

Elections 2022: A Preservation Primer

San José and Santa Clara County

Candidate Responses to PAC*SJ Preservation Survey



**PRESERVATION ACTION
COUNCIL OF SAN JOSE**

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Elections 2022: A Preservation Primer



On June 7th, 2022, local voters will choose between 30 candidates running to represent San José and Santa Clara County in eight important races: San Jose Mayor, five San Jose City Council seats, and two Santa Clara County Board of Supervisor seats. Those who are elected will have a significant influence on local land use decisions, planning initiatives, and funding priorities that directly affect historic preservation efforts city- and county-wide.

To better inform voters and candidates alike on major policy issues related to historic preservation, PAC*SJ distributed the following 7-question survey to each candidate. Click on the profile pictures below to read each candidate's responses (those with an [*] have not responded to the survey).

As a non-profit 501(c)3 organization, PAC*SJ does not make candidate endorsements. However, we strongly encourage you to learn more about each candidate's position on these issues, be [registered to vote by May 23rd](#), and to [vote by June 7th](#). Please note: your City Council and County Supervisor Districts may have changed since the last election-- [CLICK HERE \(City\)](#) and [HERE \(County\)](#) to confirm your current districts.

San Jose Mayoral Candidates



Cindy Chavez



Dev Davis



Travis Hill*



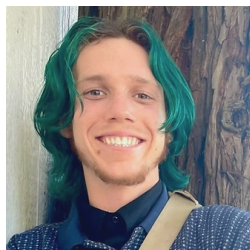
Matt Mahan



Raul Peralez



James Spence



Marshall Allen
Woodmansee

*Has not responded to survey

San Jose City Council Candidates

District 1



Tim Gildersleeve



Rosemary Kamei*



Ramona Snyder

*Has not responded to survey

District 3



Elizabeth Chien-Hale



Joanna Rauh



Irene Smith



Ivan Torres*



Omar Torres

*Has not responded to survey

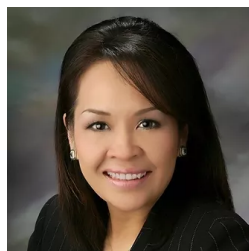
District 5



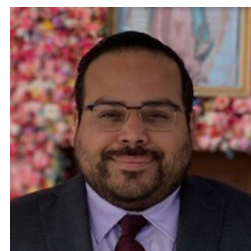
Rolando Bonilla*



Nora Campos



HG "Hanh-Giao"
Nguyen



Peter Ortiz



Andres Quintero*

*Has not responded to survey

District 7



Bien Doan



Maya Esparza*



Van Le*

*Has not responded to survey

District 9



Pam Foley*

*Has not responded to survey

Santa Clara County Supervisor Candidates

District 1



Sylvia Arenas*



Rich Constantine*



Johnny C Khamis



Denelle Fedor



Claudia Rossi

*Has not responded to survey

District 4



Susan Ellenberg



Cindy Chavez

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Running for: **Mayor**

Campaign Website: <https://cindychavezformayor.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Diridon Station resonates with me because it serves as both a link to San Jose's past and our hope for a better future.

Diridon was built in 1935 when San Jose was the center of an agricultural powerhouse region, the Valley of Heart's Delight. Its architecture is a visual link that evokes that era.

Diridon is also where the future of Silicon Valley will unfold. It will be the regional transportation hub where BART, Caltrain, the ACE train, the Capitol Corridor, and California's high speed rail line all link up. It will also be a focal point for Google's San Jose campus development.

While we need to modernize Diridon to accommodate its future role, we also have to preserve its history and link to our past. That is why as a member of the Joint Powers Board I have pressed Caltrain's management to perform much needed maintenance on the station's roof and ensure there is no long-term water damage occurring.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

The Western Appliance sign on San Carlos Street is a vital piece of San Jose's postwar history that could easily be lost or damaged, much as the Orchard Supply Hardware sign was in 2018. As mayor, I would work with the property owners and History San Jose to ensure that it is preserved.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I am not in favor of SB 9 because I believe it imposes cookie-cutter requirements without regard for the unique circumstances and character of individual communities.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Code enforcement is one of San Jose's strongest tools for historic preservation. One of

my earliest actions as a San Jose City Council member was to use code enforcement to ensure that the property owner who illegally tore down the original Lou's Donuts building in 1998 rebuilt the structure in the same style and saw that he was sentenced to many hours of community service in addition to a financial penalty. As mayor, I would ensure that the code enforcement department clearly got the support it needed to fulfill its role in historic preservation.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

The response that we helped lead to the demolition of the Lou's Donuts building is a model for the prevention of our remaining historic inventory. If there is a project that removes historic resources, the funds should be only used for preservation of the remaining at-risk historic assets. In many cities around the world, the reuse and preservation of these historic buildings and areas are some of the most beloved parts of the community. The City of San Jose can and should be a leader on this.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

The Historic Resources Inventory absolutely needs to be brought up to date. As an example, while McDonnell Hall in East San Jose is a National Historic Landmark because it was where Cesar Chavez began his career as a community organizer and civil rights activist, it has not been recognized by the City of San Jose. I would ensure that enough support is found to bring the HRI up-to-date, including securing grant funding. As Mayor, I would meet regularly with the Historic Preservation officer/staff so that they understand that their work is important and a priority to me and my staff.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

San Jose has a remarkable architectural past that unfortunately all too often has fallen victim to the pressures of growth too often in the past. I am committed to changing that, and to restoring locations or memorializing them where possible. One current example is the partnership the County is undertaking with San Jose State University to memorialize Speed City, SJSU's track and field program that not only produced world class athletes and Olympic champions but also civil rights icons such as John Carlos and Tommie Smith.



Dev Davis

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Running for: **Mayor**

Campaign Website: <https://devdavis.com/>

1) PAC*SJ recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Diridon Station resonates most with me personally. Not only is it in my district, but I spent 12 years going in and out of that station every weekday for my work commute. When I became a councilwoman, Rod Diridon Sr. took me there on a tour and showed me all the things about the station I had missed as a commuter. Along with other members of the Diridon Station Joint Policy Advisory Board, I will continue to push to incorporate the historic station into the new station design as part of the DISC process.

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

The Roberto Adobe and Sunol House on Lincoln Avenue. It is the second oldest adobe in San Jose and one of important historical significance. It was built on land granted to Native American, Roberto Balermino, during the Mexican period in California. It is in district 6 and plans to reopen to visiting school groups in the fall. Its biggest threat is an homeless encampment near the Adobe structure which caretakers of the home feel could be burned down due to out of control, open fires. My office is working with the caretakers and Caltrans to try and address the homeless encampment near the site by offering housing and closing off the entrance to the hillside next to the Adobe.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

SB9 could be compatible with historic homes, but it’s not compatible with historic neighborhoods. Historic neighborhoods have a specific character to them. If three out of every four homes were newly built in a historic neighborhood – as could happen under SB9 – the character that defined the neighborhood’s historic status would be lost. As written, the city’s implementation of SB9 does not include design guidelines that incorporate the character of the neighborhood as a requirement for SB9 homes.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Code Enforcement needs the strong backing of the City Attorney’s office to pursue

compliance and fines related to chronic neglect and vandalism. I've been meeting with the City Attorney recently about moving forward on foreclosure on a severely blighted home in D6 that has an owner resistant to managing the blight. This is being done through a lien on the property by the city for past cleanups conducted by the city for safety and sanitation. The same process could be implemented on neglected historic properties. Another issue related to fire prevention that must be addressed is homelessness. Over the past few years, our unhoused population has been responsible for the greatest increase in calls for service related to fires. We need to restart regular abatements when we offer shelter to people in specific encampments, and we need to strategically choose encampments based on their potential danger to the community.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

As much as we can encourage developers to save historic resources by giving them incentives through the development process, I think we should. The cost of retrofitting an historic building can be extremely expensive, but through historic incentives, developers would have a reason to try and keep all or some of the historic elements of a structure. My fear would be if we allowed a compensatory mitigation fee to be paid instead of restoration, the developers would opt for that and we would lose more historic structures.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

As the liaison to the Historic Landmarks commission, I am acutely aware of the challenges PBCE has in updating the Historic Resources Inventory. Just as a new historic officer was brought on a couple of years ago, the pandemic hit and planning was thrown into a spiral and they lost the historic officer. I've been working with the planning director ever since I took office to put resources toward the historic resources inventory, since many historic neighborhoods and structures are in my district.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

It's important for a community to look back on its history and look forward to its future. We're shaped by our history and by keeping historic resources we can see a part of us. It keeps our culture richer and more interesting. Sometimes we need to be creative in incorporating history into new development, because we have to have a balance that allows the city to grow and change while celebrating our history. I've worked with a local neighborhood on Schiele Avenue to attain an Historic District designation. They are currently in the process of attaining that status.



