

October 2006

## Not a Letter from the President

Well, the bad news is that we don't have a president. The good news is that we now have two vice presidents and a new board. This year we could not find a candidate (volunteer) to take the top post. Thus the responsibilities of president will be spread between the two vice presidents, Joe Carpenter & Robert Solis and our treasurer, Patricia Johnson. Anything left to do will go to the remainder of the board.

As usual, there is great deal of activity in the area: A new library/community center is being planned, an election is coming and there seems to be construction and development everywhere. As your neighborhood association we are trying

to keep abreast of all the things that affect all of us here in the Buena Vista neighborhood and this area of San Jose in general.

If you have kids still of the trick-or-treating age, Halloween is a good time to say hello to your neighbors as you go door to door with your little monsters (especially the neighbors that give the good candy). As long as you are out, make sure to stop by our Spirit Night house and get a picture and a glow necklace.

*Robert M. Solis*

*BVNA Vice President (one of two)*

## Can you see the children?

On the dark evening of October 31 we will help you see the children. That's the evening we have our annual Spirit Night. We will be giving away safety glow necklaces to the children who are trick-or-treating through the neighborhood. Visibility is rather important if a child's costume is made of a dark material as the example pictured on the right. We have also been known to give a few glow necklaces to adults as well. You may also see the children in pictures. As part of the event, we will be taking Polaroid pictures of the children in costume to take home to their families rather than candy. Well... sometimes we give candy too. This year our location will be at 403 Mayellen Avenue, 6:30 - 8:30 PM. Come by and be seen in the dark.



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### BVNA BOARD OF DIRECTORS

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# What the Heck is the PDO and why should I care?

PDO stands for **Parkland Dedication Ordinance**.

Explaining how it works is like trying to describe your income tax long form (with all the extra attachment forms) to your cat. Your cat and most people in San Jose have no frame of reference to understand it, but it is of vital importance to our community. Why should you care? This is the place where new parks are born.

Parkland Dedication Ordinance specifies that when a new housing development of a certain size is created,

a portion of the development (or other real land) will be given to the City to create public open space for the new residents. Rather than give land, a developer can choose to pay an In-Lieu fee to the City to be used to develop open space around the new housing development. If the development is small, then only fees will be levied. How much money or land that a developer is required to give is set between how many units are built, the census data and estimated property value. For you playing at home, the calculation is as follows:

$(\text{Number of units by type}) \times (\text{person per household by type}) \times (\text{parkland requirement which is currently 3 acres} / 1000 \text{ people}) = \text{acres obligation for parks or acres that the developer needs to give to the City}$

Or they can pay an In-Lieu fee based on this calculation

$(\text{Estimated value per 1 acre of average land cost}) / (\text{Number of dwelling units equal to 1 acre}) = \text{In-Lieu fee per unit rounded to } \$50$

Confused? Again, why should you care? What does all this mean? For a number of years the City has been using 70% of the **estimated value per 1 acre of land cost** in their calculations since 2002. The City has been giving developers a 30% discount off the land value. Also the base land values they are using in their calculations are from 2001 rather than 2005: a double discount. Finally, the City has been using census data from 1990 rather than 2000. The result: less money to develop new parks and our area goes further into park deficit.

Late last year, the Parks, Recreation and Neighborhood Services Department had proposed updating the ordinance by bringing the calculated value from 70% of the 2001 land value up to 85% of 2005 land values as well as going to more current census data. There were discouraging words from developers claiming that previous fees paid to the parks fund had not been properly tracked by the City. The developers claimed that they did not mind paying fees as long as they could see where the City was actually using it for the creation of parks. The developers were right. The City had not properly tracked all the fees nor the interest the fees were accruing. If In-Lieu fees from a project are not sufficient to develop a new park, they are placed in an interest-bearing account to wait for other fees from other developments until there is enough money to acquire land and develop open space. After a full audit,

(going back to 1988) most of the funds were traceable to known projects, some of the funds had to be returned (parks were never built) and some of the money could not be tracked at all. In the end, that untraceable money was dedicated to other open space projects. This benefited the developers two fold. It made it easier to track their fees but more importantly, it delayed the increase of In-Lieu Fees.

Now, at last, the fee increase is going to the City Council on October 24 for consideration. Because of the delay, many people believe that the whole 85% increase step should be skipped and fees should now be based on the full 100% of the value of the land at 2006 prices. CALSJ (Citizens for a Livable San Jose: a group of volunteers belonging to various neighborhood associations throughout San Jose) has been pushing for this fee increase and the BVNA has lent it their support. Unless these fees are increased, we will continue to increase our population density while we fall ever further backwards in the amount of open space we have to serve them. Ok, now you can rest your brain and don't forget to feed the cat.

