



Sherman Oaks Neighborhood Association

Notes From The President

Parkland Dedication/Park Impact Ordinances

Parks and open space are critical for a livable city: they are part of the infrastructure, just like roadways, water and sewers, schools, power lines, police and fire, et al. When developers build new housing, developers are supposed to provide the appropriate infrastructure improvements as well: it is not right for developers to reap the rewards while burdening the residents with the costs. Accordingly, developers are required to put in roadways and sewer lines, pay their share of the new library and fire station, etc. Also, by State law ("the Quimby Act"), cities can require developers to provide 3 acres of parkland for every 1000 new residents. However, it is not practical to have hundreds of postage-stamp-sized parks scattered all over the place, one for each new condo or apartment building; it is much better to pool money from the various projects in an area and then build a decent-sized park. Accordingly, the City has a "Parkland Dedication Ordinance" (PDO) and a "Park Impact Fee Ordinance" (PIO) by which it charges the developers "in-lieu" fees: money given in lieu of providing land for a future park or constructing a park for public use. There are various rules and regulations on such fees, such as "the money must be designated to a site within 5 years" and "the park funded by the fee has to be within two miles of the development". Also, the City grants developers "partial credit" for recreational facilities such as private swimming pools.

The issue at hand is that the in-lieu fees are not large enough to provide the needed parks, and the developers' lobbyists are opposing the City's efforts to adjust them. The fees are presently set at only 70% the cost of land in the area, and also using 2001 land-values: costs are higher now. The lobbyists have used a number of delaying tactics, such as demanding a complete accounting of all previously collected funds. (They were all there, but about 1% of the collected fees hadn't been allocated within the 5-year time limit and is now being returned to the landowners of record.) Now that the account has been "reconciled", the lobbyists are challenging the levels of partial credit given for the private facilities, and also challenging the validity of the City's park strategic plan (the "Greenprint").

Two SONA Board members (Randi and I) have joined with other community members in the area to form "Citizens for A Livable San Jose" (CalSJ). We have worked with the Parks & Recreation Commission, the Parks, Recreation & Neighborhood Services Department, Planning Department, and City Council on the reconciliation. We have attempted to work with the developers and their lobbyists to suggest refinements to the PDO/PIO as appropriate, and to adjust in-lieu fees to 100% of current land values.

Revisions to the Parkland Dedication Ordinance scheduled to be brought to the City Council on October 24. Support from the public is critical in order to balance out the efforts by the lobbyists. We invite you to write to Council members, or email Matt Cano of Parks, Recreation & Neighborhood Services at matt.cano@sanjoseca.gov. For more information, check out www.CalSJ.org.

Michael

AGENDA SONA GENERAL MEETING

Thursday
October 12, 2006

- 6:30 p.m.**
-Meet Your Neighbors
- 7:00 p.m.**
***Welcome and Announcements**
Michael LaRocca, Pres
- *SJPD Report**
- *San Jose City College Capital Improvement Plan Updates**
- 8:00 p.m. Adjourn**

Sherman Oaks Neighborhood Association meetings are held on the second Thursday of each month at the Sherman Oaks Community Center, 1800A Fruitdale Ave. SJ CA 95128

Good Neighbor Corner

Thanks and welcome to new and renewing members: Patricia Massa, Jean and Jack Reed and Jussi Ra-jna and Family! And thanks for the extra donation beyond dues!

Notes and News

With election season in full swing, city budgets signed and projects rolling, it's sometimes hard to keep track of what's going on. SONA will try to post meetings of interest to residents, but meetings are often scheduled in between newsletters.

The first **District 6 Greenprint Review** meeting was held at the Hoover Auditorium on September 27, 2006. This is the first of several meetings to review park/open space and recreational services for the entire district. Most of SONA's residents do not have walking access to these types of facilities, so several members attended. At press time we had no information on the next scheduled meeting.