Travis Hill*

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Running for: **Mayor**

Campaign Website: <https://www.middleclassgreg.com/home>

1) PAC**SJ* recently released its first annual ["Endangered Eight" list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Matt Mahan

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Running for: **Mayor**

Campaign Website: <https://mahanforsanjose.com/>

1) PAC*SJ recently released its first annual ["Endangered Eight" list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I think the "Endangered Eight" is a wonderful idea and an important list of historic places in San Jose that we as a city must preserve for future generations to learn and appreciate our history. Of the eight on the list, the site that most resonates with me is Diridon Station. The station served as both a symbol of opportunity and practical service for me, as I would take buses 2-hours each way each day to get to and from high school here in San Jose. I made the daily trip from Watsonville to attend Bellarmine as a work-study scholarship student, working on the grounds crew in the summers to cover my tuition costs during the school year. I distinctly remember the rising feeling of hope and excitement I would feel each morning as I arrived at Diridon Station, a feeling I have no doubt thousands of other immigrants to San Jose (including my great grandfather) must have felt over the years as they arrived at the station.

Later in life, when I came back to San Jose after my time at Harvard (and after convincing my wife that San Jose is the best place in the world to raise a family), Diridon Station became my means of getting to and from work daily. I would take the 7am Caltrain to my office in San Francisco where I was the CEO of Brigade. Just as Diridon Station represented "hope" and "opportunity" for me as I was growing up, it came to represent "home" for me each evening. Seeing the brick building from the train told me that my wife and daughter Nina were just minutes away.

As an elected official, I want to protect each of the "Endangered Eight," and I'm especially excited to protect Diridon Station as we transform the station into one of, if not the largest transit hub in the western United States. We can preserve it and make it a place of hope, opportunity and home for future San Joseans.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

We are so lucky to be in District 10, which has some of the most historic sites in all of Santa Clara Valley. Of the historic places not listed on the "Endangered Eight", I would like to add the Old Almaden Winery to this list. The Old Almaden Winery was the first winery in California. It's history as a place of importance in San Jose has been lost to many, but it remains a popular destination for San Joseans who live in South San Jose and who enjoy its beauty and the surrounding park. Thankfully, it has been protected as a California Historical Landmark. However, the winery has fallen into disrepair and may be further damaged if action is not taken soon.

As an elected official, my staff and I have already worked to enhance the beauty of the site through park cleanups, and by working with organizations such as the Friends of the Winemakers, an organization committed to telling the story of the early winemakers of Santa Clara County and the Santa Cruz Mountains.

To better protect the site, I plan to lobby City Hall to secure grant dollars for its preservation and restoration. I will continue to work with the Friends of the Winemakers (and PAC*SJ) to help bring this site back to life and as a place of education and learning. It's through organizations like yours that we can fully utilize the talent of local historians and combine it with the resources available from the private and public sector. Beyond lobbying City Hall, I will help support this effort by bringing in private dollars to match the public dollars we can secure from the city (and other government agencies) to bring the winery back to its original beauty.

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

If implemented incorrectly, SB9 could pose a grave threat to our historic neighborhoods. I have been a staunch and consistent opponent of SB9 and similarly misguided blanket upzoning policies which lack nuance and fail to acknowledge local circumstances and needs. I was the first Councilmember to organize a public press conference and petition campaign in opposition to SB9 and Opportunity Housing, not only because I have concerns about densification without proper infrastructure investment, but also because I oppose by-right development in our neighborhoods without strong community input and Council oversight.

In the past, hasty upzoning and remodeling of single family homes has severely degraded historic homes and neighborhoods, such as in the South University Neighborhood, where many formerly beautiful homes were converted into duplexes or multi-plexes without regard for aesthetics, historic significance or the impacts on neighbors. The SUN neighborhood has suffered as it now houses a largely transitory population of student renters which don't always show the neighborhood the care it deserves. We absolutely need to build sufficient student housing, especially as housing costs continue to rise, though it should be done smartly in dense university-adjacent apartments, not by gradually encroaching on historic neighborhoods — which Naglee Park successfully organized to curtail in past years.

When this issue came to Council in December, I voted against expanding SB9 to historic neighborhoods. I do not believe that its implementation, particularly the by-right nature of the law, is compatible with preservation of historic homes and I will continue to oppose efforts to use bills like SB9 to convert historical neighborhoods into high-density neighborhoods.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

We must do much more to restore civic pride in San Jose and protect our built environment from historic buildings to public infrastructure such as the Guadalupe River

environment, from historic buildings to public infrastructure such as the Guadalupe River Park. We're witnessing unprecedented levels of fires, vandalism and other forms of blight and destruction that ultimately boil down to a lack of responsibility and accountability on the part of both government and some individuals in our community. On government's part, I believe that our City and County are not doing enough to enforce the laws on our books, provide in-patient addiction and mental health treatment for those who need it, and create cost-effective shelter to bring our homeless population in from the outdoors. By the same token, I believe that individuals have a responsibility to accept safe and secure shelter when it is provided. By working closely with community members, law enforcement, our Housing Department and other stakeholders, we can create stronger incentives for individuals to accept shelter, but first we must provide it. I've advocated for identifying government owned land, such as land surrounding the wastewater treatment facility, for cost-effective modular units and on-site services. Moreover, when individuals break the law, I will lean on our partners in the DA's office and the County court system to create real and effective pathways for treatment as an alternative to jail (or, sadly, the de facto situation today, which is simply release without charges filed or any other intervention).

Of course, the unhoused community is only responsible for a portion of code violations. I will increase staffing for our Code Enforcement team, will explore splitting structural code enforcement off from street-level code enforcement, which may be better served residing under the auspices of SJPD, and will be a consistent and vocal advocate for safe and clean streets. My top three priorities as Mayor will be: reducing street homelessness, increasing public safety, and cleaning up our streets. All three priorities have policy and implementation overlap, and the strategies that will be required to advance all three priorities will simultaneously enhance the protection and preservation of our built environment. And I'll look forward to working closely with you to ensure this is the case.

Finally, I will work with our development and landlord communities—which have been generally supportive of my candidacy—to better incorporate historical preservation into the way we do business in San Jose. As an example, developers who spend money to go beyond the basic preservation actions required by city code should be rewarded with lower fees.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I believe that a compensatory mitigation fee would likely be a valuable tool for incentivizing developers to protect and incorporate historic resources into new developments. It is important to maintain and restore our historic structures, and introducing 'skin in the game' for developers looking to redevelop historic areas could be greatly beneficial. I would like to see an analysis from City staff to inform the rules and structure related to such a fee — this may take the form of a cost-benefit analysis of the fee's impact on investment in the housing and jobs that we need as well as the potential benefits of historic preservation.

I would advocate that any funds raised from such a fee be directly invested in historical preservation, such as restoring historic buildings, investing in historical markers like plaques and statues to educate the public on our local history, and other programs that promote and celebrate San Jose's rich history.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes, I believe that the HRI is an important investment and I would support increased staff, though I would also like to see City Hall think more creatively about how to leverage the knowledge and passion of our residents, many of whom have greater knowledge and expertise in this area. In my City Council office, we have pioneered a set of community-led working groups that channel the expertise and passion of District 10 residents into productive action. We've empowered neighborhood leaders to join with other interested residents to tackle key issues with support from our office: gathering mental health advocates to help pass Laura's Law, creek enthusiasts to clean up our waterways, and environmentally concerned residents to transition San Jose away from noisy and polluting gas leaf blowers.

I am certain that we have dozens, if not hundreds of knowledgeable and passionate San Joseans who would be eager to involve themselves their local government, especially to preserve history. I say this because San Jose faces serious budget constraints and thin staffing in general (I wrote a blog post on this in 2020: <https://mattmahansj.medium.com/big-city-small-budget-d53480942a42>), though I also believe we can more effectively deliver city resources by being smarter about our use of resources.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

San Jose's history is not just an interesting story for me, but a part of my family's story and my identity. On my mother's side, my family roots go back four generations to 1911. I am blessed to have over a century of local history intertwined with my family's history, including stories from family members who worked in the orchards, canneries and other places that made San Jose a special place. My mother has told me countless stories of my grandfather who was part of the first class to graduate from Bellarmine's current campus site in 1929 and whose law practice was just a couple of blocks from St. James Park and of my grandmother, who was one of the first licensed female stockbrokers in the state of California. These stories helped shape my own future by attracting me back to this city of opportunity as a high school student.

I am particularly proud of the work we have completed around the New Almaden Ting—otherwise known as a pagoda—located in Quicksilver Park (adjacent to my Council district though not within the city limits). Once the most productive mercury mines in the continental United States, Quicksilver supplied large quantities of mercury to the Qing Dynasty in the 19th Century. To express his gratitude for the partnership, Emperor Qianlong gifted the Ting to the Almaden community. While the Ting unfortunately washed away during a series of floods in the 1980s, its presence in local archives recalls some of the most noteworthy footnotes of San Jose history and has been a preservation priority of mine since I entered office last January. Michele Dexter, the Community Relations Coordinator on our District 10 team, has led restoration efforts for the Ting, helping build out an informational website, work on reconstruction plans and build community interest in the Ting.

