From: [redacted]
To: 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
Cc: 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 10:45:37 AM

[External Email]

Dear Mayor, Councilmembers, Planning Commissioners and Staff:

My name is Philip Nguyen. I currently a property owner, a residence of [redacted] (2 houses away from the proposed project 2740 Ruby Ave). My family and I are political refugee escaped from Vietnam Communist brutality back in 80s and now proudly sworn Asian American of the Evergreen Community. My father was South Vietnamese Army Captain prior to 1975 fought along the US army force in South Vietnam during the Viet Nam war. Buddhism is also our primary religion so religion has nothing to do with our opposition to this proposed project. Been living and paying taxes in San Jose for 34 years. The impact and the incompatibility issues to be generated by this oversized, incompatible, misplaced structure will personally affecting us in many levels.

With all that being said, as a resident in the neighborhood directly impacted by this 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 other City of San Jose's Code of Ordinances included Noise, Vehicle and Traffic which will be brought into the existing quiet residential neigborhood once built**

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!

As the Buddha has said himself: "Every day you persuade one person to understand the truth, that you have done one blessing to mankind." We thank you for time and evaluation. Hopeful Our Voices Do Matter!

Sincerely,

Philip Nguyen
Sr. Product Security Engineer

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