

WONA Board Meeting Minutes
May 10, 2021
Location: 442 Maplewood Ave or Zoom
When 6:30 – 8:00

Facilitator: Daphna Woolfe

Recorder: Joan Johnsen

Board Meeting called to order 6:30 PM

Position	Who	Attended
President	Daphna Woolfe	Yes
Vice President	Chris Scanlan	Yes
Secretary	Joan Johnsen	Yes
Treasurer	Barbara Emerson	Yes
Communications	Bill Cope	No
Winchester Mobile Home Park Liaison	Dave Johnsen	Yes
Transportation and Traffic Liaison	Chris Giangreco	Yes
Liaison for Boundary between Winchester Ranch and Winchester Orchard Neighborhood	Shaun Van Der Veen	Yes
Redevelopment Liaison	Open	

- | | Person Responsible | Time |
|---|--------------------|---------|
| • Agenda – Approved | Daphna | |
| • Approval of Board Minutes, 4/5/2021
Approved | | |
| • Treasurer’s Report | Barbara | 5 min |
| • Balance \$3,796.33 (no change from previous month) | | |
| • UNSCC – Dues \$200/year | | |
| Approved | | |
| • Secretary’s Report | Joan | 5 min |
| Minutes published | | |
| • Pulte/Winchester Ranch | Dave | 15 min. |
| • The temporary entrance/exit Gates are open on Rosewood and S. Henry | | |
| ○ Concern about car speeds on the two streets. Can we get a 25MPH sign as people leave the park? | | |
| • The front half of the property has been demolished. | | |
| • Some homes are still being removed | | |
| • Apartments – The Builder is Hanover. It will be six stories. They will probably start mid-June/July and have a tower crane | | |
| • Fence between the future park and the WONA single family homes bordering the park. | | |
| ○ Shawn talked to Bill Sadler – They are not budgeting anything to replace the fences at this time. Grading and Infrastructure for the front half is top of mind right now. It is suggested to let the fence lie for now. | | |
| ○ Shawn also talked to the Parks Department – they heard that Pulte said they will do something. | | |
| ○ WONA will bring up the fence at the General Meetings that Pulte attends. Dave will continue to bring up the Fence at his monthly Pulte meetings. | | |
| • There is concern about the building inspector’s availability impact to the construction schedule. Chappie wants the Building Inspectors to show up when requested. | | |
| • Maplewood issue | Daphna | 2 Min |

Pulte wants to open Maplewood for Construction trucks. Maplewood residents are against this proposal.

- Olin Ave Daphna 1 Min
Will close for a month – while they put in the divertor
Question: What is the Treatment at the end of Spar? Need to follow up with Seth.
- Federal Realty Update Daphna 3 Min
 - Early on, ChrisS and Daphna established relationship with Federal Realty. They meet with Seth regularly to be kept aware of what is going on.
 - Question - Is Chris S getting plants/trees?
 - There is an issue with the top of parking lot lighting shining on Olin and Hanson. At a previous General Meeting, Seth indicated the bright lighting was during the Construction period. In Production use, the lighting will be modified/dimmed, and the parking top floor may be closed at night to all traffic.
 - Olsen – a new curb and gutter have been formed. It is over a foot below street level. They will have to lower the street to match the office street level.
- How to Approach the City All 15 Min
When you send something to the City, you cannot send it in the name of the Board unless the whole Board agrees. You as a Private Citizen can send anything you want.
When you communicate with the City – Please make your pitches short and to the point. Think “Elevator Pitch,” both in voice and in writing.

Dilemma on how to make sure we are kept informed, but not ping them too frequently.
Can we request they give us a monthly update on things?

ACTION – Daphna will call Cassidy about regular communications. “How can we work with The City to get updates? We do not want to bother you. How do we make this work?”

- Permit Parking All 10 Min
Our big concern is that there will not be enough parking at Winchester Ranch and that people will park on Rosewood and S. Henry and then walk into the park. We have asked to have permit parking extended to the streets that back up to Winchester Ranch (Kirkwood, Olsen, Maplewood, Rosewood, S. Henry, etc.).

Need to get the neighborhoods signed up to say YES on Permit Parking. Each home must pay every few years – you get 3 permits for ~\$75 every 3 years. If you have a special event, you can call DoT and get a 3-day permit. They email you the permits.

Permit parking approval needs to be done way before Winchester Ranch construction is complete. Will bring this up at a General Meeting to the Neighbors and promote the positive reasons to campaign for Permit Parking.

- S. Henry Fire update Chris G 5 Min
ChrisG talked to the Chief Arson Investigator, Laura Martello. There were no conclusive findings. There was no evidence consistent with drug cooking.

There is still the burnt-out vehicle. They are running a generator, and they are fixing cars on the street. Affected people can call Code Enforcement or use the San Jose App and report issues/evidence.

- DoT (including Rosewood) Chris G 15 Min
 - ChrisG met with Florin and gave him the kzm (goggle Earth images) and other files on a memory stick. Florin will look at them. This is the car dealership at the corner of Rosewood, covering the ‘sidewalk (asphalt)’ up with cars.
 - There are houses on Rosewood and Henry with no sidewalk. This is a safety issue. Note: the

other side of the street has sidewalk. Question - Has that part of Rosewood been surveyed for sidewalk? If so, then they should not park their cars there.

- Neighborhood Traffic Management (NTM = Lilly's) Group to take care of street improvements.

- Negative Impacts from nearby businesses All 5 Min
 Reporting Negative Impacts from Local Businesses =
 - For example, S.C. Imports; Chick & Bros ;
 - Kickz – Shoe store – If they are doing an event – then there are a lot of cars and trash. Do they need a permit to have a big event?
 - Auto Dealers & Brokers – Santa Clara businesses are parking their cars on our residential streets.
 - The roles & responsibilities need to be clearly defined between the D1 Office vs DoT. regarding Parking Compliance vs Code Enforcement?

- Stevens Creek Upgrades All 5 Min.
 - Bay Wood (District 6 behind Santana Lot 12). There are design flaws in the drawings. This was revisited in the last mail ChrisG sent.
 - Stevens Creek Winchester – the smart lights at Olin and Olsen do not work. Daphna is sending a personal mail (vs. Board approved mail.) Need to talk to Jessica.

- Automated Enforcement Tech Chris G 5 Min
 - The Assembly and Senate bills were attached to the mail ChrisG sent to DoT. ChrisG wants to know if the bills are sufficient for the City. Note: The City rules will be stricter than the State regulations. ChrisG could go over them with Evan and Dave's office.
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB550
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB735

- New business/Other All
 - WONA June meeting (6/7/21)
 - CA State Senator Dave Cortese
 - Santa Clara County Supervisor Susan Ellenberg
 - Matt Camman – Seneca Welcome Center
 - San Jose Budget Meetings scheduled for 5/13, 5/15, 5/19
 - D1LG meeting 5/15
 - Proposal for a lighting ordinance
 - State Senator Cortese Introduction
 - Opportunity Housing- City of San Jose Planning Department

Meeting Adjourned: 8:18 PM

2021	General Meeting	Board Meeting	Possible General Session Topics
January	1/25/21	1/11/21	Traffic and Mobility based on all the Builds
February	--	2/8/21	
March	3/15/21		Security, Parking Meeting
April		4/5/21	
May		5/10/21	
June	6/7/21		Sen. Dave Cortese, Supervisor Susan Ellenberg, Matt Cammon
July			
August			
September			
October			
November			
December			