



Delmas Park Neighborhood Association

September 26, 2019

Thang Do
Aedis Architects
tdo@aedisarchitects.com

Sent via email

Dear Thang,

Thank you for presenting your proposal on August 27, 2019 to the residents of Gifford Avenue and members of the Delmas Park Neighborhood Association. The Delmas Park Neighborhood Association with the residents of Gifford Avenue want to work with you to bring in a new development with architecture that will enhance some of the last remaining historic homes in Delmas Park. We hope that you will continue to engage with us.

We need to be very clear that Delmas Park supports and welcomes dense infill development. The Delmas Park Neighborhood has welcomed and approved and supported multiple high density developments at the following locations:

- San Carlos, Delmas and Park Avenue (the former Robson project)
- Mid-block on Delmas between San Carlos and Auzerais*
- Surrounding IJava on the corner of Delmas and Auzerais*
- Corner of San Carlos and Josefa*

* These projects are all within one block of your site and followed the existing Delmas Park development guidelines.

The site for your proposed 8 story building has been identified as a location for a 4 to 5 story building in **2002 Delmas Park Neighborhood Improvement Plan** which was approved and accepted by City Council and the Planning Commission.

Page 30 states the following:

Infill Development Criteria

During the planning process community members made specific recommendations for infill development within the West San Carlos corridor, including height, density, tenant mix, and architectural character.

Height/Density

Community members support significant density and height for new development, provided it is sensitive to adjacent neighborhood conditions. The “Infill Location and Heights” graphic on the following page illustrates height/density criteria. Infill recommendations for specific locations are:

- West San Carlos Street Frontage - Replace existing auto and light industrial uses with housing over commercial; 4-5 stories average height along the frontage, stepping down to 3 stories adjacent to single-family areas on the north and south.

Page 31 includes a map clearly identifying your site as a redevelopment area with 4 -5 stories.

The amended and City Council approved **2007 Delmas Park Neighborhood Improvement Amended Plan** does not make any changes to this language.

The City Council approved **June 2014 Diridon Station Area Plan** (DSAP) further supports these guidelines.

Page 4-9 number 5 states the following:

ASSUMPTIONS AND EXCLUSIONS

The height limits used in the development of the test-fit plan are consistent with, and in most cases below, the height limits established in the Urban Design Section of this Plan. Building heights used in the test-fit plan are also below the maximum building heights established by Federal Aviation Administration (FAA) Part 77, as discussed below. In the southern zone building heights were set to respect the scale of the adjacent neighborhoods and the recommendations in relevant Strong Neighborhood Initiative (SNI) documents. (underlined for emphasis)

Page 4-16

STRONG NEIGHBORHOOD INITIATIVE ZONES

Project sub-areas D (Dupont/McEvoy) and F (Park/San Carlos) both fall within existing SNI (Strong Neighborhood Initiative) boundary and both of these areas have had SNI Neighborhood Improvement Plans and/or Business Improvement Plans prepared in the recent past. Delmas Park SNI Neighborhood Revitalization Plan gives general guidance on the community's preferred land uses, and desirable massing/heights/densities of buildings. The proposed uses, block and street patterns and building heights indicated in the 'test-fit' DSAP - Final Plan Report are intended to be respectful of and consistent with the community's recommendations.

The Delmas Park Neighborhood Association still encourages you to redevelop this site. At this time we can support the following which complies with the existing documents.

- The portion of the building fronting Gifford Avenue develop to 3 stories stepping up to 5 stories mid-block on W. San Carlos Street. The mid-block section interfaces with a cinder block commercial building with no architectural significance.
- The architecture of your building changes to compliment the historic homes on Gifford Avenue.

Your limited parking will reduce but not eliminate the number of vehicles going to or leaving your building. Gifford Avenue is a very narrow street and not appropriate for delivery or ride share vehicles to stage while doing their business. We would like the area for these services located on W. San Carlos Street.

We look forward to receiving revisions to your proposal that follow the existing Delmas Park Neighborhood Improvement Plan. A revised plan will demonstrate your respect for the hard and thoughtful work done over 20 years by neighborhood leaders with three separate approvals by various planning commissioners, Councilmembers and Mayors.

Thank you,

Kathy Sutherland
on behalf of the Delmas Park Neighborhood Association Board

cc: Mayor Sam Liccardo
Councilmember Raul Peralez
David Tran
Michael Brillot
Tim Woloshyn
Paul Ring