

From: [Le, Thai-Chau](#)
To: [Pete Choi](#); [Hill, Shannon](#)
Cc: [Hillary Gitelman](#); [Karl Heisler](#); [Keyon, David](#)
Subject: RE: Updated Cumulative Project List
Date: Friday, November 1, 2019 12:23:12 PM

Hi Pete,

The addresses are correct. I agree, they should not be part of the cumulative if they are outside of the .5 -mile buffer from DSAP boundary.

Best regards,
Thai

From: Pete Choi [mailto:PChoi@esassoc.com]
Sent: Friday, November 1, 2019 12:17 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Updated Cumulative Project List

Hello Thai-Chau,

We are in the process of updating the cumulative project figure and table and the 3 new projects that Shannon emailed below to add are well outside of the 0.5-mile buffer from the DSAP boundary. It was our understanding that we are using the buffer to narrow down the cumulative projects.

Can you check the addresses for these 3 projects? If they are correct, we do not think they should be added to the cumulative projects list.

- Project Name: 389 E. Santa Clara St. (Our Lady of La Vang church) (File No. SP19-023)
Status: Planning Review
Square feet: 18,470; fix seats: 1,100
- Project Name: 2375 & -95 S. Bascom Ave (Bascom Residential Care) (File No. CP19-021)
Status: Planning Review
“Dwelling units”: 183
- Project Name: 1747 Almaden Rd (Almaden Condos) (File No. PD19-030 / PDC19-040)
Status: Planning Review
Dwelling units: 44

Thank you

Pete Choi
Senior Managing Associate
ESA | Environmental Science Associates

415.962.8419

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Wednesday, October 30, 2019 12:05 PM
To: Pete Choi <PChoi@esassoc.com>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: Updated Cumulative Project List

Hi Pete,

The updated cumulative project list is attached. In addition, the following three projects are not included on the 10/25 list. Regarding the buffer/area of influence for cumulative projects, the City recommends including a 0.5 mile buffer around the DSAP boundary, not the Downtown West Mixed-Use Plan boundary. I suggest showing both the DSAP and project boundaries, in addition to the 0.5 mile buffer boundary on the figure showing cumulative projects included in the analysis.

- Project Name: 389 E. Santa Clara St. (Our Lady of La Vang church) (File No. SP19-023)
Status: Planning Review
Square feet: 18,470; fix seats: 1,100
- Project Name: 2375 & -95 S. Bascom Ave (Bascom Residential Care) (File No. CP19-021)
Status: Planning Review
“Dwelling units”: 183
- Project Name: 1747 Almaden Rd (Almaden Condos) (File No. PD19-030 / PDC19-040)
Status: Planning Review
Dwelling units: 44

Let me know if you have any questions/concerns.

Thank you,

Shannon Hill, Planner
Planning, Building & Code Enforcement | Environmental Review Section
City of San José | 200 East Santa Clara Street
Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: Pete Choi <PChoi@esassoc.com>
Sent: Tuesday, October 29, 2019 1:16 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: RE: Cumulative projects for review

Hi Shannon,

ESA provided the radius map to David/the City for review to provide a visual reference, as we did not agree upon a radius for the cumulative projects. ESA compiled the list based on the attached 2 files. We primarily used Sheet 1 from the Excel file which appears to be a combination of the other 3 tabs (planning review, planning approved, and under construction) and projects # 46 to 51 were from the PDF file (searched for "Downtown," "Central" or "Diridon")

As we discussed on the call with David, we are removing cumulative project #2, Destination Diridon, since it is now part of the project and removing project #51 (461 Park Avenue (PRE19-119)) below since it is a preliminary review project.

We are not proposing to use the figure in the EIR, it was just for the City to review cumulative projects compare to the project site boundary. The projects to the east and outside of the 0.5-mile radius seem to be a bit of a stretch for the list, but we will defer to what the City would like to use.

Let me know if you have any other questions.

Thanks

Pete Choi

Senior Managing Associate

ESA | Environmental Science Associates

415.962.8419

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>

Sent: Tuesday, October 29, 2019 12:34 PM

To: Pete Choi <PChoi@esassoc.com>

Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Subject: RE: Cumulative projects for review

Hi Peter,

Did David and the ESA team decide on a cumulative project radius/area of influence to include for this project, or did David provide a full list of key City projects, and the ESA team narrowed it down? I see the 0.25 and 0.5 mile buffer in the attached figure, but I'm unclear on why the full buffer and area west of the project site are not included based on the figure or how the buffer was determined. A little explanation would be helpful in narrowing down the updated list (if necessary), since I wasn't involved in compiling the original list.

