

From: [Han, James](#)
To: [Downtown West](#)
Cc: downtownwest@esaassociates.com; [Downtown West Project](#)
Subject: Downtown West 30-Day Memo
Date: Monday, November 9, 2020 4:00:15 PM
Attachments: [Downtown West 30-Day Memo.pdf](#)
[On-Site-Sign.pdf](#)

Hi Ms. Arena,

Please see attached for Planning Response to your resubmittal on October 07, 2020

Thank you,

James Han

Planner | Planning Division | PBCE

City of San José | 200 East Santa Clara Street

Email: james.han@sanjoseca.gov | Phone: (408)-535-7843

For More Information Please Visit: <http://www.sanjoseca.gov/planning>

November 8, 2019

Alexa Arena
Google, LLC
1600 Amphitheatre Parkway
Mountain View, CA, 94043
sanjoseplan@google.com

SITE ADDRESS AND LOCATION: 450 West Santa Clara Street (The project site is approximately 81 acres, extends approximately one mile from north to south, and is bounded by: Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, State Route 87, South Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and the Caltrain rail corridor to the west)

RE. File Nos. GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, & PT20-027:

The project is proposing a mixed-use development on approximately 81 acres mostly within the boundaries of the Diridon Station Area Plan (DSAP). The project involves a Planned Development Rezoning, Planned Development Permit, General Plan Amendments, amendments to the historic landmark boundaries of the Southern Pacific Depot and San José Water Company, Historic Preservation Permit Amendment for the San Jose Water Company site, a Vesting Tentative Map, and a Development Agreement, for the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistics/warehouse(s) totaling approximately 100,000 GSF; and approximately 15 acres of open space, all on approximately 81 acres. The project also proposes infrastructure, transportation, and public realm improvements.

Dear Ms. Arena,

Your applications, referenced above in this letter, have been reviewed only for a determination of completeness. Additional detailed comments on the new application submittal and resubmittal will be forthcoming.

Permit Streamlining Act

File No HL20-004 (Historic Landmark Boundary Amendment Southern Pacific Depot), File no. HL20-005 (Historic Landmark Boundary Amendment San José Water Company), File No. HP20-002 (Historic Preservation Permit Amendment of the San José Water Company Building), and File No. PT20-027 (Vesting Tentative Map) are all new applications, and the remaining project applications are resubmittals.

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 of Title 7), the applications for HL20-004 and PT20-027 have been deemed **complete**. Note that deeming an application complete means the required initial submittal documents for the application have been provided. However, additional information and revisions may be required from Planning and other City Departments to finalize the review of your application for public hearing. The applications HL20-005 and HP20-002 have been deemed **incomplete**. The applications need to include an explanation of how the transformer house would be managed with the boundary modification and timing of the boundary change as it relates to the Historic Preservation Permit Amendment.

Project Review

Below are initial comments based on this submittal. As review of the application progresses, additional comments will be provided, and revisions will be required.

1. Comments from Other Departments/Agencies

No memoranda have been received thus far. Memoranda from other departments/divisions and outside agencies will be forthcoming.

2. On-Site Sign Posting

Pursuant to the City's Public Outreach Policy, signs describing the proposed project are required to be placed on a project site's street frontage, so they are legible from the street. (Attached is a PDF of the revised on-site poster. Once the signs are posted, please take pictures of the posted signs and submit the pictures.)

3. Next Steps

Please be advised that this letter does not constitute a final review. Additional comments may be provided upon review of any additional information and plan revisions submitted in response to this letter.

Should you have any questions, you may contact me at james.han@sanjoseca.gov or (408) 535-7843. You may also contact the Supervising Planner overseeing this project, John Tu, at john.tu@sanjoseca.gov.

We look forward to continuing to work with you and your team on your project.