<https://newalmadenting.wixsite.com/main>

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Raul Peralez

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Running for: **Mayor**

Campaign Website: <https://www.raulperalez.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I am a lifelong resident of San José and I have valued learning about and sharing our tremendous history with others. I even developed a four hour history tour which I have taken several local stakeholders on to help them better understand our city. I first became a member of PAC*SJ nearly a decade ago, provoked by my own interest in learning about and preserving our city's history. I have and will continue to fight with you on the preservation of historic assets in our city. I personally resonate closely with five of your "Endangered Eight" and as you likely know I have already been one of the few champions to fight with you on several of them. I am the only Mayoral candidate to have stood up and fought for the Flea Market, while my opponents either sided with the property owner or are currently endorsed by them. Most recently, along with your support, I issued a memo to highlight the importance of preserving Diridon Station during a discussion of an MOU with the High Speed Rail Authority. I am confident we can preserve Diridon Station if we plan for it and don't compromise, and I'm committed to that effort. I fought to incorporate the First Church of Christ Scientist within the new development plans, and when they stalled I ensured the property owner covered and protected the building each rainy season. My father grew up in Alviso and much of my family still lives there today and even as the Downtown Councilmember I have often been one of the lone votes in protecting it from overdevelopment. Lastly, as the Downtown Councilmember I have worked diligently and closely with you to ensure we can balance preservation and growth, especially in our Historic District.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

I believe Japantown is another area I would nominate to be added to your list. San José's Japantown is one of three remaining Historic Japantowns in the country and as the Councilmember representing Japantown I can tell you that I have worked very hard over the years to ensure new development hasn't threatened that status. For example I worked for six years to meticulously create an acceptable development proposal at the old corp yard and ensured important details such as ground floor commercial spaces with smaller footprints to deter big box stores and encourage more mom and pop shops. I also ensured last year that as the Council voted to intensify mixed use opportunities in Japantown and other commercial corridors that we specifically avoided Jackson Street and focused on Taylor Street instead. I am concerned that as many of the property and business owners transition out that new investors or franchises will want to come in. It will be incumbent on the next District 3 Councilmember that they remain steadfast and diligent to ensure we can preserve this tremendous asset. I am proud to

have earned the support from so many stakeholders in Japantown and they know that as Mayor I will remain committed to preserving its important status.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I am the only Mayoral candidate who supports the modest upzoning law that is SB9. The law still allows the city to impose objective design review standards and I can assure you I have no interest in supporting any developments that don't conform or match the character of the neighborhoods they will be developed in. This is a standard for me today and it will remain so with SB9 projects. I myself grew up in a quad-plex apartment that from the front looked like a two story single family home and in fact it was overall smaller than a lot of single family homes are today. Today I live in a single family home and several homes on my block, including my adjacent neighbor, have already converted to duplexes, which has been a common practice in San José for decades. These projects can and should fit in well with the homes surrounding them and I will support nothing less. Most importantly SB9 states that it restricts development located within a historic district or property included on the State Historic Resources Inventory, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

I believe we need a two pronged approach. First, we know that city staff, specifically code enforcement, are understaffed and we have numerous vacancies to fill. We can all benefit from a focused hiring effort to shore up our own staff resources and ensure we can adequately and proactively address some of these more vulnerable sites. Secondly, we need a tough stick approach with property owners who allow these sites to fall into disarray and neglect. From my years on the council I can say that most often the culprits are absentee property owners or large development firms who don't value the sites as we do. I would propose that we use the historic status of a vacant building to create a higher fee and fine category so that we can entice property owners to better care for and manage their properties.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Today we have an overriding consideration vote process before we can permit demolition of a historic resource and I have seen how that has helped in the preservation of certain buildings. I have also seen how we almost lost a building, the Pallesen House, even after a vote of support to preserve it. Funding the relocation and identifying a location was part of the challenge and I do believe that compensatory mitigation fees for either the demolition or relocation of a historic resource could help the city to preserve these assets. We also have been in need of additional resources for evaluating our historic resources citywide and these funds could help in that effort as

well. I would consider creating and supporting such a fee.

6) The City has long acknowledged that our Historic Resources Inventory-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Shortly after joining the Council I learned about this challenge and I was running across many individual project proposals that could have benefited from having an up to date Historic Resources Inventory. So after being neglected for many years by the Council, I co-led an effort to allocate adequate resources to address this. In June of 2017 I, along with former Councilmember Don Rocha, submitted a memo to update our Historic Resources Inventory by hiring a new dedicated staff member in the Planning, Building and Code Enforcement department to manage the survey. I'm proud that effort was supported and that we did hire a dedicated staff member. Unfortunately that staff member is no longer with us and the work remains unfinished. I am supportive of allocating additional funding once again to reinitiate this effort and complete this important work.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I don't believe we can sustain a vibrant and culturally diverse San José without prioritizing historic preservation. I have grown up here my entire life and my family picked the crops in this valley. Today you wouldn't know just by looking around that San José was once the Valley of Heart's Delight. There are very few orchards that have been preserved today and I have valued taking my own family to see them at places like the Guadalupe Park and Gardens and Emma Prusch Farm Park. We can best tell the story about our city if we preserve some of its most important landmarks, like how the historic Gonzalez-Peralta Adobe and the Fallon House have done for so many. I have fought for the preservation of many assets over the years but I believe the one that most embodies my vision was that of the Pallesen House. I worked from start to finish to first create an opportunity to save and relocate the house. When time expired and we were threatened with demolition I stepped in to convene all relevant stakeholders and to apply pressure to the developer. And with great partners like PAC**SJ*, together we hammered out a solution in rapid time and were able to Save the Pallesen! I was proud to work with you on that effort and I look forward to continuing our work together as your next mayor.

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James Spence

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Running for: **Mayor**

Campaign Website: <http://www.spence4sjmayor.com>

1) PAC*SJ recently released its first annual "Endangered Eight" list of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I think my top two sites which need to be kept intact are the Downtown Historic District and the Diridon Station. With so many high-rise type buildings of glass and steel these two architectural features are a testament to the individuals who saw a vision for San Jose. I would work to see these structures are incorporated into any expansion plan for the downtown. I would support a City monetary investment in these projects. I certainly agree the other sites listed need to be considered for preservation.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Alum Rock Park and Mt. Hamilton observatory are sites which are unique to San Jose. I know that Alum Rock Park was the jewel of the valley back in its day. The trolley took people up to The Mineral Spring Plunge and the Soda Springs. I would like to see a restoration effort of these locations.

3) Do you believe that SB9, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I believe this bill does more harm than good. Several historical buildings, by today's new building codes, are not fit to still be standing. But look at them, they have lasted the test of time. It's my belief we need to, as much as possible, to keep our Valley history in tack by preserving these unique elements.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Most of these fires are started by people squatting in them. We need to hold current land owners responsible for the upkeep and maintenance of there properties. Code Enforcement needs to track the owners of these buildings so we can enforce by fines or court action the responsibilities of property ownership. Many of the hurdles to fixing buildings is due to the cumbersome regulations in our planning and building codes. We must make room here for the saving of history at the expense of modernization.

5) Do you believe the city should collect compensatory mitigation fees from development

projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

The "ask for forgiveness rather than ask for permission" must have a very tangible high cost.

Mitigation fees should be based on a large percentage of the value of the new building being built rather than based on the loss of the history. Funds received from this illegal activity should be used to help fund preservation of existing historical projects.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

The City spends lots of taxpayer funds on to many dead end projects and ideas. The fact the City does not fund its civic responsibilities to its history is shame full. I would insist on funding this project now and well into the future.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

My parents supported the Historical Museum by participating in site repairs, up keep and information programs to teach our community about it's history. My family donated all the funds to an Eagle Scout project to build and repair the red entrance building at History San Jose. My family has rebuilt two Model A cars and one Model T car that have been used in historical shows at the Park. Both my parents have been members of Portraits of the Past, doing shows for numerous groups to demonstrate our San Jose history. After my parents passed my family made sure that historical items from my parents collections were donated to the Historical Museum for future use. I believe in San Jose History.



Marshall Allen Woodmansee

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Running for: **Mayor**

Campaign Website: <https://www.marshallwoodmansee.com/>

1) PAC*SJ recently released its first annual "**Endangered Eight**" list of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I associate most with the Burbank theater, the First Church of Christ, Scientist next to Saint James Park, Diridon Station, and Alviso Historic District. I would advocate for the preservation of all of these sites for the betterment of our communities health and wellbeing and to uphold the character of our past. I would ensure the Flea Market is able to operate at its location. I would encourage non-profit ownership of the Burbank theater to reopen it and make it run by volunteers, similar to the historical "Hollywood Theater" in Portland, Oregon. It was built in 1926 and the gorgeous presence of the venue drew residents from all corners to its seats. The presence of historical buildings brings a desirable experience that encourages people to come out of their homes and cars to spend time there. I would encourage City Staff to pursue a partnership with the First Church of Christ through a co-program with Parks and Recreation to provide essential community services at the park and the church. I would hold public meetings to discuss the future of the Diridon Transit center, the Burbank Theater, the Alviso Historic District, and Old City Hall, the Flea Market, and other important historical resources.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Another addition to this list is the preservation of open spaces. This is a more nuanced issue that we all should begin to grapple with as development consumes our land. I would add to your list of 8 a series of open land areas that could provide great service to our community if used for public good. By preserving open space such as the unused lot next to De Anza Hotel, various vacant lots and soon-to-be-developed lots throughout our neighborhoods, the Cambrian Park Plaza, and many more, we can make room for food production. Food production is a key part of my platform because I believe it will help increase food security, engage young and old in nature and agriculture, unite communities, and provide essential nutrition to all. These spaces should be used for gardening, relaxation, family entertainment and play, community building, food production, distribution of essential services, and education.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

