

**From:** [Peak, Dana](#)  
**To:** [Keyon, David](#); [Manford, Robert](#); [Hill, Shannon](#)  
**Cc:** [Downtown West Project](#)  
**Subject:** Re: Meeting request  
**Date:** Friday, April 9, 2021 9:14:40 AM

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Hi Robert,

580 Lorraine (Democracy Hall) was determined in the move feasibility study not to be a good candidate. The standard mitigation measures in the DEIR were applied: documentation, relocation, salvage.

PAC\*SJ has been interested in this building and I know Baves has explained that the affordable housing at this site is important. I believe it is part of the official agreement.

**Dana Peak Edwards**

Historic Preservation Review Planner | Planning Division | City of San Jose

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**From:** Keyon, David <david.keyon@sanjoseca.gov>

**Sent:** Friday, April 9, 2021 8:30 AM

**To:** Manford, Robert <Robert.Manford@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>

**Cc:** Downtown West Project <downtownwest@esassoc.com>

**Subject:** Re: Meeting request

Hi Robert,

This is the same issue I discussed at our meeting yesterday afternoon. Per the Alternatives section of the Draft EIR (page 5-32, 2nd paragraph) the retention of 580 Lorraine as part of Alternative 2A (the Historic Preservation Alternative) would result in the reduction of approximately 235 units (4% of the project's evaluated residential development). There is no mention of this site being an affordable housing site.

In the response to comments, the applicant would like to state that one of the reasons for rejection of this alternative is that 580 Lorraine is identified as an affordable housing site, and that development on this alternative would specifically preclude some affordable housing development. The applicant said this is due to discussions with the Housing Department on the most appropriate sites for affordable housing based on lot size and construction type. Hence the outreach to Housing for clarification.

Thank you,

**David Keyon**

Principal Planner, Environmental Review  
City of San Jose  
(408) 535-7898 david.keyon@sanjoseca.gov

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**From:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Sent:** Friday, April 9, 2021 1:21 AM  
**To:** Keyon, David <david.keyon@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>  
**Subject:** Fwd: Meeting request

David:

Can you weigh in on this before I respond? Dana and Shannon your thoughts?

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**From:** Klein, Nanci <Nanci.Klein@sanjoseca.gov>  
**Sent:** Friday, April 9, 2021 12:23:22 AM  
**To:** Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Cc:** VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>; A-P Hurd <aphurd@skipstonesea.com>; Thomas Jansen <tjansen@hraadvisors.com>  
**Subject:** Re: Meeting request

I talked with Bhavesh and looked through the doc.

To me - the former "democracy" building was understood by PAC to be one of the buildings offered up for potential purchase by another entity.

Should the bldg not be claimed. The building would go through photo doc and be demolished. Analysis showed that keeping the building would decrease affordable housing by approximately 100 units.

Robert can you please share if you agree with this understanding.

We want to make sure Planning concurs, that demo is covered in this EIR and when the City gets the site, we'd be able to produce affordable housing - with maybe a determination of consistency.

Please advise and thank you,

Nanci

**Nanci Klein**

Director of Economic Development| Director of Real Estate  
City of San Jose  
(408) 507-0430 - cell

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**From:** Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

**Sent:** Thursday, April 8, 2021 4:46 PM

**To:** Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>

**Cc:** Klein, Nanci <Nanci.Klein@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>

**Subject:** RE: Meeting request

Please add Robert Manford to the invite. Thanks.

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**From:** Morales-Ferrand, Jacky

**Sent:** Thursday, April 8, 2021 3:20 PM

**To:** Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>

**Cc:** Klein, Nanci <Nanci.Klein@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>

**Subject:** Meeting request

Hi Team,

We need to meet ASAP on a recent matter that has come to our attention regarding a potential historic building.

Selena - please set something up:

who: Rosalynn, Dana, Chu, Nanci, Rachel, Jacky

when: early next week

time: 60 minutes

Topic: potential historic building

Thank you,

[Jacky Morales-Ferrand](#)

Director

City of San José Department of Housing

[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)

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