oct%202023%20w%20notes.pdf>

⁵ <http://calsj.org/D6/LLA-County-CoyoteValley&OSA-EminentDomain.pdf>

⁶ <http://calsj.org/D6/LLA-PublicComment-OSA-EminentDomain.pdf>

- N’hd Services & Ed Cmte (NSE) will hear PRNS’s reco’s on N’hd Engagement, 12/14/23, based on input from 3 public mtgs.
 - [D6NLG has already [expressed support](#)⁷ for N’hds Cmsn.]
 - Also, Citywide event 10/14/23 at Yerba Buena HS: attendees incl. Olivia Navarro, LLA, + several other past N’hd Cmsnrs.
LLA: like former UNSCC Forums: training & outreach, as compared to N’hd Cmsn work on policies.
- Parks & Rec Cmsn – Larry Ames (D3):
 - Resilience Corps Climate Change Pathway Status Report
training to under-privileged kids on skills, CERT, etc., then offered Park jobs: amazing!
 - Breeze of Innovation update
Steve Borgenhagen spoke to P&RC; LLA asked numerous pointed questions. No P&RC action or approval.
 - Chartered Parks (incl. trails & community cntrs) / reuse? (EIH/GSI/flood) → Feb 2024
Jean: City had hearing on Feasibility of Housing, 10/26/23. Market Rate & Affordable Housing. Cost ~\$1M/unit to build; cost of money, etc, works out that must cost <\$700k to pencil out → not practical to build. Fee structure NOT the problem; cost of money is. Affordable: a “puzzle”; unit size, market share, Fed. rules, etc. Park fees are ~\$10-20k/unit, mismatch is ~\$300k → giving away parks wouldn’t solve anything. Only small, privately funded projects are now feasible.
- Park Fee Task Force – Helen Chapman / Jean Dresden. [Council Study Session 10/26/23]
 - City looking at Nexus study; distribution of funding. But study of San Diego shows people don’t just go to their n’hd park: they go to wherever has what they’re looking for, be it hiking trails, play fields, friends, whatever. Change Nexus policy? Nexus is City.
 - Also converting from “per unit” to “per sq ft.” to accommodate design updates w/o mangling fees. No rush for cmte to report out since nothing is now being built.
 - LLA spoke at Council mtg: if City gives away the park fees now, it’ll be hard to reinstate them at some future time. Without fees, hard to finance any new parks. Parks important for healthy living -- Blue Zones.
- All Districts Leadership Group – Larry Ames / Bill Rankin
 - Preserving city park land is primary issue. Also CERT (Community Emergency Response Training.)
- Advocacy and Community Group updates; other new topics
 - Save Our Trails -- Bill Rankin mtg 10/20/23; Peter Ortiz, CM D5, guest speaker.
 - SJ Arts Advocates -- Peter Allen: policy proposal to City Council late November
 - SJArtsAdvocates.org; City study sessions: 1% for art. (Now just on public bldgs; push for all dev’lpmts?). Transit Occupancy Tax TOT used to go to arts, now goes to Staff.
 - 1%? 1.5%, 2%? Exempt affordable housing; minor remodels.
 - Murals.
 - The Arts generate economic impact; 5k jobs
 - SJ Park Advocates -- Jean Dresden
 - Nov. ballot: Park bond for regional parks? OSA parcel tax for Coyote Valley & Ag lands? VTA for BART? Storm Water? Housing?
 - In March, a ballot measure to change tax rules from 2/3rds to 55% to pass

⁷ <http://calsj.org/D6/D6NLG%20comments%20to%20NSE%20re%20N'hds%20Cmsn,%20Mar%202023.pdf>

- Pickleball, esp. in D6 & D9. Noisy sport! --annoys n'lds.
 - Agnews Park on hold: contam, little demand; CM Cohen asking for delay.
- others
- Old business
 - Planning for D6 Council candidate forum: in-person; time, place, and moderator TBD (late January, at Westminster Presbyterian, moderated by Terry Christiansen?) **confirmed**
 - Candidates: have contacted Olivia Navarro, Alex Shoor, Angelo Pasciuti; [and Michael Mulcahy] will wait until close of filing (Dec 8th) before setting details.
 - update on **Housing Policy**: discussion of local "builder's remedy" (and other) projects?
 - Berryessa BART: going from high density to townhouses? Others also downsizing, incl. Eagles on Lincoln Ave now going to 2 single family units.
 - No high-rises in SJ? Planning rules? Financing?
- Continued: Roundtable discussion of issues local to individual communities
 - Judie: TAPNA (The Alameda-Park N'hd Association), on SJ/SC boundary. Concern: high rise at Momentum (formerly HM Gousha Map Co.) on The Alameda at I-880.
- Date for next mtg.? **Dec 4th**. Suggestions for guest speaker?
- Additional topics? Announcements? Final thoughts? Changing State reg's on housing: now can build more; different rules; ADUs can be sold separately; single family → 4 units + 3ADUs w/ only 4 parking spaces; small → easily financed; more local impact than infeasible large projects...
- Adjourn