Increasing the density of our residential neighborhoods is compatible with preservation efforts. However, demolition of an existing building should only happen when necessary and with adequate reasoning against restoration. Additions and renovations are crucial aspects for many homeowners and through the engagement of community leaders, we can achieve both increased access to housing and preservation of the character of our communities. I believe that the character of our neighborhoods is threatened most by speeding, community disengagement, and car dependency. Improving the character of our neighborhoods is more a matter of preventing car crashes and dangerous driving, ensuring safe walking, biking, and skating in our neighborhoods, and increasing the presence of community gardens, farmers' markets, cultural events, road closures, and free entertainment. We can increase the density of our residential communities while preserving the craftsman appeal of residential architecture.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

In an effort to stop the loss of our historic sights, a better security net must be created for them. Stronger and taller fences, alarm systems, surveillance cameras, these are all ways in which protection can be provided. Directing more funds into preventative care systems and drug/psychiatric treatment centers will also decrease the amount of people who find it necessary to break in and stay the night in abandoned buildings. In my understanding, many of the fires are caused by people who break in to spend the night and try to cook something or stay warm. Getting our people off of the streets and into treatment will create a better environment for everyone in San Jose, and in order to do this, we need to build more MAT centers (Medication Assisted Therapy) to provide vital care and counseling to community members suffering from substance abuse.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Current reports show a trend of our leadership shying away from development fees with millions of dollars being lost at the benefit of developers. I will implement existing development fees and include a new fee for the demolition of historic resources. These funds will be used to develop food gardens at historic landmarks and fund improvements to walking and biking infrastructure reasonably shown to improve access to historic places. Through my vision to make San Jose a food garden and create safe walkable and bikeable communities, historic resources will grow in importance as they become further engrained in San Jose culture. Historic resources are a great starting point for education on who we are as a city and will serve as a reminder for generations to come on what is possible. The bleak walls of the glass and concrete structures of our downtown must be compared to the building techniques of the past, especially at the Diridon Transit Station.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I believe that keeping information about historic sites up to date and accurate is vital to

the health and wellness of the city of San Jose. As Mayor, I would support an increase in City Funding to the involvement of HRI in our restoration and development processes. According to SanJoseCa.gov, "the inventory does not include all of the City's fine historical and architectural resources, as many structures have never been surveyed." I think that more funding should be put into the classification of Historical Landmarks in San Jose, as well as maintaining and re-invigorating these spaces. Communities will directly benefit from my plan to unite San Jose history education and our public library system in a series of City sponsored learning events for all ages at libraries and community centers.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I believe that keeping the history of San Jose intact where possible and recorded for public gain is vital to the happiness of our residents. Historic resources will co-exist along with my efforts to increase the production of food in San Jose and strengthen our communities around sustainability. The best example of my own efforts to bring about my vision for historic preservation is the house in which I was raised in West San Jose. I experienced the power that the history of a location can have as my parent's house was a bar from its creation in the mid 20th century to its conversion into a house in the 90s. My family bought the house in 2004 and former bar patrons must have thought the bar was re-opened because a few people walked into our house, quickly recognized the changes to the interior, and hurriedly closed the door! I helped my dad restore the sub-floor of the house which had sagged over three inches from the weight of the bar and develop the property using salvaged windows, lumber, and bricks from old homes. Maintaining old structures is a lot of work. Yet, preservation and restoration and good for increasing entertainment, skills, and culture while aiding in the reduction of consumption of natural resources.

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Tim Gildersleeve

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Running for: **Council District 1**

Campaign Website: <http://www.alternativevoiceforsanjose.com>

1) PAC*sj recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

The Berryessa Flea Market. Because it effects so many people economically, that would be my greatest concern. I would only be one vote, but I would advocate that we make sure that the vendors are taken care of. I would not vote for displacement unless I knew that.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

I can't think of one at this time.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

No. I don't think that SB9 is a good bill. Nevertheless, it is now law. What makes it disturbing is it's one-size-fits all philosophy. It might effect historic neighborhoods if someone intends to build in spite of what the rest of the neighborhood thinks.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

We definitely have to encourage code enforcement. I am not certain that with the current resources in San Jose that we have the means to prevent it. It's a complex problem.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

If we did implement the fees, the fees should go to a fund that preserves historic resources. I would support that idea if that is what the voters wanted.

6) The City has long acknowledged that our **Historic Resources Inventory**-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-

of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an

or date. Do you support increased city funding and staffing levels to ensure that the FIR is an up-to-date and effective planning tool?

It's a matter of resource allocation. I don't know where this fits in the priority of the city so when the time comes for budget hearings, constituents need to speak up and advocate for this issue. I support the idea, but the question is if its economically feasible or not.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I have to be honest - I am not a big proponent of preserving historic resources. But I have vowed to do as the constituents want before my own ideas. I believe that there are many who are concerned about this issue. Is there a big enough group to stem the tide? The amount of people speaking out in favor of this issue (especially in my district) would influence my decisions.

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Rosemary Kamei*

Running for: Council District 1

Campaign Website: <http://rosemarykamei.org>

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1) PAC*SJ recently released its first annual [“Endangered Eight” list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Ramona Snyder

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Running for: **Council District 1**

Campaign Website: <https://ramonasnyder.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

The Graves House is in my district that I stumbled upon while walking precincts. It reminds me a lot of the Farrington House on Dry Creek Rd. which I used to visit often as a Junior League of San Jose member. I however choose the Bayside Cannery in Alviso. Alviso has significant meaning to my family personally as my step-father is a Santos. He grew up in Alviso and has fond memories of his childhood there. He lived in the New Chicago area of Alviso which was a suburb. During the 2nd world war my grandmother worked at the Bayside Cannery building when it was being used as a warehouse for supplies. There is so much history in Alviso. At the turn of the century Alviso was more popular than San Jose because it was a shipping port. I feel much of Alviso should be preserved so that people can have the opportunity to learn more about the history of this hidden gem of our city and visit the Alviso Marina County Park as well. Alviso has already lost the H.G. Warehouse it cannot afford to lose more historic buildings especially when that building had received landmark status.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

I cannot think of anything at this moment.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I have stated in public that I am against SB9 because I believe local land use and zoning policies should remain at the city level. Each city has its own general plan as to where new housing should go. I also do not feel that historic neighborhoods should have infill densification and should be preserved as is.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

It is sad to see historic buildings go into a state of neglect, be vandalized or burned in fires. The Burbank Theatre is a building that I remember as a child was an X-rated movie theatre. I had always hoped it would one day be renovated and be used in some way as

a cultural space again. I'd love to just peak inside to see what the theatre looks like. It has however continued to deteriorate over the last few decades, and I wonder if it can still be saved at this point. One night about a year ago the Burbank sign was lit up. I was shocked. I took a photo and sent it to Sal Pizarro. Once a building has been grants historic landmark status more should be done to protect the building from falling into a state of neglect or become a target for fires. I would like to learn more from SJPAC as to what methods have been found to be helpful to protect these buildings while they sit vacant whether in San Jose or other cities.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I would need more information as to how much of a fee it would be and under what circumstances the fee would be required. If a fee was to be decided by council, then that fee would need to go into a specific fund for preservation of historic resources not the general fund.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

The historic resources inventory should be prioritized as something that needs to be completed. It is important to have this inventory resource in place as a guiding resource for development projects.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I have not personally taken on any project. I have been supportive of the San Jose Signs Project in their efforts to save many of our neon signs many of which are on San Carlos. I was elated when the dancing pig sign was not only saved but I was there the day it was lit up and danced again! We have many beautiful historic buildings in our city. I was happy to see the Pallesen apartment building re-located and saved. Such a beautiful building. I thank the PACSJ for the work that you do!



Elizabeth Chien-Hale

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Running for: **Council District 3**

Campaign Website: <http://www.chienhale.com>

1) PAC*sj recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Diridon Station. I am enthusiastic about the upcoming improvements to the San Jose transportation infrastructure, and I understand Diridon Station will be transformed into a major transportation hub for CalTrain, Bart, and High Speed Rail. The new station may also become a commercial center, in the style of the Union Station in DC for example. However, bringing in the new does not require destroying the old. I hope the old Diridon Station will be preserved. We can build a new Diridon Station without destroying the old Diridon Station.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

There are historical neighborhoods in San Jose that show the glorious days of old San Jose. When I was canvassing, I walked into a few streets south of San Jose State that host grand, old houses. One resident of the house walked me to the back and showed me where the horses and the carriages were kept. While I am glad we now have more humane ways of transportation, I recognized the charm. Maybe we can establish more historical neighborhoods to remember the past. All great cities protect their past.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

SB 9 allows property owners to split lots zoned for a single home; however, SB9 does not apply to single-family parcels within a historic district. San Jose is considering allowing denser housing in the city's historic neighborhoods. While I understand the urge to allow SB9 lot-splitting and higher density in all parts of the city, rather than putting the burden on only certain parts of the city, I believe that a city loses its soul if it loses too much connection to its past. Fortunately, public opinions will be a major factor in determining whether and under what circumstances such plans would be allowed to proceed.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Fire seems to always happen with a pandemic, referring to the Great Fire of London and the Great Plague. I hope the loss of our historical buildings will decrease or cease as the pandemic leaves us. I would advocate that the building owners be required for night patrols of the buildings especially when they are vacant.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Compensatory mitigation fees only cover the financial aspect of the issues. Ideally, a buyer who chooses a property in a historical neighborhood makes the choice because s/he likes the overall community feel of the neighborhood. Owning a property in a historical neighborhood comes with an additional duty of responsible stewardship of the past. If someone buys an old house in a neighborhood with an established architectural style and the style's connection to history, I hope that owner will be responsible to the community in ways other than paying compensatory mitigation fees.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes, I will support the hiring of a full-time staff (or more if necessary) to be in charge of the project.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

As I mentioned earlier, a great city is great because of its soul and its connection to the past. This does not mean a city should not transform itself. I am quite a proponent for bringing in new technologies in buildings to improve our environment. However, it is always a delicate balance between preserving the old while modernizing a city. I lived some time in Beijing while the city was transformed itself into a modern city. I believe New Delhi is also going through the same process. Both cities stood by the need to preserve its past and chose certain parts of the cities as "no-touch zones," and built out other parts of the city to accommodate the new.



