

From: [Tu, John](#)
To: [Downtown West Project](#)
Subject: Fw: SAAG UPDATE: PC + CC Meetings, Comment Form and CEQA
Date: Thursday, May 6, 2021 3:55:34 PM

Best,
Tong (John) Tu

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From: Dave Javid <dave@plantoplace.com>
Sent: Thursday, May 6, 2021 3:33 PM
Cc: Severino, Lori <Lori.Severino@sanjoseca.gov>
Subject: SAAG UPDATE: PC + CC Meetings, Comment Form and CEQA

[External Email]

Hi SAAG members,

You may have heard that on April 28th, the Planning Commission unanimously approved staff's recommendations that the City Council approve the Downtown West project and Amended Diridon Station Area Plan (DSAP). Next, staff will take these items, along with the Diridon Affordable Housing Implementation Plan (AHIP), to City Council for consideration on Tuesday, May 25th.

We are closing the comment forms for the Development Agreement on Monday, May 10, at 9:00 AM. Please encourage your networks to submit comments through this form if they haven't already. Emailing a comment letter on the DA to Lori Severino is also welcome. The public may submit comments on any of the three projects to city.clerk@sanjoseca.gov prior to the City Council hearing.

Also see below for a CEQA notice related to the Amended DSAP.

Resources:

- [Responses to Frequently-Asked Questions on the Downtown West Project](#) (April 2021)
- [Draft Notes from the April 14th Station Area Advisory Group \(SAAG\) Meeting](#)
- [April 28th Planning Commission materials](#)

Please let us know if you have any questions.

Thanks!

Dave and Lori

Notice of CEQA Posting:

Diridon Station Area Plan (DSAP) Amendment

Draft Initial Study/Addendum to the Downtown Strategy 2040 EIR

Errata and Response to Comments

The Errata (text revisions) to the Draft Initial Study/Addendum to the Downtown Strategy 2040 EIR (Initial Study/Addendum) and responses to comments for the proposed Diridon Station Area Plan (DSAP) Amendment (File Nos. GP20-007 and PP19-082) is available at the following link: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/diridon-station-area-plan-amendment>.

Project Description: Project would amend the DSAP originally adopted by City Council in 2014. The DSAP is a sub-area of Downtown San Jose. The DSAP Amendment proposes changes to the DSAP, including increases in maximum height limits, increases in maximum development capacity, development on a site formerly proposed for a baseball stadium, an expansion of the existing DSAP boundary from approximately 250 acres to 262 acres, changes to the General Plan Land Use/Transportation Diagram, transportation network changes, changes to parks and open space, and infrastructure changes. Refer to the Initial Study/Addendum for additional information about changes proposed with the DSAP Amendment.

Location: Area generally bounded by Lenzen Avenue and the Union Pacific Rail Road tracks to the north, I-280 to the south, the Guadalupe River and Delmas Avenue to the east, and Sunol Street and the Diridon Station commuter rail tracks to the west.

Assessor's Parcel Number: Multiple

Upcoming Public Hearings:

- City Council: Tuesday, May 25, 2021 at 1:30 PM (tentative)

City Council agendas and instructions are posted 10 days prior to the hearing at [Commission Hearing webpage](#). Due to County health orders, the meeting will be held virtually via Zoom.

If you have any questions, please contact the Environmental Project Manager below:

Shannon Hill

Planner, Environmental Review

Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street

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

On Mon, Apr 19, 2021 at 6:01 PM Dave Javid <dave@plantoplace.com> wrote:
Hi SAAG Members,

Thank you again for joining us at the SAAG meeting last week. I am forwarding on the message below about the *The First Amendment to the Draft Environmental Impact Report (DEIR)*, including responses to comments, for the Downtown West Mixed-Use Plan. Please see the contact information below to follow up with any questions.

Thanks,

Dave

**Notice of CEQA Posting:
Downtown West Mixed-Use Plan (Google Project)
First Amendment to the Draft EIR**

The First Amendment to the Draft Environmental Impact Report (DEIR), including responses to comments, for the Downtown West Mixed-Use Plan (File Nos. GP19-009, PDC19-039, and PD19-029) is available at the following link: <https://www.sanjoseca.gov/your-government/department-directory/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/downtown-west-mixed-use-plan>.

Project Description: General Plan Amendment, Planned Development Rezoning, Planned Development Permit, Vesting Tentative Map, Development Agreement and other land use related approvals 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 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 80 acres. The project also proposes infrastructure, transportation, and public realm improvements. For more information on the project, please see www.sanjoseca.gov/googleproject.