For more information on the PDO you can go to the San Jose website at [www.sanjoseca.gov/prns/parkplanning.asp](http://www.sanjoseca.gov/prns/parkplanning.asp). For more information about CALSJ, go to [www.calsj.org](http://www.calsj.org).

# The Big Picture

## News from around Buena Vista

### So what's the deal with Lou's Village?

Soon, that's where people will be living. Somerhill Homes is planning to build 96 attached 2-3 bedroom town homes there. The area fronting San Carlos Street will be live/work units with small offices below and living space above. At a recent meeting the neighborhood had concerns about the 21 units that were going to have tandem garages rather than ones where the cars park side-by-side. "So far we have found that tandem garages do not work," said BVNA Vice President Robert Solis. "Even in areas where such garages are 'controlled,' people have a tendency to simply use the end of the garage as storage and park their second car elsewhere, usually in the street." The BVNA members in attendance were pleased, however, that the developers are creating the complex in both the Arts & Crafts and Mediterranean architectural styles. If you have any questions about the project you can call Vince Cantore, Associate Development Manager of Summerhill Homes at (650) 842-2394 or Erin Morris at the Planning Department at City Hall, 535-7846.



People will be living in "the village"

### BVNA Planning 102

There is a large amount of new development proposed in our area; mostly in our unincorporated pockets. In response to this The BVNA is working with the City's Planning Department on the creation of a document that outlines what the neighborhood would like to see in new infill housing developments. Also, there is a concern that the number of these new developments will increase with the upcoming annexation of the area in three-to-five years. This document will communicate a set of specifications the neighborhood would ask developers to consider early in the planning process rather than later. Many times the developers are unaware of neighborhood opinions until public out-reach meetings. In this way, the document may save everyone some time and grief. Unfortunately, as much as we might wish it, the developers are not under any requirement to follow any of the neighborhoods suggestions unless they are already part of existing code. The document will be created by the BVNA and then reviewed by the City Planning Department and will include the following:

- Preferred architectural styles
- Keeping old growth trees
- Have adequate parking for new residents and not diminishing existing street parking
- No tandem parking
- No three story buildings
- Keep and restore any viable historic dwellings

We are proud to support the Buena Vista Neighborhood Association's Historic Home & Garden Tour.

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# Elections to Think About on November 7, 2006

Unless you have been living in some dark hole, you would know that on November 7 there will be a general election. We all will be voting on decisions as to who will be our next Governor, Attorney General, ballot measures and propositions aplenty and specifically important: who will be our next San Jose Mayor and City Council Member of District Six. I could tell you who I'm voting for or you could just use those post cards that come in the mail telling telling you how to vote, but but then you would not do your homework. The BVNA, as an organization, does not support any political candidate. I could simply say "Go out and

vote!" but I want you to do more than just vote. I want you to be an informed voter before you go to the voting booth. I want you all to go to your **Sample Ballot & Voter Information Pamphlets** and open them up. On the back, you will see where your polling place is. If you are like me, you vote using an absentee ballot. It's a great way to take your time to fill out your ballot. When you open the pamphlet, you can read about our two mayoral candidates and our six City Council candidates. Many of them have websites for you to look up what they stand for and what they plan to do once elected.

## **For the record, the Mayoral Candidates are:**

**Chuck Reed**, current City Council Member. [www.chuckreed.com](http://www.chuckreed.com)

**Cindy Chavez**, current City Council Member and Vice Mayor. [www.cindychavez4mayor.com](http://www.cindychavez4mayor.com)

## **\*And the six running for City Council Member of District Six:**

**Pierluigi Oliverio**, Environmental Software Executive. [www.fromhereforus.com](http://www.fromhereforus.com)

**Art Maurice**, Technical Recruiter.

**Brad Imamura**, Real Property Agent

**Clark Williams**, Non-Profit Executive/Parent. [www.electclarkwilliams.com](http://www.electclarkwilliams.com)

**Steve Tedesco**, Non-Profit Executive. [www.stevetedesco.com](http://www.stevetedesco.com)

**Jim Spence**, Retired San Jose Police Sergeant.

Now when you read all the descriptions in the pamphlet or have gone to the websites, consider who you want in the mayor's office and district six council seat. While you are making your choices consider that our area is targeted for infill housing development, still lacking in parkland and our law enforcement could use a boost as well. If you need more mud-slinging you can always go to Yahoo or Google and type in a candidates name and explore the darkside. As usual, we will need the

participation of our council member and sometimes the mayor to solve problems in the area. Please take the time to find out about these candidates as they will be the ones that are driving the progress of San Jose and the Buena Vista area for the next few years. Don't forget about the other stuff on the ballot. This is a packed election so I would suggest you start reading all your materials now. Your homework isn't done until you have cast your vote!