Joanna Rauh

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Running for: **Council District 3**

Campaign Website: <http://www.joannaforsanjose.com>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

The First Church of Christ, Scientist resonates most with me. It is right down the street from our home, and we would love to see a safe, clean, and fun St. James Park and surrounding area! I would bring my 15 years of negotiation experience in the private sector to bring people and organizations together to bring real change to City Hall to drive toward real solutions.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Although not a particular place, I would love to see any redevelopment plans to take into account the historic neon signs, and in particular the neon signs on San Carlos.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I do not support SB9 because it is a one size fits all approach that fails to take local considerations into account, and neighborhoods should not be changed without hearing the community's voice.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Public safety is a top priority of our campaign and will be a top priority of my service on the City Council. I'm proud to have the endorsement of the San Jose Police Officers' Association, and will work with law enforcement to revisit policies related to code enforcement, to make sure our Police are sufficiently staffed, equipped, and trained, and to address the homelessness crisis to our Police are freed up to spend more time on community policing to keep our neighborhoods safe.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I would need to know more about any such compensatory mitigation fees and how they would be assessed. but do believe that we need to work with developers to preserve

would be assessed, but do believe that we need to work with developers to preserve our historic buildings and spaces and to maintain our City's rich cultural heritage.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

We should work to make sure our historic sites are protected, and that starts with an accurate and up-to-date HRI. This may be a great opportunity for CommuniVerCity resources!

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I believe historic preservation should play a central role in the future of our City. One of the things that makes San Jose such a special city is it both celebrates our heritage and deep cultural roots, while at the same time has always welcomed new neighbors and ushered in the future. We can do both, and we can do better. Our own home, for instance, was designed by Frank Delos Wolfe, and we cherish the architecture.

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Irene Smith

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Running for: **Council District 3**

Campaign Website: <https://irenesmithd3.com/>

1) PAC*SJ recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Diridon Station is a staple to San José. It’s an iconic building that is frequently used and can leave a lasting impression on residents and visitors. We should do what we can to preserve Diridon Station because of how crucial it is to downtown’s image and because it is a hub of transit for our residents and visitors.

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

I don’t have anything to add.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

Conditionally, SB9 can be compatible with the preservation of older and historic homes and neighborhoods. When there are new projects being proposed to be built, it is very important to involve all stakeholders. Including stakeholders such as residents, businesses, and developers in community meetings, ensures that historic buildings or unique aspects of a neighborhood are preserved. In Downtown only one neighborhood, Hensley is actually protected through historic designation but will still require their community input on changes moving forward. We need more housing and while I prefer local control, SB9 has been voted into State law. We can build more housing, meet the requirements of SB9 and verify that we are getting community input for preservation priorities during initial project planning when development is inevitably proposed for a neighborhood.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

We need to have accountability for Code Enforcement and user-friendly systems to allow residents and interested parties to easily learn about a case and what actions have been taken. I would ask for a formal audit of Code Enforcement and how they can be much more responsive to residents. At the core, we need to refresh the processes of City Hall. I also want to increase penalties for repeat offenders.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

It is already expensive to build anything in San José. If we slap on another fee, it will discourage investments in the city. I want to be clear here and emphasize that I believe in local control and keeping neighborhoods in-tact; however, we have to acknowledge where our city currently stands with the high cost of housing and the number of folks living on the streets. The city already has an overly complicated permitting processes tacked on with fees. If such a policy is instituted, I would like to see the funds used towards building more affordable housing.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I realize the website is outdated and upon visiting this website, I commend staff for their work in documenting historic inventory in the city up until this point. I understand the need for preserving our history and that there are more pressing issues the city is facing. I am open to community involvement in assisting with the HRI in further development. I am not interested in preserving a building that is dilapidated and neglected. Neglected buildings eventually become blight and can be a hazard if the structure isn't maintained. I would like to use both the carrot of encouraging good stewardship of historical structures while also using the stick of fines through a better code enforcement process.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I love older homes. They are a work of art. Much easier to tear down and start anew but these homes and historic areas are labors of love. Historic preservation adds to the culture of the city. Who doesn't like to walk down the cobblestone streets in Boston or NYC or see the various types of brick work and architecture? We should maintain this culture in San Jose as well, especially in downtown. This is without a doubt important. It keeps the city interesting and vibrant. And we can be smart in how we approach preservation. I have restored three homes in Naglee park. They need constant attention; and the improvements, repairs, and maintenance never end. But as I said, it's an art form and I'm glad to have had the chance to be part of it.



Ivan Torres*

Running for: Council District 3

Campaign Website: <https://www.voteivantorres.com/>

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1) PAC**SJ* recently released its first annual ["Endangered Eight" list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Omar Torres

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Running for: **Council District 3**

Campaign Website: <http://www.omartorres.org>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

The Flea Market resonates with me. Growing up Latino, the flea market was a place where many under-resourced families shopped. Our culture and traditions are celebrated at the flea market! It is the most important gathering place for the Hispanic community in the South Bay.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Longtime restaurant institutions that have been historic gathering places in my neighborhood, throughout District 3, and the city at-large are important and deserve preservation. These restaurants include The Five Spot and the Burger Bar, both of which are in my neighborhood.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I believe that SB 9 does have provisions for the preservation of historic homes. However, I do believe it is necessary that we build housing in San Jose. Everyone agrees that we need to build housing, yet no one wants that housing placed in their area. It is very important that the City preserves historic homes and landmarks. However, if we want to continue to thrive as a region, we must get a handle on our housing crisis. We have a jobs to housing imbalance that will not go away unless we send our jobs elsewhere or we build adequate housing to house those who work here.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

The city is incredibly understaffed, especially our Code Enforcement division. We need to invest more resources to keep up our historic resources, and hire additional staff by enticing them with higher pay and benefits.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Yes, absolutely. Preservation should be a priority for the City of San Jose, and developers should be held responsible for mitigating the damage and loss of historic buildings and resources.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes. I support increasing city funding and staffing levels. We need to provide competitive wages and benefits in order to attract good employees with a knowledge and expertise in preserving historic sites in our City.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I believe historic preservation should play a large role in creating and sustaining a vibrant and culturally diverse future for San Jose. We should be protecting these sites and opening them up to educational opportunities with our local schools. I have done a lot of work with preserving historic sites including the Berryessa Flea Market and mural preservation. Mural preservation has been a priority for me as a neighborhood organizer and as a city employee.

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Rolando Bonilla*

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Running for: **Council District 5**

Campaign Website: <https://rolandobonilla.com/>

1) PAC**SJ* recently released its first annual ["Endangered Eight" list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Nora Campos

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Running for: **Council District 5**

Campaign Website: <http://www.noracamposforcitycouncil.com>

1) PAC*sj recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

The San Jose Flea Market resonates with me the most not just for the historical significance of the Flea Market to our city, but because many families in San Jose and in District 5, for generations, have raised their families and many sent their children to college on the income they earned from their businesses they had built at the Flea Market. I will work to make sure the City makes the flea market vendors whole and creates a new location to integrate into the Flea Market site for the vendors.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

San Jose has been home to one of most important civil rights and labor leaders in our history, however San Jose has not made it a priority to preserve all of the most significant buildings and sites from the organizing efforts of Cesar Chavez. I would like to see the CSO building on Jackson Avenue, and the current Our Lady of Guadalupe church be recognized as significant and important sites to be protected. I would also like to have the designation of the Bunny Ribbs plumbing building added to the HRI list. Bunny Ribbs was the father of Willy T. Ribbs who broke barriers by being the first African American race car driver to qualify and race in the Indianapolis 500.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

SB 9 is not perfect legislation, with that said, I would like to see better efforts to create stricter local policy that would need to be met in order to subdivide lots in historic districts and on lots that have been added to the City's inventory of historic sites. I would like to see minimum street frontages and would not want to allow for flag lots to be created in historic districts or on sites with historic buildings.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Many of these historic buildings that have been destroyed by fire have had thriving ground level retail, while their second and third floors had been vacant. Most recently

that comes to mind is the building that housed Chacho's, Cinebar, Los San Patricio's and the Social Lady which were lost to a fire. In addition to annual fire and code inspections for the ground level commercial sections of the buildings that are in use, I would require for buildings in historic districts to have mandatory annual inspections from the Fire Marshal and code enforcement for potential fire hazards on those above level floors that are not in use. These unused portions of buildings could make the entire buildings vulnerable to fire if they are not reviewed on a continuous basis.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Yes, compensatory mitigation fees would be similar to impact fees, I would like to see these fees used to help preserve historic resources that could be saved by moving them to alternate locations. I would use these fees as relocation fees.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

It is vital for San Jose to commit to preserving our history through buildings and locations in the city where historical events have taken place in our City. When I was in the State Assembly, I worked on and got the approvals to designate McDonnell Hall a historic landmark. Cesar Chavez began his historic movement which created the United Farm Workers union at McDonnell Hall which was the original Our Lady of Guadalupe Catholic Church.