Location: The Project site is generally bounded by Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, South Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Diridon Station and the Caltrain rail line to the west. The project also includes the area bounded by Los Gatos Creek to the west, West San Fernando Street to the south, the Guadalupe River to the east, and West Santa Clara Street to the north.

Upcoming Public Hearings:

- Planning Commission: Wednesday, April 28, 2021 at 6:30 PM
- City Council: Tuesday, May 25, 2021 at 1:30 PM (tentative)

Planning Commission agendas and instructions are listed 7 days prior to the hearing, and City Council agendas and instructions are posted 10 days prior to the hearing at [Commission Hearing webpage](#). Due to County health orders, the meetings will be held virtually via Zoom.

If you have any questions, please contact the Environmental Project Manager below:

Shannon Hill
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City of San José | 200 East Santa Clara Street
Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

DAVE DAVID, AICP, LEED AP
Founder + Principal



On Fri, Apr 9, 2021 at 12:24 PM Dave Javid <dave@plantoplace.com> wrote:

Hi SAAG members,

The draft slideshow for the April 14th meeting is now available on the SAAG page of the project website (<https://www.diridonsj.org/saag>). In addition, Responses to Frequently Asked Questions about the Downtown West Project (Fall 2020) will be updated soon as a resource for you.

If you have not done so already, **please remember to have one representative from your organization RSVP to Tara and I by Monday, April 12th at 10:00 AM**, so that we can send out the panelist links by April 13th.

Thanks,

Dave

On Wed, Apr 7, 2021 at 4:58 PM Dave Javid <dave@plantoplace.com> wrote:

Hello SAAG members,

The **agenda for the April 14th meeting is now available** on the [SAAG page](#).

For the meeting, we have developed a format that we think will provide all SAAG members with a fair opportunity to provide their comments. Following staff's presentation on the Draft Development Agreement, each SAAG member will be given an opportunity to provide comments and ask questions in a round robin. We will request SAAG members to limit these initial remarks to two minutes. Additional discussion will follow once all members have had an opportunity to speak. We expect significant public comment at this meeting and are planning for a full three hours.

Please have one representative from your organization RSVP to me and Tara Reid, copied here, by Monday, April 12 at 10:00AM.

We are encouraging community members to attend the **Community Meeting on Saturday, April 17 at 10:00 AM** as the best way to share their comments on the staff-recommended Downtown West Development Agreement. People can also learn more and submit questions and comments here: www.diridonsj.org/downtownwestda. Also linked below are flyers to help us spread the word about these opportunities:

- [English](#)
- [Spanish](#)

- [Vietnamese](#)

Staff will compile the feedback from both meetings and share it with the Planning Commission and City Council for their consideration. We are planning for this to be the last full SAAG meeting before the hearings on the Downtown West Project, Amended DSAP, and Diridon Affordable Housing Implementation Plan. The Planning Commission hearing is scheduled for April 28th and the City Council hearing is tentatively scheduled for May 25th.

Please let us know if you have any questions.

Thanks,

Dave

DAVE JAVID, AICP, LEED AP
Founder + Principal



On Tue, Apr 6, 2021 at 8:11 AM Dave Javid <dave@plantoplace.com> wrote:
Hi SAAG,

We are pleased to announce that we have posted the staff-recommended Draft Development Agreement for Google's Downtown West project [here](#).

This marks a key milestone for the project, following adoption of a Memorandum of Understanding (MOU) in 2018, application submittal in 2019, and release of the Draft Environmental Impact Report (DEIR) and Downtown West Design Standards and Guidelines (DWDSG) in 2020.

The Draft Development Agreement addresses the Council's top priorities and other topics important to the SAAG and community, as expressed in 2018 and reinforced through extensive community engagement since then. It includes \$200M in community benefits and more than \$1B in project features. If approved by City Council, it will govern how Google builds its Downtown West project, including office, residential, commercial, cultural, open space, and parkland uses, and will establish a new fund to address community stabilization and opportunity pathways.

The Draft Development Agreement will be the main topic of the next SAAG meeting on April 14, 2021 at 6pm and a Community Meeting on April 17, 2021 at 10am. There will be Spanish and Vietnamese interpretation available at both meetings. Community members may also submit questions and comments through an online form. Staff will provide all comments received to the Planning Commission and City Council for consideration. The public hearing process is targeted for later this spring (tentatively April 28 and May 25 for Planning Commission and City Council respectively).

To prepare for the meeting, please review the Info Memo about the Draft Development Agreement available [here](#). We will also send the agenda, draft slideshow, and other meeting info later this week.

Please visit diridonsj.org/downtownwestda for more information and help us spread the word about this key milestone and engagement opportunity.

Thanks,

Dave

DAVE JAVID, AICP, LEED AP
Founder + Principal



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