October 12, 2006 will be our regular general meeting, at which **San Jose City College** will present its plans for their Capital Improvement Program (CIP) as funded by recent bonds. There will also be a Q&A time. To make sure SJCC has an opportunity to research your questions, call Michael LaRocca at 564-2374. He will forward them along.

October 13, 2006 will be a **Mayoral Debate** in our neighborhood to look at neighborhood priorities. This event is sponsored by the leaders of the Strong Neighborhoods Initiative. It is being held at San Jose City College at 6pm. Walking is recommended due football schedules. To submit questions for the debate, contact Randi Kinman at 835.2881.

October 24, 2006 is the date the PDO/PIO issue is due before council (see Pres notes pg 1). Organizers ask that you come down and show your support; no need to speak unless you feel called to do so.

October 31, 2006 is Halloween, so watch out for those ghosts, goblins and ghouls.

November 9, 2006 is the regular general meeting night. There will be a special community meeting (see article pg. 3) and this will be your last chance for input on the community center and library before design work moves along.

We have an opportunity to plant **free street trees** along Moorpark Avenue (freeway side) along with members of the Burbank Community Association and the Buena Vista Neighborhood Association. A date has not been set yet, but if you are interested, contact Michael LaRocca. Trees will be provided by Our City Forest.

SONA will be closing out our CAP (Community Action and Pride) grants received from the City of San Jose in the next few weeks. These funds have allowed us to distribute newsletters, buy hats, hold monthly meetings, conduct clean ups and host events like ice cream socials and block parties. SONA has depended on these grants for start up operational funds, but will be looking to members for these funds in the future. SONA's board has discussed different ideas for fundraisers and feels that our newsletter is a vital resource due to the fact we are outside the zones of the small, neighborhood-oriented newspapers you see elsewhere in the city. If you have any thoughts on this issue, please contact any board member.

Don't forget that winter is just around the corner even though we have been enjoying a mild start to the fall season. Check your heaters, buy new filters, clean out the gutters and patch the driveways before rain and cool weather arrive.

Don't forget that the Senior Nutrition Program at Sherman Oaks Community Center is now serving non-Korean meals. SONA wants to get a group going on a regular basis, so call us if interested.

| | | |
|--|-----------------|-----------------------|
| PRESIDENT, Michael LaRocca | 564-2374 | mlroo1@yahoo.com |
| ADMINISTRATIVE VICE PRES, Randi Kinman | 835.2881 | randikinman@yahoo.com |
| COMMUNICATIONS VP | Vacant | |
| TREASURER, Marlene Bird | 288-9727 | mbird@cbnorcal.com |
| AREA CAPTAIN, Sheila Cvitanich | 292.2690 | |
| AREA CAPTAIN, Carl Lindner | | |
| AREA CAPTAIN, Jussi Rajna | 291.0202 | |
| AREA CAPTAIN | Vacant | |
| AREA CAPTAIN | Vacant | |
| Website | www.sona-sj.com | |

The SONA newsletter is published monthly and distributed to almost 1500 residences. All ad copy is due by the 15th of each month. Our all-volunteer group welcomes your participation and comments.

SONA Newsletter Editor: Randi Kinman
SONA Website Administrator: Sonya Paz

Bascom Avenue Community Center And Library Update

The Bascom Ave Community Center and Library now has an architectural firm approved by San Jose City Council and plans are moving along. Originally, the community center was supposed to be the District 6 full service site with a total of 48,000 sq ft. The library was supposed to be in District 1 and of roughly equal size. Due to economic issues concerning future maintenance of the facilities, the projects were combined and total approximately 40,000 sq ft together. This has not made District 1 residents happy as they still won't have a library close by and reduces District 6 recreational space, so community members are working with staff on the Community Project Advisory Committee (CPAC) to maximize the use of the site, and ensure community needs are met while making sure it does not interfere with nearby residents.

To develop the site, city policy is to hold community meetings and determine needs. All homeowners within 2000 ft of the construction site are notified of public meetings by mail and public notices are published locally. A group of citizen volunteers sits on the CPAC and works with city staff. Once programming needs are determined, the information, along with the budget is passed along to the architect. The CPAC meets periodically to make progress assessments.