HG "Hanh-Giao" Nguyen

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Running for: **Council District 5**

Campaign Website: <http://hgforsanjose.com>

1) PAC*sj recently released its first annual "Endangered Eight" list of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Once in office I will use all my power to influence my colleagues to help preserve the Diridon Station Building. It is in good use for the people who work outside of San Jose or come to work in San Jose. This public transportation will become one of the most needed means to travel for the next generations. I also would like to find funding to help improve the interior of the station, like the lobby area, the restrooms, etc...

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Indeed, there's a historical movie theater located at 1194 E. Santa Clara Street, San Jose, CA 95116. This movie theater was originally built in 1949, and called The Mayfair Theater. In 1962, the theater was named Esquire Theater by the new management. In 1980, once again, there was a change of hands and it was called Mexico Theater since. I met Mr. Borges back in the 90's and was given a tour of this Mexico Movie Theater. It has been closed since then because of disinvestment and neglect. I would like to see this historical building revitalized and having fun and productive activities that can generate income for the owner(s) and sales tax for the City, County and State.

3) Do you believe that SB9, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

With the current situation there's not much that we can do about the SB9. And in my district (D-5), properties with larger lots have built additions to their houses and many have constructed another full size single family home in their back yards. Most of them were done up to code and blended in with the style of the current unit and thus it seems right to the eyes. However, in some other areas in my district, this housing style may not be compatible to the rest of their neighborhoods. I do not believe SB9 can be a good fit for all areas. I would look into all factors to determine what is best for a particular neighborhood.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic

resources to neglect: what additional measures would you propose to address these systemic problems?

This unfortunate situation happens from time to time, especially in the historical buildings with the old technologies and flammable materials being used to construct the buildings... even the Sacred Heart in Paris was partially lost to fire. I would recommend to make more public awareness of the importance of having these buildings in their neighborhoods; engage the local people to take part in preserving these buildings by sending pictures and reports to code enforcement should they notice suspicious activities in the surroundings of these historical buildings; and last nut not least, I would recommend that our City would require the fire sprinkler systems to be installed in all historical buildings.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

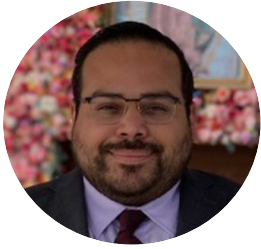
Of course. I would like to see these funds go to the City Department, agencies and non-profit organizations, that work actively on the development of the effective planning tools and surveys of the historic sites.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I support this.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

I love arts and museums, and have participated in a few local organizations to help promote their programs and services to my community, such as the American Musical Theater of San Jose, The San Jose Historical Museum, etc..



Peter Ortiz

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Running for: **Council District 5**

Campaign Website: <http://Ortiz2022.com>

1) PAC* SJ recently released its first annual "Endangered Eight" list of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Out of the endangered 8 list presented by PAC SJ, the Berryessa Flea Market is the site that resonates most with me and the residents of my district. The Flea Market has been a major landmark in San Jose history and has made our city a destination site for travelers. Not only has the Flea Market put our city on the map, it has also played a major role in our latino community as an economic powerhouse and incubator that has supported the development of businesses in our county.

In partnership with the Berryessa Flea Market Vendors Association, I was involved in the campaign to defend the economic and historical contributions of the Flea Market and I will continue this advocacy on the city council by pushing to invest resources to support displaced vendors, whether its assisting vendors with identifying a new location for the flea market, helping vendors with marketing and business support, as well as opening brick and mortar businesses within District 5. I will also advocate for the direct preservation of the historical site of the Berryessa Flea Market, through designating the site as a city historical location and the preservation of original buildings and structures as the property owners continue to draft development plans.

It will be important that the flea market site continues to offer a form of the Berryessa Flea Market at location that retains the cultural and historical look and feel of the original structures, has a museum / educational resources that shares with the public the significance of the Berryessa Flea Market and the role it has paid in our economic history. I will advocate from my elected position to preserve the culture and history of the Berryessa Flea Market site and will support the vendors who are at risk of displacement.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Little Portugal, in East San Jose. Little Portugal is a diverse community spanning from District 5 to District 3 that has unique architecture, historical cultural significance to the Portuguese and Mexican American community, and a thriving merchant corridor that has offered unique goods and services that cannot be found in any other location in our region. Due to increased demand for development, the City of San Jose's form based zoning, and covid19 resulting in the displacement of our merchants, Little Portugal is in danger of cultural erasure.

As a leader in District 5, I have organized local merchants to form the Alum Rock Santa

Clara st Business Association to advocate for anti-displacement policies for small businesses as well as to promote the cultural and economic benefits of the Alum Rock corridor. I am also proud to serve on the board of the Alum Rock Urban Village Advocates, an organization that negotiates with developers on the Alum Rock corridor to preserve the cultural and historical significance of our community.

When I am elected to the San Jose City Council, I will advocate to remove form based zoning in East San Jose to increase community input on development along the Alum Rock Corridor. I will also prioritize partnerships with ARUVA and the Alum Rock Santa Clara st Business Association to empower local community organizations and business groups that are rooted in the preservation and economic empowerment of the local community. Finally, I will push to designate Little Portugal a historical district to reduce the threat of development in that area.

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

Yes, I do. Many historical locations in San Jose are already populated by duplexes and triplexes. There are homes in Willow Glen and San Jose's northside that have been able to retain historic homes while also offering multiple units on one plot of land. As our city implements SB9, it will be imperative that they put in protections for historical neighborhoods that limit the developers ability to tear down historic structures and ensure the preservation of architectural significance of our region.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

I believe that our main barrier to addressing the neglect and vandalism of historical locations is the city's dire need to staff their code enforcement department. Currently, many of the reports made to the code enforcement department go unaddressed due to a lack of staffing and resources. It will be a priority for my office to increase incentives for quality applicants to seek employment within the code enforcement roles to improve quality of services and response times to the needs of the community.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Yes, absolutely! I see these fees as a disincentive for the demolition of historical structures. I am open to supporting all policy solutions that would provide pressure on developers and property owners to preserve historic structures and locations within our city.

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes, I do. The preservation of San Jose's history is of significant importance to me and I will advocate for city funding and staffing to prioritize the completion of the inventory.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

Historic preservation plays a major role in ensuring our city is able to retain our culturally vibrant neighborhoods, historical landmarks, and the stories of residents that have made our community what it is today. The city of San Jose must have a strong preservation policy that prioritizes the historical significance of our neighborhoods and forces new developments to adhere to development practices that compliment existing architecture and community aesthetics.

The main effort that I have been involved in regarding the preservation of San Jose's history would have to be my involvement in the campaign to save the Berryessa Flea Market. As a grassroots organizer, I partnered with the Berryessa Flea Market and Catalyze SV to advocate for the vendors of the Flea Market and to preserve the economic and cultural benefits provided to the community. I wrote an op-ed featured in San Jose Inside that highlighted the importance and historical significance of the flea market, titled "Opinion: Don't Gamble with Vendors' Futures at the San Jose Berryessa Flea Market", I participated in marches and town halls, and personally wrote letters to the city council and spoke at council meetings regarding the importance of preserving the Berryessa Flea Market.

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Andres Quintero*

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Running for: **Council District 5**

Campaign Website: <http://andresquintero.com/>

1) PAC*SJ recently released its first annual "Endangered Eight" list of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that SB9, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our Historic Resources Inventory-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Bien Doan

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Running for: **Council District 7**

Campaign Website: <https://www.biendoan.com/>

1) PAC*sj recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

All of the “Endangered Eight” have an emotional draw for me. If I had to choose one, it would be the Graves House. Having lived in Porterville, CA, when I first came to the U.S. in 1975 and then in San Jose beginning in 1985, I have lived around the orchards and slowly seen them disappear. I would recommend putting a commemorative plaque and storyboard at the proposed 40-unit apartment site and moving the house to another location for repairs and viewing by the public. A possible location would be the County Fairgrounds in District 7. The house could be used as a rental for venues and for tours; similar to the Rengstorff House at Shoreline in Mountain View. There could be an accompanying gift shop with apricot and peach jams and other farmhouse and orchard food products typical of the days of orchards and fruit stands. A storyboard of other farmhouses and orchards could be part of the attraction.

