

**From:** [Tu, John](#)  
**To:** [DownTown West Project](#)  
**Subject:** Fw: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA  
**Date:** Wednesday, April 28, 2021 1:54:55 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Best,  
Tong (John) Tu

Planner IV (Supervising Planner) | Planning Division | PBCE  
City of San José | 200 East Santa Clara Street  
Email: [john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov) | Phone: (408)-535-6818  
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

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**From:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>  
**Sent:** Wednesday, April 28, 2021 1:19 PM  
**To:** VanderVeen, Rachel <[Rachel.VanderVeen@sanjoseca.gov](mailto:Rachel.VanderVeen@sanjoseca.gov)>; Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>; Clements, Kristen <[Kristen.Clements@sanjoseca.gov](mailto:Kristen.Clements@sanjoseca.gov)>  
**Cc:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>; Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Subject:** RE: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

Great, thanks Rachel. I think that's really all that needs to be said if this comes up, but we will be prepared for more detailed questions as well.

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**From:** VanderVeen, Rachel <[Rachel.VanderVeen@sanjoseca.gov](mailto:Rachel.VanderVeen@sanjoseca.gov)>  
**Sent:** Wednesday, April 28, 2021 1:18 PM  
**To:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>; Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>; Clements, Kristen <[Kristen.Clements@sanjoseca.gov](mailto:Kristen.Clements@sanjoseca.gov)>  
**Cc:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>; Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Subject:** RE: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

Thank you, Tim.

I am confirming the first bullet point is correct. The fit-test included an even spread of studios, one, two and three bedrooms. The assumptions also included efficient design elements allowing for the layout of several units within the proposed heights on the sites.

**Rachel VanderVeen**  
Deputy Director  
Housing Department  
408.535.8231

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**From:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>  
**Sent:** Wednesday, April 28, 2021 12:27 PM  
**To:** Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>; VanderVeen, Rachel <[Rachel.VanderVeen@sanjoseca.gov](mailto:Rachel.VanderVeen@sanjoseca.gov)>; Clements, Kristen <[Kristen.Clements@sanjoseca.gov](mailto:Kristen.Clements@sanjoseca.gov)>  
**Cc:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>; Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Subject:** RE: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

Hi all - We discussed with the project team this morning and hope that if this comes up at PC tonight, Rachel will be prepared to speak to the City's due diligence on the sites.

I will defer to the group on who should respond to Catalyze and when, and who will close the loop with MO.

Potential talking points (subject to our verification) that the project team suggested):

- The City's Housing Department has done full due diligence on the affordable sites, and staff and consultants (Dahlin Group Architects) are quite comfortable that the sites can yield the required number of units with a mix of unit types ranging from studios to 3BRs (**Housing to verify**)
- The 90 and 150 foot heights in Section 5.6 of DWDSG were lowered in response to community input, primarily from DANG, but the originally proposed greater heights were fully evaluated in the EIR (**David please verify**)
- While staff is comfortable that greater heights are not needed to achieve the 600 units, if the City's affordable housing developer determined that they desired greater heights up to what the PD permit allows, this could be done through a PD permit amendment that would go to Planning Director hearing and would not require new CEQA.

I hope this is helpful and happy to follow up if desired.

Tim

Affordable Housing sites CatalyzeSV is concerned about are shown below in purple:

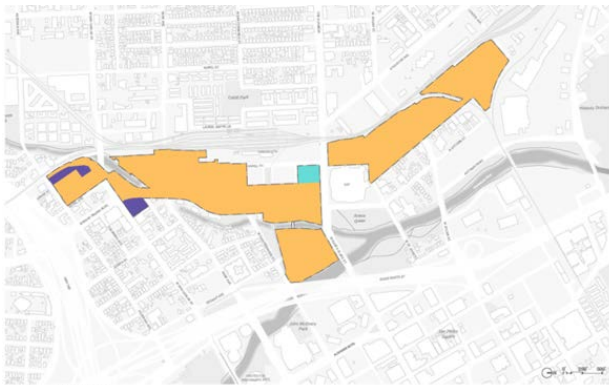


Figure 3.01 Illustrative Sub-Area Map

Legend

- City Boundary
- Sub-Area
- Sub-Block
- Sub-Parcel

### 3.01

Sub-Area Boundaries  
Downtown West Mixed-Use Plan  
PDC19-039 - APRIL 2021

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**From:** Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>  
**Sent:** Wednesday, April 28, 2021 8:06 AM  
**To:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>; VanderVeen, Rachel <[Rachel.VanderVeen@sanjoseca.gov](mailto:Rachel.VanderVeen@sanjoseca.gov)>; Clements, Kristen <[Kristen.Clements@sanjoseca.gov](mailto:Kristen.Clements@sanjoseca.gov)>  
**Cc:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>  
**Subject:** Re: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

The problem with Catalyze SV is that they are not housing people - so they clearly don't understand our financing issue. Please make sure I am part of any meeting with them.

