

Winchester Orchard Neighborhood Association (WONA)

General Meeting

January 14, 2019

Cypress Center

Meeting Start 7:00PM

WONA General Meeting to Address Homeless Encampments and Development

1. Introductions

- We are the most attended Neighborhood meeting in the city!
- People from outside of WONA attend!
- Introduction of the Board –
 - Present – Daphna Woolfe, Chris Scanlon, Chris Giangreco, Barbara Emerson, Joan Johnsen, Charlotte Monte, Mary Kuykendall, Mari Jo Pokriots
 - Not Present - Bill Cope

2. Community Safety (Including Homeless Encampment) - Crime Prevention – Mini Le/San Jose City

- Homeless Concerns Hotline 1-408-975-1440 homelessconcerns@sanjoseca.gov
www.sjhousing.org
www.scchousingsearch.org 1-877-428-8844
- Phone #s to use from a mobile phone
 - Non Emergency 1-408-277-8900
 - Emergency/SJ Police 1-408-277-8911 – If on a mobile, use this 408 emergency # -- then they will immediately have location information on your call
- Mini Le works with SJ Police — she is a community Liaison to the community. This includes Neighborhood Watch, presentation to schools, Seniors, etc.
- Neighborhood Watch – You need to get agreement with everyone on your street. Need a minimum of 10 participating households. Harden your home to discourage intruders. There is a 2 hour introductory meeting with slides, handouts, and window signs. With 70% participation in a block – you can get a metal street sign.
- Homeless activity concern – it is not against the law to be homeless. There is a homeless hotline. If it is on private property, what do you do? Remove personal items that are left. People will come back and add to the pile of personal items that are left.
- My San Jose App – Put the app on your phone. You can call about the big pieces that are dumped (e.g., mattresses), blight, and graffiti. Don't show tolerance for this activity. You can report graffiti, take a photo send it in – It should be removed in 24 – 48 hours.
http://www.winchesterorchard.org/documents/anti_graffiti_brochure.pdf
- In our district, there is a piece of property owned by the State, the SJ app doesn't help there. You may get bounced between Caltrans, the State, etc.

- Reach out to Chappie's office to mediate. CC them EVERYTIME you contact an agency
- Cars and motor homes — can be there for 72 hours then must move
- If the issue is on Caltrans land and it says you've already reported it, then take a screen shot and send it to David Gomez. Caltrans has not been maintaining their property, plants, etc.
- Meeting with Constance neighborhood to be held regarding the homeless

3. Khanh's restaurant site - Development presented

335 S Winchester – 5 stories – Commercial, the 5 stories includes underground parking

https://www.dropbox.com/s/lge2jsbmaa2hzad/180905_335%20S%20Winchester%20-%20Planning%20Review%20Set.pdf?dl=0

- There is a Mezzanine in the back that looks down on Spar. The City won't allow them to put vegetation to screen off the houses — they are asking for our support with the city.
- For Maplewood there is just one builder Federal – they will do one wall all the way across. Chappie is working on the wall for Spar, for that wall to be consistent all the way across the ~7 businesses.
- Questions to be asked at a meeting with the builder
 - Do the windows look on the homes?
 - Will the Sun bounce off the glass and bounce down to the back yards?
 - They are talking about having plants on each of the mezzanine terraced layers to shield the view to the backyards.
 - The set backs are in the Master Plan, but need to check on the depth of the setback.. The Reserve has setbacks but it is very short for the first level.
- They have submitted for a draft EIR. They have to have a community meeting. Daphna requested they start coming to WONA meetings.
- People impacted by Santana West should meet with the Reserve people – re dust, tar, etc.

4. Santana West Development Timeline and possible street configurations

- Starting 1/12, Federal Realty began photographing all of the homes adjacent to Santana West - inside and outside in case something happens to the homes or yards during construction Homes on Maplewood, Olin are being photographed. Photos of the Winchester Mystery House and impacted Winchester Ranch homes would not be taken until build on Olsen starts. Demolition of the theater only takes a week or two – photos will not be taken then.
- Federal is focusing first on the Wall behind the homes on Maplewood and working with the homeowners on the requirements for the wall. They hope to get approval for and start the wall build in April. It will provide a partial sound barrier — they are also looking at the power lines.
- Federal will have community mtgs ~February for the PD Permit process. Notices will go out in January. Seth will discuss this with Chappie as well as Planning.
- Demolition of the theaters will start in April. The asbestos work has already been done. Then will dig the hole for garages in May
- Parks are not planned for Santana West. There will be Paseo's.
- People on Maplewood, Hansen and Spar have talked about traffic configurations. 3 different ideas got 3 sets of votes based on the street the people lived on.
- Note: This area is declared an Innovation Zone by the City. This includes talk about smart buildings, diff kinds of transit, autonomous vehicles, digital signage. All ideas are still in exploration.

- Chris Scanlon idea — maybe there could be bollards that come up out of the ground at Olin & Spar, Hanson, and Maplewood during morning rush and evening rush. Leave the streets open nights and weekend. Seth and Monica were interested and said Federal could house the hydraulics. They are talking to Public Works about it.
- The large construction trucks will not go through Maplewood.
- Will part of the lot Century 21 parking lot stay open while building Olin? Still under discussion.
- Is Federal still doing cleanup of the parking area? Yes - 2-3 times a week.
- The new garage by 700 Santana is the same height as the parking structure going in front of the Maplewood homes. The Splunk parking has 1300 spaces. Two will be commercial – the rest is Splunk. The whole lot will be open night and weekend.
- Santana West garage access is still being planned. Federal understands the issues raised by regarding the cars driving on the top of Best Buy garage.
- Comment to Federal - the use of the ‘police’ to direct traffic on the Best Buy building worked really well.

5. Carnes Piano Site

- Daphna & Charlotte met with them in June. No plan yet for the new build

6. 76 Gas Station

- The Gas station is sold. Possibly considering 24 condos.

7. Winchester Ranch Mobile Home Site

- Pulte filed for a general plan amendment to be heard 11/2019. Still need to do EIR and apply for a PD Permit
- There is no agreement signed yet between the residents and Pulte
- Daphna is working on making a park being part of the project —a piece to integrate WONA and the new neighbors. Would like walking or biking access, not cars.
- Per Daphna, the city is asking for a new traffic management plan for the area. And the impact to all the projects.

8. Volar – is at a standstill

9. Other

- Cassidy Kohl, Introduced as the new District 1 Council Policy and Legislative Director
- Westfield/Scott Valle may do a movie night for our Neighborhood

10. Next WONA Meeting – March 18

Meeting Adjourned 8:45 PM