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

It is my dream to have a San Jose Historical Museum using all of the artifacts that are currently stored at our Central Yard which is located on Senter Road in District 7. The museum would have displays that reflect the stories and history of San Jose. It would utilize both public and private funding and would generate tourist interest and revenue. The location would be through purchase, donation or designated city/county property; such as the County Fairgrounds in District 7. The museum would be a permanent home for existing and future historic resources. This will preserve the richness and culture of San Jose’s past for residents, tourists and generations to come.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

The state law SB9 doesn’t apply to single-family parcels within a historic district or lots already zoned for duplexes. However, the City Council, last December, agreed that city planners would spend the next year gathering public feedback to create design standards for projects permitted under SB 9 and determine whether — and under what circumstances — to allow them in historic areas and parts of the city zoned for duplexes. Many older homes are designated “conservation”, but not designated “historic”. Conservation homes and many other older homes are not protected under SB9. In general, the combination of SB9 and the unknown forthcoming design standards may not be compatible with preserving many of the older homes and historic

neighborhoods.

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

Unfortunately, there are a variety of reasons that properties are being neglected. However, we cannot continue to let buildings become a safety hazard or remain in blighted condition. As a responsible city, we must ensure that we have adequate code enforcement personnel, enforce existing policy, and revise policy as needed to prevent the deterioration of these properties. First, I recommend that we enforce the existing San Jose ordinance that is specific to vacant or abandoned historic buildings, such as: 1) ensuring they have an operating security alarm system and 2) being maintained in accordance with the California Fire Code. If not maintained properly, we should follow the existing ordinance and enforce installation of fire alarms and sprinkler systems; register properties into the vacant or abandoned building monitoring program, impose fines and impose criminal or civil measures if all else fails. If the owner still fails to follow the ordinance, the city can discuss taking conservatorship of the property.

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

My initial recommendation is to have a meeting with the Preservation Action Council, developers and community stakeholders to determine viable options for addressing the demolition of historic resources. There may be options, such as preserving part of the historic property and finding ways to carry on the legacy of the historic resource. In many cases, the property may already have deteriorated beyond any cost-effective reparations. Each situation is different and deserving of preservation action that is unique; to bring forward its memory and historic storyline. Community involvement and creative ideas should be a key component when historic resources are being demolished. Any associated fees could be spent on efforts to preserve the associated historic resource.

6) The City has long acknowledged that our Historic Resources Inventory-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

Yes. Our historic resources are key to preserving our culture. They are interesting, create an emotional tie to our city, and are a great attraction for visitors. Knowing historic concerns in advance will help alleviate any pursuing debates over historic preservation during the development process. Just as we should resurrect and preserve our art and theatre scene in San Jose, we should also proactively update our history resources inventory to maintain their legacy for the community.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?

Historic preservation should play a vital role in San Jose's future. Its importance cannot be over-emphasized. It plays a key role in welcoming discussion and interest in our history and culture, as well as creating attractions for visitors and being a potential source of revenue. It can also be a low-cost, fun solution as an activity for children to be involved in. I participated in improving the Vietnamese Museum at Kelley Park by going to Orange County and bringing back a memorial monument for the significant battle of Quang Tri and participating in the inaugural ceremony of the monument. I also participated in the dedication of the bell at Fire Station 1 and the inauguration of the San Jose Fire Museum at Julian and Market Streets. I enjoyed being involved in these preservation efforts and will continue to make historic preservation an integral part of our community.

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Maya Esparza*

Running for: Council District 7

Campaign Website: <https://mayaesparza.com/>

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1) PAC**SJ* recently released its first annual [“Endangered Eight” list](#) of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that [SB9](#), which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our [Historic Resources Inventory](#)-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Van Le*

Running for: **Council District 7**

Campaign Website: <https://www.vanle2022.com/>

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1) PAC**SJ* recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the city should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The City has long acknowledged that our **Historic Resources Inventory**-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Pam Foley*

Running for: **Council District 9**

Campaign Website: <https://www.votepam.com/>

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1) PAC**SJ* recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the City, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in San José have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

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6) The City has long acknowledged that our **Historic Resources Inventory**-- a citywide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased City funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for San José? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation in San José?



Sylvia Arenas*

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Running for: **County Supervisor District 1**

Campaign Website: <https://sylviaarenas.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in Santa Clara County have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement at the City and County levels to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The County has long acknowledged that our **Historic Resources Inventory**-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

***Did not respond**



Rich Constantine*

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Running for: **County Supervisor District 1**

Campaign Website: <https://www.constantineforsupervisor.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

***Did not respond**

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

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***Did not respond**

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

***Did not respond**

6) The County has long acknowledged that our **Historic Resources Inventory**-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

***Did not respond**

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

***Did not respond**



Johnny C Khamis

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Running for: **County Supervisor District 1**

Campaign Website: <https://www.johnnykhamis.com/>

1) PAC*sj recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

Diridon Station. I would hope to be assigned to work with VTA and would work with Staff to try to integrate the building into the new station.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

I worked with the Asian community and county park staff to preserve and restore an old Chinese Imperial era gazebo (Ting) at the New Almaden Quicksilver Mining Museum. I would also look for ways to cooperate with the city to preserve the old Almaden Winery building.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I do not support SB (and I am working with many elected officials and community leaders to overturn it. I think it takes away local control and could potentially hinder historic preservation.

4) In the past two years alone, at least five vacant historic buildings in Santa Clara County have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement at the City and County levels to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

I am willing to work with your organization to look at ways we can better preserve buildings. In my experience code enforcement staff is already stretched thin and was inspecting via complaints. Perhaps we can work ask your volunteers to check in on important buildings and ask them to complain if they see hazards.

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I am not a fan as of tacking on more fees to the already very fee intensive building permitting process. I think we can work with builders to see what can be done,

6) The County has long acknowledged that our **Historic Resources Inventory**-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete

and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I have at the city level and I will support the effort at the county level.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

I have worked to preserve the old Almaden Winery building by making 2 successful budget requests which staff used to clean up asbestos, lead and mold in the building. We also received 100K to work on razing enough funds to restore the building from the city.

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Denelle Fedor

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Running for: **County Supervisor District 1**

Campaign Website: <https://votefedor.com/>

1) PAC* SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

All eight are worthy of preservation. The three that I see as most important are:
Diridon Station

The Diridon Station, built in 1935 has rich history and should be preserved. The Diridon Station is centrally located across the street from the SAP center and is a short trek to the downtown. With the need for public transportation, this station is deserving of preservation and remaining in place.

If elected as the District 1 Supervisor, I will be a voice for preserving this important transportation hub.

Alviso

Alviso District & Marina (Alviso) has much to offer. Its neglect is heartbreaking. Alviso and its saltwater port has the potential to become a destination area – especially for tourism and outdoor enthusiasts.

Eleven of the buildings within Alviso are listed on the National Register of Historic Places. Alviso was a prosperous port shipping mercury from the New Almaden Mines and agricultural products from the Santa Clara Valley.

If elected as the District 1 Supervisor, I will support the reinvestment of Alviso and work with PAC SJ and the City of San Jose to invest in Alviso. We cannot allow the Alviso District & Marina to be ignored, overlooked, or disregarded.

Old City Hall

I support keeping and rehabilitating the former City of San Jose City Hall. I support using this building to help the homeless with specific attention to those who need mental health services. Old City Hall has the potential to serve as a health care facility that could help the mentally ill. With its proximity to the jail and the San Jose Police Station, reusing the building to serve the most vulnerable makes sense.

If elected as the District 1 Supervisor, I will support the rehabilitation and reuse of old City Hall.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

Yes, I recommend adding the historic Almaden Winery building located at 1530 Blossom Hill Road.

Per a historic analysis report from May 4, 1988, the Almaden Winery building is a California Registered Landmark No. 505 in recognition of the beginning of a new commercial industry: premium winemaking, established by Charles Le Franc in the 1850s and has the distinction of being the oldest winery in northern California. Le Franc was the first winemaker in northern California to import European stock (*vitis vinifera*) to produce the varietal wines familiar today. These early cuttings - Pinot, Sauvignon, Semillon, Cabernet, and Grenache - were grafted onto the mission root stock. Le Franc realized that there was a growing market for quality wines and brandies in California, and he set in motion a company that would eventually be the third largest producer of varietal wines in the nation. By 1862, the Almaden Vineyard consisted of 75 acres producing approximately 100,000 gallons of varietal wine which was winning prizes at county fairs and competitions. The building is owned by the City of San Jose. Unfortunately, the City has allowed the building to fall into disrepair. I believe the City of San Jose has a Duty of Care for the building. I am the Vice President of Friends of the Winemakers a non-profit group. Our goal is to rehabilitate the building and make it a Wine Museum consistent with the history of the building and its location.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

I do not support SB9. SB9 is not good for neighborhoods, the community and certainly not good for preserving historic buildings, homes and neighborhoods overall. Decisions regarding land use should remain at the local level of government, not the state.

4) In the past two years alone, at least five vacant historic buildings in Santa Clara County have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement at the City and County levels to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

I do not have a cure for the systemic problem of historic buildings being burned down. I do believe that the burning of the historic structures over the past couple of years has been deliberate in most cases, and for that, I believe arsonists need to be held accountable to the fullest extent of the law.

Per my response to Question 5 below, I think it is important to support making it easier for developers to rehabilitate and reuse historic buildings.