[Jacky Morales-Ferrand](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)  
Director  
City of San José Department of Housing  
[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)  
408.535.3855

*Our mission is to strengthen and revitalize our community through housing and neighborhood investment.*

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**From:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>  
**Sent:** Wednesday, April 28, 2021 7:52 AM  
**To:** Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>; VanderVeen, Rachel <[Rachel.VanderVeen@sanjoseca.gov](mailto:Rachel.VanderVeen@sanjoseca.gov)>; Clements, Kristen <[Kristen.Clements@sanjoseca.gov](mailto:Kristen.Clements@sanjoseca.gov)>  
**Cc:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>  
**Subject:** Fwd: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

Adding Housing

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**From:** [Projects@CatalyzeSV.org](mailto:Projects@CatalyzeSV.org) <[Projects@CatalyzeSV.org](mailto:Projects@CatalyzeSV.org)>  
**Sent:** Wednesday, April 28, 2021, 7:30 AM  
**To:** Han, James; Klein, Nanci; Devalcourt, Joel; Kline, Kelly; Rood, Timothy; Tu, John  
**Cc:** [alex@catalyzesv.org](mailto:alex@catalyzesv.org)  
**Subject:** Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

[External Email]

Dear Nanci, Tim, Kelly, Joel, John, & James,

I hope you are doing well. Catalyze SV is concerned about the land dedicated to the City for affordable housing in the Development Agreement (DA) with Google. Alex Shoor, our Executive Director, suggested I reach out to you about this.

Catalyze SV will host a [briefing on Google's Downtown West](#) project next Monday both on Zoom and Facebook Live. While we are impressed with the DA, we are concerned that the land dedicated to the City can't accommodate 600 units as zoned. We wanted to give you a chance to weigh in before presenting it to our members and the public.

Blocks H1, H5, & H6 (2.15 acres) that will be dedicated to the City in the Downtown West area have maximum heights of **90 & 150 feet**, suitable for mid-rise construction. Most mid-rise developments we review have densities between 100-160 du/ac which would only allow about 300 units on 2.15 acres and not the 600 units in the DA.

We want to see the planned affordable housing built, but we believe this requires increased heights to reach a density of 280 du/ac. First Community Housing's affordable housing project on McEvoy Street is 299 du/ac, with limited on-site parking and two 13 floor towers at **263 feet**.

In our conversations with Google, they believe the City will have to go through a new CEQA process to re-zone and increase the height of the land, which we think will be a concern of our members. Any feedback on things we are missing or different planning efforts would be helpful before we present publically on Monday. I have included the slide that we plan on showing below.

Thanks and cheers,

Gavin Lohry  
Development Manager | [Catalyze SV](http://CatalyzeSV.org)



## Downtown West - Affordability (score = 4/5)

3 blocks dedicated to City to build affordable housing.

Max height reduced from 290 feet to 90-150 feet.

Plan calls for 280 dwelling units per acre (600 total units).

City will need to go through a new EIR process to zone for 600 units on these sites.

**55.6.3 Blocks with limited heights.** The following blocks shall not exceed the height as listed below and denoted in Figure 5.12 (height is measured to top of roof):

- Blocks D5 and F6: 40 feet maximum height
- Block D6: 80 feet maximum height
- Block H1: 150 feet maximum height
- Blocks H5 and H6: 90 feet maximum height

Additional perimeter height and massing requirements apply to blocks E1/G1 (S5.17.2), E2/E3 (S5.15.15 and S5.15.16), H1 (S5.16.2), H2 (S5.17.1), and H3/H4/H6 (S5.16.3). Height and footprint limits to structures within open space are outlined in Section 4.25.

For heights adjacent to historic resources refer to Section 5.15. Refer to DDG Section 4.4.7a for information on rooftop appearances and mechanical equipment.



**FIGURE 5.12:** Illustrative maximum height per block above current ground level

**NOTE:** Maximum heights are limited for new development within blocks D5, D6, D8-D13, F6, H1, H5, and H6. For blocks with limited height, height is measured to top of roof. For more information on limited heights per block see 55.6.3.

