

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: SJWC Meeting
Date: Wednesday, September 9, 2020 1:20:57 AM

From: Hillary Gitelman <HGitelman@esassoc.com>
Sent: Tuesday, May 5, 2020 11:58 AM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Karl Heisler <kheisler@esassoc.com>; Linda S. Peters <lspeters@esassoc.com>
Cc: Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: SJWC Meeting

[External Email]

Hi Shannon,

This is good. Here's a slightly expanded version that might be helpful...

Background: Prior entitlements on the TCC parcel were subject to design guidelines developed by the applicant for the various iterations of that project. (These guidelines are sometimes referred to as "mitigation" in the related EIR and addendum). The design guidelines include the following requirements:

- a primary setback zone of 40 feet extending from the exterior of the building (in this zone, no permanent buildings other than landscape structures were permitted);
- between 40 and 55 feet from the building, construction could not exceed 45 feet in height and must be consistent with the architecture, materials, color, etc., of the San Jose Water Works; and
- between 56 and 100 feet from the building, heights could not exceed 70 feet.

Google/Lend Lease are currently considering changes to these requirements and ESA will need to understand what the changes entail and whether they would result in impacts to the San Jose Water Company. As a result, the Google/Lend Lease team have asked for clarification regarding the potential impact, and what will be needed to address it.

Questions:

- What impact(s) could new construction near the SJWC building have on the resource, and what design guidelines would be required to address that impact(s)?
- If the view corridor is preserved via a 40 foot setback from the building, is stepping-back

the height restrictions as previously proposed also required?

- If the existing height restrictions can be modified, are there other design standards that could or should apply instead?

Hillary Gitelman

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550 Kearny Street, Suite 800
San Francisco, CA 94108
415.896.5900 main
415.262.2309 direct
415.716.9280 mobile
hgitelman@esassoc.com | esassoc.com

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

Sent: Tuesday, May 5, 2020 11:03 AM

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

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

Subject: RE: SJWC Meeting

Hello again,

I tracked down my notes from last week's roundtable. Does the following summary reflect your understanding of the issues to be discussed? Please let me know if you have anything to add.

Outstanding Question: SJWC Site treatment. TCC carried over approval of HP Permit. Applicant needs to understand what the impact from their project would be. Is there a different setback issue besides the view corridor that is being maintained that could be modified to be addressed in the design guidelines (i.e., performance standard to reduce impact)? John stated that the PD Zoning for TCC includes guidelines.

Thanks!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section
City of San José | 200 East Santa Clara Street
Shannon.Hill@sanjoseca.gov

From: Hill, Shannon

Sent: Tuesday, May 5, 2020 10:45 AM

To: Karl Heisler <KHeisler@esassoc.com>

Subject: SJWC Meeting

Hi Karl,

I neglected to ask on the call (oops), so what is your availability tomorrow afternoon?

Also, if this will be a City only meeting, it would be helpful to have a short list of the outstanding questions. Then you will be off the hook to attend .

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

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