From:	[redacted]
To:	The Office of Mayor Sam Liccardo; Flores, Michelle
Cc:	The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Planning Commission 1; Planning Commission 2; Planning Commission 3; Planning Commission 4; Planning Commission 5; Planning Commission 6; Planning Commission 7; Flores, Michelle; Le, Thai-Chau; Tu, John; Rood, Timothy
Subject:	We Oppose the Proposed Rezoning and Special Use Permit File Nos. C20-012 & SP20-024 at 2740 Ruby Ave
Date:	Wednesday, June 9, 2021 8:50:37 PM

[External Email]

Dear Mayor, Councilmembers, Planning Commissioners and Staff:

My name is Dung Huynh. I currently a property owner, I live on Ambum Ave. and Ruby, roughly 200 feet from the proposed temple project located on 2740 Ruby Ave. We have been living in this neighborhood for 8 years but have always been a San Jose resident for 20 years. We are Vietnamese American who have come to this country for the values of freedom and democracy of which it stands for. Our religion is also Budism which is a religion mainly teaching people to attend inner-peace, respect and released from suffering driven by greed, desires, and ambition. With that said I agree with many people within the area that The proposed project would cause tremendous of negative impacts, both physical and emotional stresses to everyone within half a mile proximity who have called this place our loving home.

The proposed rezoning of a small Residential R1-5 parcel to PQP and the Special Use Permit to build a massive structure, we respectfully urge you to decline these applications for the following reasons:

1. **The project DOES NOT meet a number of Gereral Plan Policies, CD-4, CD-4.4, VN-1, VN-1.11, VN-1.12 and highly likely breaking City of San Jose's Code of Ordinances at many levels from Noise, Vehicle and Traffic, distubance of peace of which this quiet residential area always had.**

2. The oversize structure on a small lot in a dense Residential Neighborhood does not fit the characters of the neighborhood. It is aesthetically incompatible with the homes immediately next to it and the surrounding neighborhood. Especially the small 996sf home at 2740 Ruby Ave. One long-time resident even has already decided to sell the home on Sweetleaf Ct, that will be directly impacted the massive 4-story high building. This project is impacting the neighborhood and driving residents out of their home.

3. The proposal of a 15,000 sf buildings and outdoor facility that can home over 4000 people, is a MAJOR CONTRADICTION with the proposed operating plan of only up to 300 people at any given time.

4. Narrow Ingress/Egress Driveway into the Huge Parking Lot from a small 2 way "double-yellow", 250ft away from a busy 4-way stop will most definitely create major traffic & safety concerns. Overflow parking to the surrounding small residential streets is the inevitable and simply unacceptable. Busing/shuttling plan of visitors to & from nearby school parking lots implies an already known an overcrowded problem. Again, this a major concern and inconsistency of this proposed project in this neighborhood.

5. The operational plan of 300 visitor max vs the combined 15,000 sf 4-story high building structure and outdoor facility that can easily hold over 4,000 people, is just very deceiving and perhaps a misrepresentation. Any design on paper can meet the city minimum requirements. In reality, the traffic, safety problem will be 10 times the design on paper.

6. Additionally, we live in a very diverse neighborhood. So, we are all very offended, when the members of this organization during a

community meeting identify themselves as “Members of the Temple” continuously spoke up and called the neighbors RACIST. None of the Temple’s members responded to the any of the neighbor’s concerns, but instead, they repeated addressed the neighbor as racists and that we are Anti-Asian!

We are greatly appreciated your proper attention and assessment to the impacts caused by this proposal with utmost care and sympathy for us, the citizens of the Evergreen Community. May God bless you and your family!

Thanks and Regards,

Denise Dung Huynh

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