The first community meeting was held at Del Mar High School on April 24, 2006. Community members spoke about broad based needs and voted on prioritizing programming. They were promised that follow up meetings would occur, but the CPAC was advised that most who attended did not receive any notices of follow up meetings. Voting is done by colored dots denoting priority. All who attended could vote. There is a public arts component to the project that was briefly discussed and voted on separately.

The second meeting was a focus group meeting at Willow Senior Center on April 26, 2006 because seniors there stated it was hard for them to attend the Del Mar meeting at night. This second meeting was sparsely attended (only 3 seniors) and the primary concern was that programming not be moved from Willows. Most of the people "voting" at that meeting were city staff. A third meeting was held on June 5 at Sherman Oaks Community Charter School. Again, people who attended the first two meetings weren't notified. The third meeting was well attended by SOCCS families and some residents who were notified by word of mouth. At this meeting focus groups voted on the original concepts brought out at the first meeting, but new ideas were not brought out or voted upon at either the second or third meetings.

The CPAC staff have been advised that their notification process was faulty and that SONA board members who attended the first meeting received no notice of any further meetings. In addition, residents who live across Bascom Ave. and sit on the CPAC were not notified. This has raised questions concerning whether the facility is moving forward with appropriate or full information on services needed for the community at large. One example of misinterpreting what was raised at the meetings was the use of the roof. Residents spoke about using the roof as a site for play area, garden or other use to maximize the site. This was interpreted in later meetings as residents wanting a program on the roof; it received two votes for programming needs. Residents also requested a full service commercial kitchen that would allow meal preparation. A "catering kitchen" is currently on the books. This will allow food to be warmed, but no meal preparation can take place. When CPAC advisors brought up the problems and requested more public meetings, staff emphasized the project's fast track timeline.

On **November 9, 2006** there will be a general community meeting instead of our regular SONA meeting. This is your last chance to state your preferences for facilities. This is your community center, your library and your only building to house community services. SONA is enclosing a brief survey for you to mail in, but staff has advised that it is more important for you to show up at the meeting. You can also call Councilman Ken Yeager at 535-4906.

Bascom Ave Community Center Square Foot Proposed Use

Listed below are the results from three community meetings. The column on the left reflects the votes taken and tallied at the meetings. They reflect programming requests made at the first community meeting and follow up votes from the two others. They are ranked by the total number of votes cast.

The column on the right is the proposed breakdown for the joint facility. 20% of the site is set aside as "non-assignable" square footage such as hallways, stairs, bathrooms, etc. There are certain requirements for staff, storage and maintenance. The rest is broken down by programming needs, and the percentages shown are based on the "assignable" space left. For instance, the SJPL (San Jose Public Library) marketplace area takes up 6% of total programmable area. If you look at the left hand column you should see how staff translated services and programming into need for square footage. What isn't obvious is how someone's concerns for adequate parking was ranked as a priority for services.

| Community Center/Library Ranking of Service Priorities | Community Center/Library Proposed Square Foot Breakdown | |
|---|--|-----------------|
| Space Name | SqFt | Total SF |
| Entrance | | 225 (1%) |
| Includes lobby | | |
| PRNS Gymnasium | | 9,724 (30%) |
| Gym lockers | 513 | |
| Gym Restrooms | NA | |
| Gym Storage | 811 | |
| Gymnasum | 1,500 | |
| Showers | NA | |
| PRNS Activity Rooms | | 4,722 (15%) |
| Multipurpose rm | 1,658 | |
| Catering Kitchen | 385 | |
| Game Room | 909 | |
| Fitness Room | 1,500 | |
| Storage | 270 | |
| PRNS Admin | | 1,491 (5%) |
| SJPL Marketplace | | 1,846 (6%) |
| Includes café, entry and adult and kids media | | |
| SJPL Family Learning Center | | 664 (2%) |
| Classrooms and open area | | |
| SJPL Backroom | | 1,494 (5%) |
| Non-Assignable Square Footage | | 8,004 (20%) |
| Hallways, Bathrooms, etc. | | |
| Total Square Footage | | 40,021 |

The total numbers above reflect a voting system based on colored dots. A red dot is given a certain number, yellow another, etc. Voters were told which color meant higher priority and the dots were added up from three community meetings.

