

District 6 Neighborhood Leaders Group (D6NLG) meeting

Jan. 5, 2016, 6:30 PM, at Westminster Lutheran, 1100 Shasta Ave.

Meeting chaired by Ed Rast.

Notes by Larry Ames.

Councilmember's Report

by CM Pierluigi Oliverio, D6:

- only ~800 active police officers; need more.
- Council loosened the Conditional Use Permit (CUP) process for churches so that they can help house the homeless, up to 15 individuals. Meeting at WG Methodist this Sat to discuss – contact Council office for info.
- 4 Community Centers will house homeless, including Bascom Com. Cntr.
- Tent encampments to be allowed in various areas, including near Canoas Gardens.
- proposed development at Bascom/San Carlos: burnt savings bldg → “Scrambles”, ~7/11, several others. 1-story; easily replaced later if/when Urban Village takes shape.
- Santana Row: Tuxedo store → 25-story high-rise. Outside SJC flight-path → height okay. “Signature Project” → exempt from timeline horizon limits. City will go for “Planned Development” → has to be built as designed, rather than permits giving “entitlements” to build.

Neighborhoods Commission (NC)

by Larry Ames, NC Chair.

See meeting notes at www.WGBackfence.net/NC. Next NC meeting Wed Jan. 13th, 6:30 PM, City Hall rm 118. Start of Budget discussion; Gang prevention; Caucus process. Budget games Feb. 20th; expect 1,000 participants. If have suggestion for questions and alternative options, contact LLA to give input.

Responsible Landlord Engagement Initiative (RLEI)

by Susan Price Jang (SPJ)

RLEI thru Catholic Charities. Details at www.PACTSJ.org

- City has Rental Rights & Referral Program: rent-control of pre-1979 apartments; mediation and arbitration of disputes: city hires lawyers on contract.
- “Project Blossom” for Richmond/Menker, based on prior Sante’s “Project Crackdown”. City spent \$0.5M to clean up R/M, but failed to formalize changes in deed restrictions, so lots of back-sliding. RDA funding no longer available. Area has 24
- dual-4-plexes: lots of individual owners → hard to coordinate; few bad-apples ruin all.
- Many cities contract out to Public Interest Non-profits: Silicon Valley Law Foundation or Project Sentinel, but SJ instead uses in-house team: not as effective.
- Renter needs to know whether to complain under State Law or Federal Fair-Housing Law: need to contact different organizations. Complicated, even if familiar w/ language & system.
- RLEI involves numerous nearby residents simultaneously filing in Small Claims Court. Each costs \$75 to file, can sue for \$10,000; no lawyers. Twenty neighbors = \$200k: sufficient to get the landlord’s attention. Don’t use tenants, as they can be intimidated by landlords: retaliation.

Crime-Free Multi-unit Housing (CFMH) Program: city proposal for lease-restrictions.

SPJ attended “stakeholders meeting” Dec. 10th: was initially supportive, but came away opposed.

- redundant: Landlords already able to evict bad tenants, in as little as 48 days.
- problem is the landlords who don’t properly manage their rentals or maintain their property.

Suggested alternative to CFMH: a Landlord Certification Program, to control irresponsible landlords.

Q: if properties are properly maintained, would landlords then raise the rent, thereby driving out disadvantaged tenants?

>> Public meetings on CFMH: in D6 Jan. 14th, 7 PM, at Emmanuel Lutheran Church, Leigh at Moorpark.

General Plan Review (update of Envision 2040)

by Harvey Darnell, official representative of all Community Associations.

Update centered on “Jobs per Employed Resident” (J/ER) Ratio.

- Original effort chose J/ER = 1.3
- Now seen to be unrealistic: should it remain in the plan as an aspirational goal, or adjusted to a more realistic 1.1?
- Palo Alto has J/ER >3, Santa Clara >2; SJ at about 0.8: it’s a “bedroom community”. Low J/ER impacts structural deficit, although high-density housing less of a drain, potentially a plus.
- What are the impacts of J/ER change? [Approval/denial of various Urban Village proposals?]
- Next meeting, Thur Jan 28, 6:30 PM, rm 118 at City Hall, west wing.