Sincerely,



James Han
Project Manager
City of San José

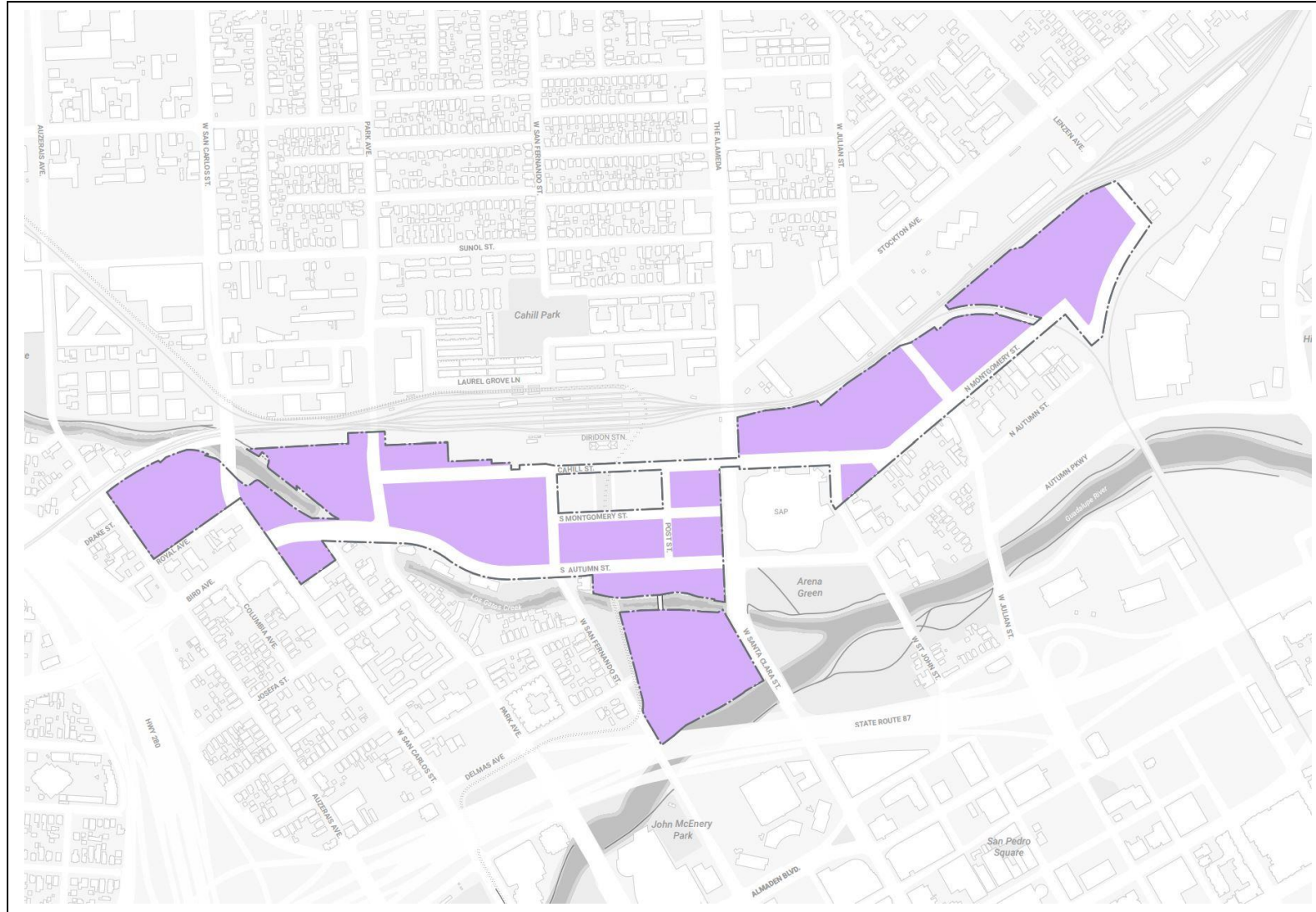
Attachments:

- a. Updated On-Site sign



NOTICE OF DEVELOPMENT PROPOSAL

The City of San Jose's Planning, Building and Code Enforcement Department has received an application for a development permit at this property



PROJECT DESCRIPTION: The project is proposing a mixed-use development on approximately 81 acres mostly within the boundaries of the Diridon Station Area Plan (DSAP). The project involves a Planned Development Rezoning, Planned Development Permit, General Plan Amendments, amendments to the historic landmark boundaries of the Southern Pacific Depot and San José Water Company, Historic Preservation Permit Amendment for the San Jose Water Company site, a Vesting Tentative Map, and a Development Agreement, for the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistics/warehouse(s) totaling approximately 100,000 GSF; and approximately 15 acres of open space, all on approximately 81 acres. The project also proposes infrastructure, transportation, and public realm improvements.

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PROJECT FILE: GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, PT20-027

APPLICANT: GOOGLE LLC

COUNCIL DISTRICT: 3 & 6

For Additional Information:

- View information and/or submit comments at the City of San Jose's Online Permitting webpage at <http://www.sjpermits.org> by using the project file number located above.
- Contact **James Han** in the Planning Division at 408-535-7843 or by e-mail at james.han@sanjoseca.gov.
- Visit the Planning Division's Public Information Counter, Monday through Friday, located at: City Hall, 200 East Santa Clara Street.
- Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc **Thai-Chau Le** ở số 408-535-5658 và đọc số dự án **GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, PT20-027**.
- Para información en Español acerca de esta solicitud, comuníquese con **Jose Ruano** al 408-535-3803 e indique el número de proyecto **GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, PT20-027**.