**SONA Survey
Bascome Ave
Community Center
Library**

I am interested in the following programs or services for the joint use facility:

Please notify me of all public meetings about this site:

Name:

Address:

E-mail:

Clip and mail to SONA or bring to November 9 community meeting.

SONA Membership Dues

Join the Sherman Oaks Neighborhood Association and become part of a network of residents working to improve and maintain the neighborhood quality of life (safety, property values, aesthetics) and represent SONA neighborhood interests before local governments.

Dues \$12.00 per year, payable yearly. You will receive a free SONA hat with each membership.

All residents, businesses, elected officials and organizations within SONA's boundaries are eligible for membership.

Meetings are held from 6:30-8:00 p.m. at the Sherman Oaks Community Center, 1800A Fruitdale Avenue, San Jose, CA 95128.

Membership dues help fund projects and social events working towards SONA's mission of moving in a positive direction for the improvement of our neighborhood.

NAME: _____

ADDRESS: _____

PHONE and/or EMAIL: _____

Sign me up for the following committees:

- | | |
|--|---|
| <input type="checkbox"/> Paint Out Graffiti | <input type="checkbox"/> Emergency Preparedness |
| <input type="checkbox"/> Social | <input type="checkbox"/> Membership |
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Political |
| <input type="checkbox"/> Newsletter Delivery | <input type="checkbox"/> Welcoming |
| <input type="checkbox"/> Traffic/Safety | <input type="checkbox"/> SONA Board |
| <input type="checkbox"/> Block Watch | <input type="checkbox"/> Other (specify) |

Mail to: Membership Dues: \$12.00

SONA Additional Donation: _____

PO Box 59146 Additional Hat (\$5 ea) _____

San Jose CA 95129-0146 Total _____

Comments:

October 12, 2006
Questions for San Jose City College:

I am interested in asking the following question(s) concerning San Jose City College:

Questions may be mailed or submitted at beginning of October 12, 2006 Meeting

October 13, 2006
Mayoral Candidate Forum

I am interested in asking the mayoral candidates the following question(s):

**Mail questions in or bring to October 12, 2006 General Meeting
Tear out and mail to SONA, PO Box 59146, San Jose CA 95159-0146**

Mid-Town South Traffic Level of Service Program

SONA residents attended the recent meeting on September 14, 2006 to work with City Department of Transportation and Planning Departments on mitigating impacts of future developments. The city has been divided into various zones for this project. The Mid-Town South zone runs from Hedding to Highway 280. One intersection (Meridian/West San Carlos) in this zone has been identified as a key intersection that will be affected by future development.

When developers propose new developments, part of the studies done are trip generation studies. This determines how many new trips through surrounding intersections the development will create. Intersections are given grades from A-F, and just like school, you don't want to receive or create an F. Developers are required to mitigate the impact of new trips that downgrade specific intersections by making improvements such as widening sidewalks, installing signals or enhancing crosswalks. Because the Meridian/West San Carlos intersection is completely "built out" or fully developed, developers will be required to make improvements in surrounding neighborhoods.

These improvements can be anything that enhances pedestrian and bicycle safety or helps make the area easier to travel outside a car. That could mean lighting, crosswalks, curbs and sidewalks, accessible ramps at corners or other amenities. Using a formula of \$2,000 per extra trip (with a maximum for multiple units), the developer will then make the improvements prioritized by the neighborhoods. None of the funds will go to the city, but each amenity will be assigned a cost factor (e.g. new signals cost around \$400,000). Because our area includes unincorporated county pockets, residents were advised to include these in their plans and at a later date the city and county will determine how the program might work in those cases.