Thanks!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: Pete Choi <PChoi@esassoc.com>
Sent: Monday, October 28, 2019 11:56 AM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: RE: Cumulative projects for review

Hi Shannon,

Yes, that works for us. We will update the figure and table for your final review prior to the submittal of ADEIR-1.

Thank you

Pete Choi
Senior Managing Associate
ESA | Environmental Science Associates
415.962.8419

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Monday, October 28, 2019 11:01 AM
To: Pete Choi <PChoi@esassoc.com>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: RE: Cumulative projects for review

Hi Pete,

Sorry for the delayed response, I was out on Friday. I will try to get you the updated list later today, but I may not be able to until tomorrow. Does that work?

Thanks!

Shannon Hill, Planner
Planning, Building & Code Enforcement | Environmental Review Section
City of San José | 200 East Santa Clara Street
Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: Pete Choi <PChoi@esassoc.com>
Sent: Thursday, October 24, 2019 3:12 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: Cumulative projects for review

Hi Shannon,

We would like to revisit and have the City review the cumulative projects lists below now that the NOP is published. Please note that we have deleted project #2 since it within the project site and now part of the proposed project and #51 since it is a preliminary review project. After we get an updated list from the City, we can update the map.

Thanks

CUMULATIVE PROJECTS LIST

Project #	Project Name - Address (Case File No.)	Status as of NOP	Dwelling Units	Office (gsf)	Retail (gsf)
1	Park & Delmas - 201 Delmas Avenue (SP16-016)	Planning Approved	121		
2	Destination Diridon - 402 West Santa Clara (PD15-061)	Planning Approved	325	1,040,000	30,892
3	Filice - 405 West San Carlos Street (SP16-010)	Planning Approved	36		1,600
4	Auzerais - 425 Auzerais Avenue (SP17-016)	Planning Approved	130		
5	Aviato - 199 Bassett Street (SP17-023, SPA17-023-01)	Planning Approved	803		3,800
6	Balbach Housing - 0 Balbach Street (H18-057)	Planning Approved	87		
7	Gateway Tower - 455-493 S. First Street (H15-047, HP15-003)	Planning Approved	300		4,850
8	Greyhound - 70 S. Almaden Avenue (SP16-021)	Planning Approved	708		13,974
9	Park View Towers - 252 N. 1st Street (HA14-009-02, HPA14-002-02)	Planning Approved	221		18,537
10	Post and San Pedro Tower - 171 Post Street (H14-023 to HA14-023-02)	Planning Approved	228		10,863
11	N. San Pedro Tower 3 - 323 Terraine Street (H14-037, HA14-037-01)	Planning Approved	313		1,400
12	27 West - 27 South 1st Street (SP18-016)	Planning Approved	374		35712
13	Montgomery 7 - 565 Lorraine Avenue (PDC15-038, PD15-042)	Planning Approved	54		1,856
14	City View Plaza - 150 Almaden Boulevard (H19-016)	Planning Review		3,400,000	
15	Block 8 - 282 South Market Street (H19-033)	Planning Review		568,286	16,372

16	4th Street Metro Station - 439 South 4th Street (H17-004)	Planning Review	218		13,726
17	Tribute Hotel - 211 South 1st Street (H16-042, HP17-003)	Planning Review	279 rooms		
18	Parkside Hall / Museum Place - 180 Park Avenue (H16-024, SPA17-031-01)	Planning Review		988,203	
19	Garden Gate - 600 South 1st Street (SP18-001f)	Planning Review	290		5,233
20	Carlylse - 51 Notre Dame Avenue (H18-025)	Planning Review	220	70,000	4,000
21	Invicta Towers - 529 South 2nd Street (CP18-038)	Planning Review	667		
22	200 Park – 200 Park Avenue (H18-045)	Planning Review		717,256	
23	South Almaden Offices - Woz Way and Almaden (H19-004)	Planning Review		1,800,000	
24	Almaden Corner Hotel - 8 North Almaden Avenue (H18-038)	Planning Review	272 rooms		
25	Josefa - 500 West San Carlos Street (H16-002)	Planning Review	19		3,408
26	Stockton Hotel – 292 Stockton Avenue (PD18-035)	Planning Review	19 rooms		
27	Montgomery Phase 2 - 543 Lorraine Avenue (SP17-057)	Planning Review	69		3,400
28	North San Pedro Apartments - 201 Bassett Street	Under Construction	135		
29	Adobe - 333 W. San Fernando Street (H18-037)	Under Construction		1,301,512	
30	River Corporate Center - 353 W. Julian Street (H16-013, HA16-013-01)	Under Construction		194,178	
31	Silvery Towers - 188 West Saint James Street (H13-041 to HA13-041-03)	Under Construction	643		30,288
32	Miro / SJSC Towers - 39 N. 5 Street (SP17-009, SPA17-009-01)	Under Construction	630		14,381
33	The Grad San Jose (H16-036 to HA16-036-02)	Under Construction	260		14,781
34	The James - 66 North 1st Street (H14-010)	Under Construction	190		10,835
35	Villas on the Park - 278 North 2nd Street (CP16-014)	Under Construction	78		
36	Modera San Pedro - 45 North San Pedro Street (H15-007)	Under Construction	201		12,000
37	Sparq - 598 South 1st Street (H14-034)	Under Construction	105		4,200
38	Firestone – 477 South Market Street (H18-026)	Under Construction	130		5,000

