

SAN TOMAS WEST

Neighborhood Association



STWNA Community Meeting Minutes
Wednesday, September 26, 2007 7:00 – 8:30 pm
Payne Elementary School, 3750 Gleason Ave., San Jose

Community Sign In:

Sign in sheets were located at the entrance.

Proceedings:

The meeting was called to order at 7pm by Heather Sutton.

Community Member raised the issue of the meeting obtaining a quorum to be a legal meeting under Robert's Rules ~ Board president responded with explanation on quorums and shared this concern would be addressed when discussing the bylaws.

Heather introduced the Board: Lisa, 1st VP and Cindy, Treasurer

Jeannie Griggs was introduced as the appointed 2nd Vice president, there were no objections from members.

Cindy provided the Treasurer's Report
See attached financials for more details

Bylaw Amendment Proposal

Heather addressed and read each article that contains proposed changes. Following were the questions and comments by the attendees:

- Article 3, Sect 5, add calendar year
- Article 5, Sect 6, C, ii, written requests will be included on-line
- Member suggest to increase the font size of the bylaws
- Article 6, Sect 2, 2/3rd members are required at the next meeting to approve the amendment to the bylaws
- Currently we have 122 members in good standing
- Member question to explain the reasoning behind a vote needing to be in the 2nd subsequent meeting
- Heather answered that the Bylaw Amendment Proposal will be on the website and the next newsletter will include an article about the bylaw amendments.

- Question whether we can vote on-line. Heather answered that we cannot vote on-line or by phone because the person to person debate would be missed.
- Lisa pointed out that we are allowed 1 vote per household.

CBAC Report

Erin McLaughlin provided the CBAC Report. She reported:

- Enrollment in Moreland is up by 59 students.
- EDS is now a K – 8th grade school.
- The district had problems implementing their plan to lock and unlock all of the gates throughout the schools. So now all properties will be open with the T-access gates for field use.
- Erin asked for community help in keeping an eye on the usage.
- The group will be discussing the GATE program at their next meeting.

Block Party Recap

Elaine Osborne provided the Block Party Recap. We had about 300 attendees for the July 13th Block Party. It was a great community building event and tons of fun for all who participated. We plan to do another Block Party next summer.

Dumpster Day will be October 20. We are still looking for volunteers to help.

STWNA's 1st Holiday Event will be coming up on Saturday, December 8. We are in the process of forming a committee to discuss the ideas.

The STWNA Community Garage Sale is coming up on Saturday, October 13. We will have maps detailing each participant at each garage sale. We were not able to schedule a special HOPE pick-up, but information was provided of a San Jose # to call or you can personally call and schedule HOPE.

Block Captains

Lisa provided a Block Captain update and thanked the Block Captains for the continued dedication and hard work. She asked for 4 more Block Captains for the 4 streets remaining without Block Captains. She also mentioned the Block Captain meeting coming up on November 7 prior to the next General Meeting.

Romie Barbieri was recognized as our Outstanding Volunteer and provided with his certificate.

Elaine Osborne was recognized as our Outstanding Volunteer and provided with her certificate.

Heather made an announcement about San Jose's Festival in the Park.

The process for voting cards was explained.

Riverside Plaza Project Presentation

Mark Robson and Jennifer Skilling presented their proposals for the development of the Riverside Plaza, located on the corner of Hamilton Ave and San Tomas Expressway.

They have been in business since 1989 and are not HUD. Some of their projects include St Thomas Church, Cobblestone, Project Encanto by Santa Clara University Ballpark, and the Old Villa Felice, which is now Bella Vista located off Winchester Ave.

The lack of front door exposure is the biggest problem for the businesses currently located in the plaza. Thus they will take a different approach on this site. They are looking for quality not quantity when it comes to the retailers. They will focus on the local market.

They showed different photos of the current site and their proposal drawings.

It will include 10,000 sq feet of retail with 39 condos located over the retail. There will be 68 townhomes behind this. They were very focused on having trees, water features and creating meeting/gathering areas. The condos are Irving Gill inspired architecture with a modernist approach. Half of the homes will be studios and ½ will be 2-bedroom homes. There will be an additional 10 3-bedroom homes.

Del Taco is not included in this land or proposal.

The market segment they are targeting are singles, young couples or young families. The cost is approx \$500K for a 1-bedroom.

The plaza will create a gathering place. There will be a restaurant that will be a place for the community to go and use. The idea is to start with this area and use it as a catalyst to improve Hamilton Ave.

Questions:

How far along is the project?

They don't own the property and have not submitted the application to Campbell. They plan to submit next week.

This will not require acquisition of any homes.

There was a comment saying, "Please, no Starbucks."

Parking? Campbell is strict on parking. They require 2.7 parking places per home. The site will also provide adequate parking for retail.

Traffic Flow?

Access will be on Hamilton Ave, by Del Taco and on Darryl Dr.

How many businesses will there be compared to now?

Currently there are 8 and the new proposal has 4-6 shops.

They want to create synergy by creating community space for gathering.

Is this a Green building Project?

We are using a consultant to help with that.

The restaurant will have outdoor seating and is part of the plaza. No retailers have been signed yet but we are hoping for a Bank. We cannot control the retailers but there seems to be a nice energy between a bank and a coffee shop.

Target completion date?

Break ground late in 2008. There will be a 12-month construction process.

We are hoping some children will live in the homes.

The retail parking will have outlets on Hamilton Ave and by Del Taco.

Will there be a traffic study? Yes

The temple next door has been there for 27-years. It wants to make sure the new housing residents are aware the temple has many activities. They want to co-exist peacefully and address noise concerns.

Mark will continue to be involved with the project after it's built.

The current shopping center owner has problems with the lights not working, etc. Resident recommends people communicate problems to the city.

The townhomes will be 35' tall.

Amount of parking for residents? Each condo/townhome has garage and parking. The condos provide for 1 car and the homes provide for 2 cars.

Darryl Dr is wide enough and can accommodate the extra traffic.

Closing

Heather thanked everyone and the guest speakers for coming. She strongly encouraged folks to come to the November 7 meeting.

The meeting was adjourned at 8:37pm.
Minutes submitted by 1st VP, Lisa Riggs