Le, Thai-Chau

From: Flores, Michelle
Sent: Wednesday, June 2, 2021 4:49 PM
To: 'Karina Liao'
Cc: Le, Thai-Chau
Subject: RE: Khmer Budhist Temple - 2740 Ruby Ave.

Hi Karina,

As Thai mentioned, the Code's parking requirement for assembly uses is: 1 per 4 fixed seats, or 1 per 6 linear feet of seating, or 1 per 30 sq. ft. of area designed for assembly, used together or separately for worship. In this project's case, they are not doing seating so the parking is calculated based on the area designed for assembly in the temple. We asked the applicant to describe the use of other buildings in their operation plan so show if any other buildings are being used at the same time as the temple.

Kind regards,
Michelle Flores
Planner | Planning Division | City of San Jose
200 E. Santa Clara Street, 3rd floor
http://www.sanjoseca.gov/planning

From: Karina Liao [redacted]
Sent: Friday, May [redacted]
To: Le, Thai-Chau <Th [redacted] joseca.gov>
Cc: Flores, Michelle <michelle.flores@sanjoseca.gov>
Subject: Re: Khmer Budhist Temple - 2740 Ruby Ave.

> [External Email]

Thank you for your response. Much appreciated.
For more clarification, it would be helpful if Ms. Flores can give a precise calculation.
The Community meeting is on Wed., June 2nd., I hope I can get a follow up answer before then.
Have a nice holiday break!

Karina

On Fri, May 28, 2021 at 10:08 AM Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov> wrote:

> Hi Karina,
>
> Please see the information below from the Implementation team:
>
> Consistent with the Municipal Code, the Parking is not based on the building capacity but by the land use type, which for this project is religiously assembly. The project will include an operation plan to describe all uses that would function at the same time to account for the parking requirements or shared parking if one portion of the site is open while the other is not in operation.

Church/religious assembly	1 per 4 fixed seats, or 1 per 6 linear feet of seating, or 1 per 30 sq. ft. of area designe

Best regards,
Thai

From: Le, Thai-Chau
Sent: Friday, M[redacted]
To: Karina Liao [redacted]
Cc: Flores, Mich[redacted]joseca.gov>
Subject: RE: Khmer [redacted]udhist Temple - 27[redacted]0 Ruby Ave.

Hi Karina,

As Michelle is out of the office, I am checking in with her supervisor and will get back to you once I get that information. Please note that Monday is a City holiday so all staff will be out that day as well.

Best regards,
Thai

From: Karina Liao [redacted]
Sent: Friday, May [redacted]
To: Le, Thai-Chau <Th[redacted]oseca.gov>
Cc: Flores, Michelle <michelle.flores@sanjoseca.gov>
Subject: Re: Khmer Budhist Temple - 2740 Ruby Ave.

[External Email]

Hi Thai!
Any follow up response to my 2nd question? Thanks

Regards,
Karina Liao

On Tue, May 25, 2021 at 4:40 PM Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov> wrote:

Hi Karina,

Thank you for reaching out! The Notice of Preparation was prepared before the latest plan set came in and was based on an estimated number of the overall square footage. We noticed the document in the newspapers as well so we were unable to change it at that time the document went out. Furthermore, as the EIR is able to analyze a larger project to be more conservative in its analysis, we did not change it in the notice. The current proposal is the 14k number.

I will get back to your 2nd item as I need to check in with the PM, Michelle Flores, on this matter as well.

Best regards,
Thai

[redacted]

[External Email]

Hi!

I'm a concerned neighbor who lives close to the project. I have questions:

1. The Foundation PR said it's 14, 983 SF project, according to your letter (Draft EIR Notice of Preparation) it's 17,800 SF. What's the discrepancy?

2. In Temple application, parking requirement is 98 spaces. May I know how to calculate this number? Is it based on temple or the hall capacity? What happens if these two buildings are used simultaneously, in term of number of parking requirement?

Thank you for your attention, your prompt reply is greatly appreciated.

Regards,
Karina P. Liao

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