Riparian Policy Update

by Larry Ames

- SJ has “Guidelines” approved in 1994, revised in 1999
- SJ adopted Habitat Conservation Plan (HCP): part of “Title 18”: mainly about protecting various endangered species.
- Council has prioritized the codification of riparian policy into ordinance (part of zoning: “Title 20”): includes consideration of stream run-off and erosion, trails and public access, overall stream habitat: more than in HCP.
- Many streamside developments go thru “Planned Development” to customize: project might negotiate to avoid Title 20 restrictions, but HCP in Title 18 will still apply.
- advocates met w/ Staff for discussion. Staff reassuring: since Envision 2040, Staff has been able to fight harder for setbacks.
- If interested, join the “Riparian” group on Yahoo.

Transit and Density

by Kirk Vartan

- adding more people to area does not automatically mean more traffic.
- SF has limits on Maximum parking per dwelling unit; SJ has limits on Minimum.
- www.Urban-advantage.com

Parks Advocates

by Jean Dresden

- Fairgrounds reuse: meeting Jan 7, 7 PM, at Fiesta Hall on fairgrounds
- Soccer Fields on Coleman, next to stadium? Long-planned, but developers want to move them elsewhere.
- Homeless sanctioned encampments at some parks. Service-provider contractors now afraid to enter to provide needed services. Example: McLaughlin S. of Story: tents in the tot-lot; Bellvue.
- Lots of dead trees due to drought and maintenance/irrigation issues. 80 dead redwoods removed from Kelley, more to go.
- City budgeting for maintenance: \$15k/acre for new parks, \$10k/acre for established.
- Next meeting of SJ Parks Advocates Tues Jan 19, 7 PM, at Santa Teresa Library.

Candidates Forum

Ed Rast collected names of volunteers to help coordinate. Will hold organizing meeting end of Jan.

Endorsement Policy

- D6NLG will not endorse candidates
- Poor form for Nghbrhd Assoc. to endorse: often leads to the dissolution of the assoc.
- Okay for members to individually endorse as private citizens
- Nonetheless, Campaigns will likely continue to use "the asterisk": *not official assoc. endorsement; title used for identification only"

Nghbrhds Cmsn Candidates Caucus

Even-numbered Council Districts to hold nghbrhd caucuses this spring/summer this year to renew/replace Commissioners. Will be a "call for candidates"

- D6NLG decision: Caucus to be separate from quarterly D6NLG meetings.
- details to come soon from NC caucus subcmte.

Announcements

- SHPNA meeting Sat Jan 30, 9-noon, featuring numerous D6 Council candidates. Public welcome.
- Vandals have defaced art-boxes: be alert.
- Next D6NLG meetings: 3/29, 5/31, and 8/30. Group is okay that meetings are just after Memorial Day and T'giving: we'll all be in town.

Attendees

- Ed Rast, D6NLG Chair
- Larry Ames, a D6 Nghbrhds Cmsnr
- John Urban, Newhall
- Councilmember Pierluigi Oliveri (D6) and an intern
- Nancy Kops, resident
- Peter Allen, SJ Arts Cmsn & D6 candidate
- Kirk Vartan, Forest Prunridge / Cory
- Eric Fong, WG & D6 candidate
- David Dearborn, a D6 Nghbrhds Cmsnr
- Ruben Navarro, D6 candidate
- Bill Rankin, NWGNA & Save Our Trails (SOT)
- Susan Price-Jang, RoseGlen
- Dev Davis, NWGNA & D6 candidate
- Steve Kline, Friends of Bascom Library
- Helen Chapman, Parks Foundation & D6 candidate
- Deborah Arant, SHPNA
- Jean Dresden
- Julia Baum, WG Resident reporter
- Harvey Darnell, NWGNA & Envision 2040 Taskforce

~Larry Ames, Jan. 6, 2016 (revised)