Further, we need to hold the owners of the historic buildings accountable for the buildings care this includes the City of San Jose and all other government agencies. If owners are unable to care for the building(s), perhaps PAC SJ could find ways to help the owners care for the buildings through grants, and other means.

Per my response to Question 6, if PAC SJ was to become a non-profit partner with the County and oversee our historical inventory, I would look to PAC SJ recommendations to address the systemic problems.

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I am not inclined to believe that collecting compensatory mitigation fees will help, as it

could be counterproductive. More likely than not, if a developer can afford to demo a historic building, then they can afford and most likely prefer to pay fees and be done with it. Fees will not bring back historic building(s).

I would prefer to see historic groups and government agencies assist developers in keeping historic buildings within the new development(s). Instead of increasing or mandating fees for developers, we should remove development fees and make it advantageous for developers to want to keep historic structures within their new developments. We should assist in the cost of preserving historic buildings by applying for grants and earmarking monies to assist the developer with costs associated with rehabilitation of historic structures. If we can raise the bar so that keeping historic structures are beneficial, useful and profitable to developers, then I believe they will be more inclined to keep historic structures within their developments rather than demolish them.

6) The County has long acknowledged that our [Historic Resources Inventory](#)-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

The Heritage Resources Inventory (HRI) has not been updated since 2003. It is time to update the inventory. I do not believe we need to hire specific individuals to fill this role. Rather, as supporter of non-profit partnerships, I would prefer to see how this organization, Preservation Action Council SJ could be the County's partner in filling the role to update the Heritage Resources Inventory. Although PAC SJ is currently a San Jose based non-profit, I would like to see PAC SJ consider expanding its role and becoming the partner the County needs to update the HRI.

PAC SJ consists of those who are dedicated to our historic inventory, and currently doing the work that needs to be done to update the HRI. PAC SJ has the necessary and existing experience in and a professional board that has and can continue to identify historic structures and provide the expertise necessary for the HRI to be updated and completed to present day. The County has many existing and productive non-profit relationships that have proven to be valuable for the County. I would like to see PAC SJ take on the role of updating the HRI. This partnership would be a good use of County funds.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

Historic preservation plays a critical economic role in sustaining a vibrant and culturally united future for Santa Clara County.

Let's consider these most visited historic worldwide destinations: Petra. Wadi Musa, Jordan; Stonehenge. Wiltshire, United Kingdom; The Parthenon. Athens, Greece; The Great Wall of China. Beijing, China; Taj Mahal. Agra, India; Easter Island. Chile; The Pyramids at Giza. Cairo, Egypt. And Chichén Itzá Yucatán Peninsula, Mexico. There are millions of dollars spent each year on travel to these historic destinations. Not only are people willing to spend money to see the historic places, but they also spend money on the businesses within the sphere of these locations – like the restaurants, shops, hotels, etc. This is all due to historic preservation.

Let's look at Hwy. 49 – the historic goldrush highway with many historic gold rush towns home that are home to many wineries, antique stores and other boutique style shops that provide taxes to their local government due to the tourism these historic towns attract. The attraction to these towns is the historic preservation.

Looking at the two examples above, we can see that historic preservation is important part of our culture - it unites us. And, I believe historic preservation is key for Santa Clara County to further itself as a destination location. People enjoy a sense of historic place. Santa Clara County could further its historic inventory and by doing so can become a worldwide destination place.

Per Question 2, as part of the Friends of the Winemakers board we are working to and supporting the rehabilitation of the historic Almaden Winery building.

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Claudia Rossi

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Running for: **County Supervisor District 1**

Campaign Website: <https://www.voteclaudiarossi.com/>

1) PAC***SJ** recently released its first annual **“Endangered Eight” list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I would like to closely survey the San Martin community to inventory historical sites that merit preservation.

2) Is there a historic place or preservation issue *not* on our “Endangered Eight” list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

***Did not respond**

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

***Did not respond**

4) In the past two years alone, at least five vacant historic buildings in Santa Clara County have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement at the City and County levels to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

***Did not respond**

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

Yes. I would like to direct funds to support non-profits that can partner with County to support renovation and preservation of historically significant sites.

6) The County has long acknowledged that our **Historic Resources Inventory**-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I would definitely support.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or

effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

I have contributed financially to the Morgan Hill Historical Society and have advocated for continued funding to preserve the Mira Monte House and grounds.

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Susan Ellenberg

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Running for: **County Supervisor District 4**

Campaign Website: <https://www.susanellenberg.com/>

1) PAC*SJ recently released its first annual **"Endangered Eight" list** of the most threatened historic places in San José. As a resident of the County, which of these eight places most resonates with you personally? Which of these would you use the power of your elected office to address, and how?

I drafted a first response that addressed the critical need to preserve the Flea Market, then a second on behalf of the Burbank Theater. Since the question asks me to address what I would use THE POWER OF MY OFFICE to address, I'll focus on the Burbank Theater (which is in my district) after saying just a few words about the importance of the Flea Market. This site has functioned as the central business district for generations of immigrant families. It has been an incubator for local entrepreneurs and has been the bedrock on which thousands of families have been able to remain stably housed, care for their children and begin to build generational wealth. Contracting its size or limiting access will be devastating to the vendors who work there which ultimately means it will devastate families and potentially lead to greater dependence on County safety net services, meaning our collective tax dollars will have to be directed to meet the needs the redevelopment project will have taken away. Moving on to Burbank, this historic structure sits in the middle of a strong, unincorporated neighborhood, just a stone's throw from Valley Medical Center, Santana Row and Westfield Mall. It is not far from Campbell or downtown San Jose, either, and is therefore brilliantly positioned to be a major community asset if redesigned and repurposed to maximize cultural/communal value. The new owners have an opportunity to create something really special at this site and my office will be here to support that vision in every way we can.

2) Is there a historic place or preservation issue *not* on our "Endangered Eight" list that you would nominate to be added? If so, what solutions would you offer as an elected official to address the issue/threat?

No place comes to mind - your list is comprehensive and appropriately prioritized.

3) Do you believe that **SB9**, which allows by-right redevelopment of up to four new units on most single-family-zoned parcels statewide, is compatible with the preservation of older and historic homes and neighborhoods? Why or why not?

The answer lies in the details of the implementation of the law. The well-intentioned ordinance seeks to expand our desperately underbuilt housing stock in neighborhoods where lot size and other qualifying factors exist. The new homes should certainly be built in concert with the style of the neighborhood, allowing for modernization as is appropriate given new building codes, priorities such as all-electric appliances, double paned windows, etc. If older homes have received or are deserving of historic status, they should be protected from demolition or significant renovations that would destroy important historic elements. However, historic is not synonymous with 'old' and I would not like to see properties declared ineligible for increased density simply because the

existing home was built before a certain year. Our housing crisis is too grave, our inventory turnover too low, and the income disparity too unsustainable to not be doing everything we possibly can to allow more people to share in what so many homeowners already enjoy: safe, stable housing for themselves and their families.

4) In the past two years alone, at least five vacant historic buildings in Santa Clara County have been lost to fire, and many more have suffered from chronic neglect and vandalism. How would you propose more effective code enforcement at the City and County levels to prevent the continued loss of our historic resources to neglect? What additional measures would you propose to address these systemic problems?

To be honest, I'll need to learn about any shortcomings in County code enforcement. I would welcome your partnership in educating me and seeking solutions.

5) Do you believe the County should collect compensatory mitigation fees from development projects that result in the demolition of historic resources? Why or why not? If such a policy was instituted, how would you like to see those funds directed?

I would consider this fee very seriously and would balance the potential benefit (depending on how the funds are directed) with further increasing the expense of building in our County. Our land, labor and materials costs are some of the very highest in the country and we need to be mindful about how we incentivize or discourage the building that we so desperately need. If the scales were to tip in favor of the fee, I would like to see the funds directed to the impacted community to support or create other culturally important feature.

6) The County has long acknowledged that our [Historic Resources Inventory](#)-- a county-wide survey of historic sites intended to proactively guide development decisions-- is incomplete and out-of-date. Do you support increased County funding and staffing levels to ensure that the HRI is an up-to-date and effective planning tool?

I would review a presentation on the inventory record to learn how back dated the list currently is and seek to understand how and when it is used as a planning tool. Looking to markers of our heritage is an important piece not only of preserving our history but in guiding planning decisions that incorporate the elements of our local history we wish to preserve and upon which we seek to build.

7) What role do you believe that historic preservation should play in creating and sustaining a vibrant and culturally diverse future for Santa Clara County? Is there a particular project or effort you have undertaken--either professionally or personally-- that best embodies your vision for historic preservation?

Historic preservation helps us tell our story - good, bad and ugly. It is important to me that our preservation efforts tell the WHOLE story of our collective heritage and that we don't selectively omit elements of select cultures while also not glorifying elements of our history that resulted in significant harm to portions of the community. Art, architecture, land and gathering places all tell stories - for me, as a sometimes-writer and avid story-gatherer, that is where the richness in our collective history lies. Children (as well as many adults) learn kinetically: if we want them to understand and appreciate their own heritages and those of their neighbors, they need to visit, touch, engage with, hear and play in these places. "Telling" them from the front of a classroom won't engender the kind of love and pride we want to instill so they will want to remain part of this community, celebrate its history and continue to build a sustainable future here.