

Davidson, John

From: Chris Pollett [chris@pollett.org]
Sent: Tuesday, August 16, 2011 3:49 PM
To: Davidson, John
Subject: re: re-zoning

To Whom It May Concern:

File: GP10-05-01, File: PP09-011

We want to express our opposition to the city's plan to replace the Rancho del Pueblo golf course by more housing. As we see it the immediate impacts will be:

1. Traffic, noise, and air pollution will increase significantly because many more people will use the limited number of lanes to go in and out every day. The current community on Hermocilla/King has 200 single-family houses. This plan has 570 units (almost 3 times more). The King and Story intersection was expanded recently and it is already very busy. The exit ramps to and from 680 in both directions back up significantly during peak hours, causing traffic hazards for drivers on the freeway.
2. Crime will increase simply because of the higher density of people. If it gets crowded with many more people, crime will increase. The shooting of two men in August 2010 at the newly built apartment (San Antonio Ct, next to Freeway 101) is a worrisome example. These men later died. The Mercury News reported this crime's impact of the community as follows:

"The violence shook up neighbors in the section of the San Antonio neighborhood that backs up to the Alum Rock Avenue off-ramp from northbound Highway 101. They were already angry and fearful about the Fairways, a low-income apartment complex built with \$5.75 million in city money last year. They said they've complained about drug dealing, fights and gangs near the 84-unit complex, and that police and emergency vehicles show up there two or three times a week."

Source: http://www.mercurynews.com/bay-area-news/ci_15932775

3. Quality of life and public services will be negatively affected. We do not need more houses in this crowded area. New homes will require more schools, teachers, police-officers, fire-fighters, which the city does not have the money for. This plan will decrease and slow down emergency services, such as police cars, fire trucks, ambulances to our community.
4. Currently, the housing market in San Jose is already depressed. It is dubious if the city could get a fair market value for the property in question. Further, the development of high density housing is likely to depress the market value of the other houses in the area. Whoever buys the property will, if done quickly, be able to lock-in, due to Prop 13, low property taxes on this development. So it is possible this whole transaction could yield a net loss in property income for the city. This may or may not in the long term offset any savings the city has in not paying a mortgage on the property.

As responsible taxpayers and concerned citizens, we believe there are other options instead of building more houses at this golf course. We sincerely hope that our voice is heard and taken into consideration when a decision is made. Thank you for your time.

Sincerely,

Name: __Chris Pollett__

Address: _1568 Hermocilla Way, San Jose, CA 95116__