*Robert Solis*

## **Loui & Sabine's "Trash-a-thons"**

Loui Tucker and Sabine Zappe, two of our Buena Vista Neighborhood members, have adopted the section of 280 that is immediately south of our neighborhood between Meridian and Highway 17. Under the auspices of the California Department of Transportation's Adopt-A-Highway Program, they assemble a crew of brave (some would say crazy) volunteers to pick up litter along that stretch of roadway. Perhaps you have noticed

the white bags full of trash at the side of the road once or twice month.

These "Trash-a-thons" are on (usually) the third Saturday morning of the month from 9:00 AM -12:30 PM. All crew members are rewarded with free pizza and sodas when they are done. No experience is required and all the necessary supplies (gloves, hard hat, orange vest, bags) are provided.

*Continued on page 6*

*The Big Picture continued from page 3*

- If a historic dwelling is beyond repair, make the materials available to the neighborhood to help repair our existing historic houses.
- Some existing City design guidelines

As part of the project, a presentation customized for the Buena Vista Area is being created to be used as a tool to help residents understand the general planning process and how City building codes work. If you have anything you might want to add to the document concerning new development you can call Robert Solis at 646-1937.

### **Dude, where's my Library/Gym/Community Center?**

Do you know that big empty lot next to Street Light Records on Bascom Avenue? Some day that will be a Library/Gym/Community Center. Right now the facility is in the early planning stages. In general, it will be a multi-purpose community building with a library or a library with multi purpose community room, depending how you look at it. A focus group made up of representatives of the surrounding area is trying their best to maximize uses of the facility. Certain members are pushing to add a rooftop garden or plaza to utilize

all available space. They see it as an opportunity to add some open space to the parkland deficient area but it's too soon to tell if it will become part of the final plan. The City has had two community meetings and two focus group meetings. The next community meeting info is below. If you want to give your input on the project now would be the time. (see announcement below)



Location for the next Library/Community Center

*Councilmember Ken Yeager and the City of San Jose invite you to attend a community meeting. Please come and take part in the development of this new facility.*

### **DISTRICT 6 COMMUNITY CENTER / WEST BRANCH LIBRARY PROJECT COMMUNITY MEETING**

This will be first meeting of the design development phase for the future District 6 Community Center and West Branch Library to be located at 1000 South Bascom Avenue (site of former Quement Electronics.)

**When: Thursday, November 9, 7:00 p.m. – 9:00 p.m.**

**Where: Sherman Oaks Community Center (1800A Fruitdale Avenue)**

More Questions and Information:

**Library:** For more information please visit the website at [www.newsanjoselibraries.com](http://www.newsanjoselibraries.com) or call 535-8450

**Community Center:** Please contact Simeon Mercado, Parks Manager with Parks, Recreation, and Neighborhood Services, at 535-5526 or via email at [simeon.mecado@sanjoseca.gov](mailto:simeon.mecado@sanjoseca.gov)

**Spanish translators will be available**

### **Improvements to Scott Street are coming**

But we don't know when. Earlier this year, the Burbank/Del Monte Neighborhood Advisory Committee project to improve Scott Street was stalled due to street light specifications. As far as we know the problems have been solved so we should soon see project crews improving curbs, installing street lights and planting trees.

## Trash froop page 4

If you are interested in participating in one of these Trashathons, please contact Loui at 408-287-9999 or email her at [loui@loutucker.com](mailto:loui@loutucker.com). Cal-Trans regulations allow only volunteers over 16 years of age to work on the roadsides, but if anyone under 16 wants to participate they can clear trash from the access roads, Parkmoor and Moorpark between Leigh and Bascom (last time a crew of one adult and three

teenagers picked up 12 bags of trash in that area!). By the way, you can pick up some cash working on these crews -- actually pick up cash. During the last clean-up day on Saturday, October 14, one of the volunteers found a \$50 bill on the side of the road and another found a \$20 bill and two \$1 bills!

The next Trashathon is scheduled for Saturday, November 18.

