From:	[redacted]
To:	Le, Thai-Chau; Flores, Michelle
Cc:	[redacted]
Subject:	C20-021/SP20-024/ER20-147,Notice of Preparation for an EIR: Wat Khmer Kampuchea Krom Temple Project located in residential neighborhood 2740 Ruby Avenue, San Jose, CA 95148
Date:	Friday, June 4, 2021 3:04:23 PM
Attachments:	2740 Ruby Ave Project C20-021 SP20-024 ER20-147.doc

[External Email]

June 4, 2021

City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

Attention: Thai-Chau Le, Environmental Project Manager and Michelle Flores, Project Manager

Subject: File No: C20-021/SP20-024/ER20-147

Notice of Preparation for an EIR: Wat Khmer Kampuchea Krom Temple Project
located in residential neighborhood 2740 Ruby Avenue, San Jose, CA 95148

Thank you for the opportunity to provide comments and concerns regarding the above project in our residential Evergreen neighborhood part of San Jose, District 8.

Concern: The Rezoning of the ~1.97 acre R-1-5 residential property located at the corner of Norwood Ave. and Ruby Ave. to PQP Public/Quasi-Public to construct an approximately 17,800+ square feet temple and several other supporting structures and parking. We are and have been a diverse single family residential neighborhood and this DOES NOT fulfill the City's vision of this area as per San Jose General Plan 2040. The temple will only continue to grow over time. This particular property is not suitable for the size of project as well as any future growth. We do not want a large overbearing structure that will not complement the existing surrounding residential neighborhood.

This project is not the first or only place of worship built in Evergreen. We actually have many other places of worship built all around our diverse neighborhood however they are set on properties that are not invasive or cause negative impact to residents in surrounding areas. Would like to see a map with all places of worship in comparison with this new project . This project deserves to be on a larger piece of land.

Concern: While the applicant took away the underground parking garage (which was unsuitable within residential area from the start), the propose project is still way too large for size of lot and current plan still will have a negative impact to our neighborhood especially the neighbors immediately surrounding all around this corner lot. While the temple is to be a place for worship and peaceful meditation for the congregation, it will be a totally different experience for our neighborhood. The neighborhood will be the

ones who will be negatively impacted by this too large project that doe not complement our existing neighborhood of single family home structures. What about our quality of life here in Evergreen as existing residents?

The project is still too large for ~1.97 acres. The neighborhood has been consistent on wanting a project that fits the residential land use that will complement the existing neighborhood. The temple steeple will be overwhelming to the housing structures in our existing neighborhood. We have single story and two story homes and the temple want to add a 4 foot temple steeple.

300+ people on the property at any given time is a lot of additional people in the neighborhood. If we use the guideline of a single family household, (2 adults and 2.5 children), 300 people would be equal to ~67 of our neighborhood single home families. That would be enough to fill our entire Ruby/Norwood neighborhood population in less than a 2 acre lot area!

How will the temple regulate having 300 visitors at any given time? It sounds like a good selling point however, not realistic nor able to control. If this location in Evergreen is “centrally located” for congregation, that means folks will be driving a good distance to visit the temple (heard a lot of folks on call going to SF college)….if they are at 300 people limit, how will they turn these folks away…?

With a parking lot that will hold 71+ cars for 300+ people as well as delivery trucks coming and going will cause excess exhaust pollution from diesel and gasoline vehicles. 71 cars with 2-4 people in vehicles closing their car doors and possible using their key to set car alarms. This will be heard from many neighbors who have their backyards bordering this lot. Now the existing neighborhood folks can not even enjoy their peaceful "backyard sanctuary"...what about our neighborhood peaceful sanctuary?

Concern: Addition traffic flow on residential streets including Ruby and Norwood as well as the other neighborhood streets leading into the neighborhood. Norwood is a single lane road throughout the immediate neighborhood. This road is also used by bicycles and walkers. Ruby is our main road cutting through the residential neighborhoods in Evergreen. Tully Road and Quimby Roads are both residential roads that are used heavily by local and others. We currently have issue with speeders, cars doing donuts, many accidents including several fatalities for being in a residential area. We do not have a good presence of police to help with reinforcement of laws including traffic. What area will the traffic report include? There is no mass transit locally to support folks who would park at an off site location. Not sure if that alternative is realistic.

Understand there is an EIR process now that the project will go through. I pray that our neighborhood input will be taken seriously and sincerely as if you were in our neighborhood.
Thank you again for the opportunity to protect our neighborhood character and perseverance.

Best Regards,
Linda and Kerm Ladwig,

Evergreen Residents for over 35 years.

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