People from the various neighborhoods looked at maps and identified potential sites for improving pedestrian and bicycle routes. Working in two groups, they came up with a number of improvements. These notes will be combined with work already done on the Diridon/Arena plan, the West San Carlos Business and Economic Study, the Burbank/Del Monte SNI plan and the Midtown Specific plan to allow everyone a comprehensive overview of the potential improvements newly or previously identified.

SONA residents recommended that the boundaries of the Midtown-South Traffic study be expanded to Fruitdale Avenue. This would allow long term plans that SONA and the Burbank/Del Monte NAC have developed be placed as potential mitigation measures. Included in this would be traffic calming at Menker/Moorpark and converting Fruitdale Avenue to slower speeds.

For more information, or to be notified of the next public meeting, contact Rodrigo Ordunez at Rodrigo.ordunez@sanjoseca.gov or call 535-3500.

**Home VALUES are UP...
Care to know Yours?**

Call Me...

Marlene Bird
408-491-1627
1045 Willow Street, San Jose CA 95125

**COLDWELL
BANKER**
RESIDENTIAL BROKERAGE

SONA DUES

SONA request dues from businesses and residents to help offset expenses and to build up funds for projects. We will be mailing out reminder notices to residents who have previously paid dues, but do not mail to each household. If you are new to the area or have never joined, use the form on page 5. This will help us carry on making our neighborhood the greatest! This is strictly voluntary on your part and we appreciate your support.

SUPPORT SONA ADVERTISERS

Advertise Here!

You can reach 1500 households every month by advertising in the SONA newsletter. For as little as \$120 you can purchase a full year of business card size advertising.

Our newsletters are delivered door to door each month around the first week of the month. The date varies as it is times to reach our neighbors the week prior to our regularly scheduled meeting.

You can purchase a year of advertising or one time advertising. We also will add your inserts to our newsletter for a cost of \$50 per month. Whether you have a one time special event or want a year long advertising campaign, all you need to do is supply the 1500 copies. We'll insert them and deliver for you.

You can find out more about our advertising rates by visiting www.sona-sj.com. SONA does not accept ads for alcohol or tobacco products and reserves the right to screen all ads for appropriateness for our family neighborhood newsletter. For additional information contact Randi Kinman at **408.835.2881** or randikinman@yahoo.com.



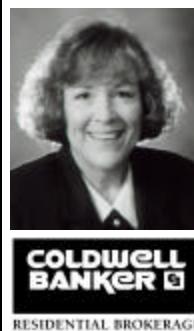
Nicole Morrella

Moving people and places
leaving happy faces!

408 781 3093



Hallmark Realty
www.morrellahomes.com



Marlene Bird

408-491-1627 Direct

mbird@cbnorcal.com

www.marlenebird.com

Your Sherman Oaks neighbor for 40+
years...For all your real estate
needs...CALL ME...I'm always here to help!

1045 Willow Street, San Jose CA 95125

Mary Velez
REALTOR



Referral Realty

"Distinguished Quality Service"

452 E. El Camino Real

Sunnyvale, CA 94087

Dir. (408) 733-2200 Ext. 147

Cell. (408) 489-3014

Fax. (408) 733-6707

E-mail:mvelez@referralrealty.com



Kristin Gist

Living and working in your
neighborhood to help
you successfully meet your
real estate goals!

Direct: (408)998-9003

Mobile: (408)499-4280

Email:

kristingist@gistrealestate.com

Website:

<http://www.gistrealestate.com>



San Jose City College Police Department

The San Jose/Evergreen College District has a police department acting as security for the campus.

Hours of availability and contact numbers are listed below. If an incident happens outside these hours, call San Jose PD.

| | |
|---------------------|----------|
| 7am-3pm Mon-Fri | 288-3735 |
| 7am-3pm Mon-Fri,Sat | 270-6468 |
| 3pm-11pm Mon-Sat | 270-6468 |
| 7am-3pm Sun | 270-6468 |