39	Balbach Condos - 180 Balbach Street (PD14-031)	Under Construction	101		2000
40	Delmas & Auzeais - 363 Delmas Avenue (H15-046)	Under Construction	120		
41	Vespaio - 139 Stockton Avenue (PD16-006)	Under Construction	164		37,500
42	Akatiff - 440 West Julian Street (H17-064)	Under Construction		1,023,000	
43	San Pedro Sq Residences - 171 West Julian Street (H12-020)	Under Construction	381		
44	NSP Block C - 190 West Julian Street (H14-003)	Under Construction	21		
45	NSP Block A 129 West Julian Street (H14-002)	Under Construction	43		
46	Avenues School – 529 Race Street (C19-013, CP19-013)	Planning Review		354,332 (school)	
47	McEvoy Residences - 280 McEvoy Street (SP18-059)	Planning Review	358		
48	West San Carlos Supportive Housing - 750 West San Carlos Street (H19-028)	Planning Approved	80		
49	715 West Julian Street (PDC17-058, PD17-029, PT17-063)	Under Construction	249		26,572f
50	Ohlone Blocks - 860 West San Carlos Street (PDC08-061; PDC13-004 ;PD12-013 Block A; PD15-036 Block B; PD15-035 Block C)	Under Construction	680-800		20,000 – 30,000
51	461 Park Avenue (PRE19-119)	Preliminary Review	402		

SOURCE: City of San José Planning, Building and Code Enforcement Department, [October 2019](#).

Pete Choi

Senior Managing Associate

ESA | Environmental Science Associates

415.962.8419

From: Pete Choi

Sent: Tuesday, October 1, 2019 1:57 PM

To: 'Keyon, David' <david.keyon@sanjoseca.gov>

Cc: Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>

Subject: Cumulative projects for review

Hi David,

We compiled this cumulative projects list from the Excel file and from the Public Partners_Tracked Project List 3.0 8.5.19.pdf files and prepared the table and attached map for your review. Projects 46-51 were added from the Public Partners_Tracked Project List 3.0 8.5.19.pdf document and we

crosschecked areas for the Downtown, Central and Diridon projects. We added a quarter- and half-mile radius around the site, so we can determine if certain projects should be excluded from the list. There are not projects to the west of the project site in the 0.5-mile buffer aside from # 46, unless you are aware for any. Can you please let us know your thoughts on the projects to the east outside of the 0.5-mile buffer.

Thanks

CUMULATIVE PROJECTS LIST

Project #	Project Name - Address (Case File No.)	Status as of NOP	Dwelling Units	Office (gsf)	Retail (gsf)
1	Park & Delmas - 201 Delmas Avenue (SP16-016)	Planning Approved	121		
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14	City View Plaza - 150 Almaden Boulevard (H19-016)	Planning Review		3,400,000	
15	Block 8 – 282 South Market Street (H19-033)	Planning Review		568,286	16,372
16	4th Street Metro Station - 439	Planning Review			

	South 4th Street (H17-004)		218		13,726
17	Tribute Hotel - 211 South 1st Street (H16-042, HP17-003)	Planning Review	279 rooms		
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40	Delmas & Auzeais - 363 Delmas Avenue (H15-046)	Under Construction	120		
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42	Akatiff - 440 West Julian Street (H17-064)	Under Construction		1,023,000	
43	San Pedro Sq Residences - 171 West Julian Street (H12-020)	Under Construction	381		
44	NSP Block C - 190 West Julian Street (H14-003)	Under Construction	21		
45	NSP Block A 129 West Julian Street (H14-002)	Under Construction	43		
46	Avenues School – 529 Race Street (C19-013, CP19-013)	Planning Review		354,332 (school)	
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50	Ohlone Blocks - 860 West San Carlos Street (PDC08-061; PDC13-004 ;PD12-013 Block A; PD15-036 Block B; PD15-035 Block C)	Under Construction	680-800		20,000 – 30,000
51	461 Park Avenue (PRE19-119)	Preliminary Review	102		

SOURCE: City of San José Planning, Building and Code Enforcement Department, **October 2019**.

