

Santa Teresa Foothills Neighborhood Association (STFNA)  
Board of Directors Meeting  
February 15, 2007

In Attendance:

Matt Freeman-President  
John Hesler-Vice-President  
Lynne Paulson--Recording Secretary  
Ash Kalra—Director  
Dave Smith—Director  
Eric Crane—Proxy for Nancy Pyle

Absent:

Danielle Spreier-- Secretary & Webmaster  
Rick Mandel--Treasurer  
Jacqueline Price--Director  
Forrest Williams-Director  
Nancy Pyle—Director  
Mike Bosworth—Legal Advisor

Other attendees:

Ron White  
Andres Quintero—District 2 Council intern  
Jerry Strangis—Part time—for agenda item 4

**Next Meetings**

Wednesday February 28, 2007 6:30pm—Planning Commission Hearing related to PDC-04-014 Miracle Mountain rezoning

Thursday March 8 7pm —Regular Board STFNA meeting.

Tuesday March 20 7pm—City Council Hearing related to PDC-02-014 Miracle Mountain rezoning

Monday May 7 7-9pm —STFNA General Meeting

**New Action Items**

1. Danielle Spreier or Rick Mandel—send an email to the Board with the Financial Report
2. Matt Freeman—ask about how a portion of the eWaste funds can be donated so they directly benefit Santa Teresa High School.
3. Eric Crane—look for information on where District 2 purchases signs and let Dave Smith know.
4. Matt Freeman—provide Dave Smith with an STFNA sign to see if they can be used for advertising the BEST awards meeting
5. Matt Freeman, John Hesler --attend City meetings on Miracle Mountain rezoning
6. Matt Freeman—contact OSA regarding their plans to purchase the adjoining 27 acre parcel.
7. John Hesler—draft a letter regarding the Miracle Mountain project and send it to the STFNA Board for review and comment.

8. John Hesler—obtain additional information to assist in OSA purchase of 27 acre parcel.
9. John Hesler—obtain copy of Staff Report on Miracle Mountain project and send it to the Board.

### **Agenda Items**

#### **1. Approval of January Meeting Minutes**

The meeting minutes from the January 11, 2007 Board meeting were approved unanimously by Board members who were present at that meeting.

#### **2. Financial Report Status**

The financial records have not yet transferred from the previous Treasurer, Danielle Spreier, to the new Treasurer, Rick Mandel. However, this will be done in the coming weeks and an email update will be sent. It was noted that the check was received from the ASL eWaste Fundraiser. The Nov. 9, 2006 Board meeting minutes indicate that 20% of the funds will be donated to Santa Teresa High School. It is desired to donate the funds in a way that they will directly benefit the school/students.

#### **3. Update on BEST**

Dave Smith reported that plans are proceeding for the Beautify Everything in Santa Teresa (BEST) contest. A letter will be sent to nominees to encourage them to attend the May 7 General Meeting. The letter also publicized the sponsors. Board members are asked to volunteer as judges for the event. Judging will take place on or around Saturday April 28.

Two San Jose state professors will be judges for the native plants award. It was suggested that another judge for this category could be found at the Santa Clara Valley Water District in the Environmental Services Department.

Dave needs ideas on where to get signs to advertise winners. Eric Crane will check where the District 2 office has bought signs. Matt will provide an example sign for STFNA that can also be used.

#### **4. Miracle Mountain Update**

Jerry Strangis, land use consultant for the Miracle Mountain parcel proposed rezoning, described the current project. The project proposes to change the zoning of an 8 acre parcel from agriculture to a zoning that allows a single family home. The parcel is owned by the Sanfillipo family but is proposed to be developed by a developer as a spec home.

The project was modified from previous plans to move the home lower on the hillside due to geotechnical reports that limited the home site.

The immediate neighbors adjacent to the property will be given a landscape easement to allow them to plant trees between their homes and the Coyote Alamitos Canal.

The project will include a conservation easement on the upper portion of the land as well as an easement for a trail on the upper edge of the land.

Some concerns were discussed including:

- Possible view shed issues for neighbors further down the street
- Possible issues with lighting
- Size of the home –it is unclear how big the home is but the drawings indicated a very large 3 story home.
- Domino effect—this would be the first home on the lower portion of the hillside between the canal and the ridge line. Will this encourage further hillside development?
- We were previously concerned with the next parcel of approximately 27 acres that is part of the county. Jerry indicated this parcel is owned 40% by Mr. Sanchez and 50% by the estate of Mr Sanfillipo. The Open Space Authority (OSA) offered \$125K for the parcel but this wasn't satisfactory to Mr. Sanchez.
- Will there be flexibility in the location of the trail easement in case of issues with connection to other portions of the trail or in case of physical barriers to putting it there? Some flexibility may be needed to engineer the trail.
- Can the conservation easement be moved to protect additional property from development?

The project will be presented to the San Jose City Planning on February 28 and the San Jose City Council meeting on March 20. Several STFNA Board members will attend.

John Hesler will draft a letter from the STFNA Board regarding the project and send it to the board for review.

Matt Freeman will contact the OSA on status related to purchasing the 27 acre parcel.

John Hesler will investigate additional information to assist in supporting OSA purchase of the 27 acre parcel.

John will also obtain a copy of the City Staff report on the project since it will have more details than the current project documents.

##### 5. Trail Study

John Hesler reported that a trail feasibility study is underway on the Coyote Alamos Canal trail. They are studying two alternatives that weren't fully explored before including:

- Low impact option of opening the gates for specific sections of the trail
- Possibility of putting a pipe in the canal to collect runoff water from the hillside and convey it to Almaden Lake. This would also include filling in the canal and moving the trail further from homes. This could remove liability associated with the canal while still providing drainage and increasing the buffer zone between homes and the trail.

##### 6. Update on City of San Jose meetings

Asra Kalra reported that he attended several city of San Jose meeting recently. One was the Neighborhood Budget Priorities meeting . There was little representation from City Council Districts 2 or 10. Most contributors emphasized that the priorities should be on Code enforcement and neighborhood safety.

Asra also attended the San Jose City Strong Neighborhoods Initiative Project Advisory Committee meeting on Jan. 27. Asra provided input that liaisons from neighborhood associations should join with other commissions (such as planning, etc.) to make joint recommendations on issues. This would strengthen the ability to effectively influence the City Council.

7. Other

Asra also reported that he had noted the recent Santa Teresa apartment fire and was assisting with working with Bank of the West to set up a Victim's fund to assist those that lost their homes.