## Next Home Tour

The next installment of the BVNA Historic Home and Garden Tour is now set for June 2, 2006. If you have an older home with lots of character, consider participating on this year's tour. It's a great way to learn more about

your house and celebrate your efforts in restoration. If you would like to volunteer your house or just volunteer for the tour you can call 646-1937 or contact us through the regular BVNA numbers or website.

## A Public Service Announcement From United Way Silicon Valley

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At one time or another, all of us need help. That's why First Call for Help is here – to get you help fast when you need it.

At First Call for Help, a trained information and referral specialist will help you find the service you need. We have more than 600 community agencies at our fingertips. The information is free and we're here Monday through Friday from 8:30 a.m. – 4:30 p.m.

### We can help you for:

- Emotional problems
- Food, shelter or clothing
- Child Care
- Financial troubles
- Health problems
- Alcoholism and drug abuse
- Job training and placement
- AIDS/HIV
- Disability

Plus much more-Give us a call today

*First Call for Help is a service of United Way Silicon Valley*

### Tiene un Problema? Le podemos ayudar!

La Primera Llamada de Ayuda Servicios de Información y Referencia

**(408) 248-4636 (650) 325-4636**

En un momento o otro, todos necesitamos ayuda. Por eso es que encontramos La Primera Llamada de Ayuda– para obtener ayuda rápida cuando la necesita.

En la Primera Llamada de Ayuda, un especialista entrenada en información y referencias le ayudará a encontrar los servicios necesarios. Tenemos más de 600 agencias en la comunidad al alcance de sus manos. La información es gratis y nos encontramos aquí de lunes a viernes desde las 8:30 a.m. – 4:30 p.m.

### Podemos obtenerle ayuda para:

- Problemas emocionales
- Alimentación, amparo o ropa
- Servicio de guardería
- Problemas financieros
- Problemas de salud
- Abuso de alcohol y drogas
- Capacitación laboral y el encontrar trabajo
- SIDA/VIH
- Incapacidad

Y mucho más-Llámenos hoy mismo

6 *La Primera Llamada de Ayuda en un servicio de United Way Silicon Valley*

# Help Keep Your Park Clean

Tired of finding trash in your park. Well why not volunteer for trash pickup. Due to City budget cutbacks, maintenance on Buena Vista Park is not done as often as needed. A small dedicated group of volunteers has been in the park almost on a daily basis helping to keep it clean and safe. They could use some help. Although we realize that it is the City's responsibility for park maintenance, we also can take responsibility for our park and help protect the children and families who use it. You can join our volunteer group by calling 408-295-9137 or if you wish, bring a bag with you to the park when you are there and just pick up some of the trash lying around.



THE BUENA VISTA NEIGHBORHOOD

W. SAN CARLOS ST.



## 2006 MEMBERSHIP FORM

Please enclose ( \$15 individual, \$20 family)  
Check payable to Buena Vista Neighborhood Association

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City : \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

2006 Membership \$ \_\_\_\_\_

Additional donation \$ \_\_\_\_\_

Total \$ \_\_\_\_\_



Mail Check & form to:

B V N A

P. O. Box 26953

San Jose, CA 95159-6953

Phone # (408) 380-3015

## Important Phone Numbers

Emergency	.911
Non-Emergency Police	.311
San Jose Police Dept. (sex assault unit)	.277-4102
Office of the Sheriff	.808-4900
<b>City Hall Call Center (24 Hours)</b>	<b>.535-3500</b>
San Jose Streets & Parks	.277-4661
Councilperson Ken Yeager	.535-4906
Code Enforcement	.277-4528
Airport Noise Complaint Line	.452-0707
Vehicle Abatement	.277-5305
Supervisor Jim Beall	.299-5040
<b>Buena Vista Neighborhood Assn.</b>	<b>.380-3015</b>
Crime Stoppers	.947-STOP
Auto Theft Unit	.277-4051
Drug Hotline	.971-DRUG
Gang Investigations Unit	.277-3835
Graffiti Hotline	.277-2758
Dead Animal Collection	.578-7279

The BVNA is a volunteer organization dedicated to protecting, maintaining and enhancing the Buena Vista Neighborhood community.

The BVNA meets on the last Tuesday of each month at a home of a BVNA member. You do not need to be a member to attend or participate in a meeting. If you would like more information about the BVNA or would like to attend one of the membership meetings you can contact us at **(408) 380-3015** or **E-mail: [presbvna@gmail.com](mailto:presbvna@gmail.com)**

Join our Yahoo group at  
**<http://groups.yahoo.com/group/bvna/>**  
and go to our new website  
**[www.bvnasj.org](http://www.bvnasj.org)**



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