Pete Choi

Senior Managing Associate

ESA | Environmental Science Associates

415.962.8419

From: Pete Choi

Sent: Thursday, September 19, 2019 4:33 PM

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

Cc: Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>

Subject: RE: Employment and Dwelling Unit Densities

Hi David,

We did ask Fehr & Peers and they stated that they have not been provided any information on transportation improvements. Can you have someone reach out to DPW and DOT?

Thank you

Pete Choi

Senior Managing Associate

ESA | Environmental Science Associates

415.962.8419

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

Sent: Thursday, September 19, 2019 4:13 PM

To: Pete Choi <PChoi@esassoc.com>

Cc: Linda S. Peters <lspecters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>

Subject: RE: Employment and Dwelling Unit Densities

Hi Peter,

Check with Fehr & Peers, as they are provided with network changes as part of the Transportation Analysis. If they do not have this information yet, we can reach out to DPW and DOT.

Thank you,

David Keyon

City of San Jose PBCE

Principal Planner Environmental Review

(408) 535-7898

From: Pete Choi <PChoi@esassoc.com>

Sent: Thursday, September 19, 2019 9:47 AM

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

Cc: Linda S. Peters <lspecters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>

Subject: RE: Employment and Dwelling Unit Densities

Hi David,

We wanted to follow up on the cumulative projects to see if you have a list of the DOT projects in the project vicinity.

Thanks

Pete Choi

Senior Managing Associate

ESA | Environmental Science Associates

415.962.8419

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

Sent: Tuesday, September 17, 2019 1:58 PM
To: Karl Heisler <KHeisler@esassoc.com>
Cc: Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi Karl,

Sorry, here it is. Unfortunately, the map doesn't include all file numbers, only addresses.

Thank you,

David Keyon

City of San Jose PBCE
Principal Planner Environmental Review
(408) 535-7898

From: Karl Heisler <KHeisler@esassoc.com>
Sent: Tuesday, September 17, 2019 1:51 PM
To: Keyon, David <david.keyon@sanjoseca.gov>
Cc: Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

David: Thank you for sending this Downtown projects list and the map link. Were you also going to send a separate document containing the citywide list of large/high-priority projects? There was only the Downtown list attached.

Thank you.

Karl F. Heisler
ESA | Environmental Science Associates
550 Kearny Street, Suite 800
San Francisco, CA 94108-2512
phn 415.896.5900 | fax 415.896.0332

From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Monday, September 16, 2019 4:03 PM
To: Hillary Gitelman <HGitelman@esassoc.com>
Cc: Karl Heisler <KHeisler@esassoc.com>; Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi Hilary,

At the moment I am free tomorrow from 9 – 12 and again from 3 – 5. We are reviewing the

densities memo with Citywide Planning for consistency.

On the separate topic of cumulative impacts, I am attaching an up-to-date list of development permits Downtown that have been approved, are pending Planning approval, or are under construction. This only includes projects within the Downtown boundary. I am also including a table of large/high-priority projects from August. This includes Downtown projects and other larger projects throughout the City, including projects near Downtown (i.e. "Central" or "Diridon" in the Area column). This list includes several residential projects along W. San Carlos west of the project site and the Avenues private school on Meridian.

Finally, here is a link to a map with active planning applications :

<https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=bd2109347a87474fb2214c36f6bf7db4>.

Unfortunately, this map doesn't contain application numbers yet. However, it gives you an idea of the type and size of proposed projects in the vicinity.

Thank you,

David Keyon

City of San Jose PBCE
Principal Planner Environmental Review
(408) 535-7898

From: Hillary Gitelman <HGitelman@esassoc.com>

Sent: Monday, September 16, 2019 1:43 PM

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

Cc: Karl Heisler <KHeisler@esassoc.com>; Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lspecters@esassoc.com>

Subject: Employment and Dwelling Unit Densities

Good Afternoon David,

I hope you had a nice long weekend.

We've attached a short memo for your review and are hoping you might have time to discuss this with use sometime tomorrow so that Fehr & Peers can move forward with the information?

Also, we would be happy to hear any observations or direction you have regarding the applicant's requested changes to the administrative draft NOP (project description).

Please let us know if there is a time that would work for a quick check-in tomorrow .

Hillary

Hillary Gitelman

ESA | Environmental Science Associates
Celebrating 50 Years of Work that Matters!

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415.896.5900 main

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