

From: [Bob Staedler](#)
To: [The Office of Mayor Sam Liccardo](#); [District1](#); [Jimenez, Sergio](#); [Perez, Raul](#); [Davis, Dev](#); [District5](#); [District7](#); [District8](#); [District9](#); [District 10](#)
Cc: [Kline, Kelly](#)
Subject: DANG letters to the City
Date: Tuesday, November 10, 2020 4:09:23 PM
Attachments: [9.25.20 To Councilmember Perez City Manager Dave Sykes from DANG.pdf](#)
[11.9.20 DANG letter.pdf](#)
[DANG letter to CSJ 5 27 2020.pdf](#)
[DANG TE letter 10 7 2019.pdf](#)
[DANG update letter.pdf](#)

[External Email]

Good afternoon,

In light of the SAAG meeting last night, DANG thought it would be productive to resend our City letters. We appreciate the time and attention that you have spent on this part of our great City.

On behalf of my client, DANG:

| | |
|------------------|-------------------|
| Kathy Sutherland | Bert Weaver |
| Laura Winter | Sarah Springer |
| Edward Saum | Harvey Darnell |
| Helen Chapman | Bill Rankin |
| Mary Pizzo | Norma Ruiz |
| Kevin Christman | Jake Smith |
| Mayra Flores | Jonathan Martinez |
| Sondra Weber | Patrice Shaffer |

Thank you again for your time, we look forward to productive conversations about the DSAP and Downtown West.

Bob

Bob Staedler
Principal



SILICON VALLEY
SYNERGY

Office Phone: (408) 564-8834
Cell Phone: (408) 234-4029
Website: www.svsynergy.com

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City of San Jose
City Manager Office
David Sykes, City Manager
200 East Santa Clara Street, 17th floor
San Jose, CA 95113

RE: Google EIR, GP19-009, PDC 19-039 & PD19-029

The Diridon Area Neighborhood Group (DANG) understands that the City is currently facing an ever-challenging global pandemic event. We appreciate the dedicated City staff that have worked under high stress and unprecedented challenges to maintain City services.

Due to the current state of affairs, DANG would like to check in and request an update on the City's thought process on the approval and certification of the Downtown West Mixed-Use Plan EIR and updates to the DSAP. With all that is going on, it would be helpful to let the residents of San Jose know that project approvals will be delayed until all of the prerequisite meetings, outreach and environmental impacts are fully vetted in a public setting.


All parties involved in the Diridon Area Station process would appreciate acknowledgement from City Staff that the Google Downtown West Project approval won't be rubber stamped as is. There is concern that City staff will make a case that this project has had adequate community outreach and the importance of the project to the City's economic future is too great to be delayed. We believe that the City will rise to the moment and not break the trust of the residents of San Jose.

We look forward to the City's response in a timely manner and we appreciate the collaborative nature that the City has created and maintained throughout this process. Please feel free to contact our consultant, Bob Staedler at bob@svsynergy.com with your response. Bob will follow-up with you in a couple of weeks to see if you have any questions.

Sincerely,

Kathy Sutherland
Laura Winter
Edward Saum
Helen Chapman
Mary Pizzo
Kevin Christman

Bert Weaver
Sarah Springer
Harvey Darnell
Bill Rankin
Norma Ruiz






DANG

Diridon Area Neighborhood Group

cc: Mayor Sam Liccardo
Vice Mayor Chappie Jones
Councilmember Sergio Jimenez
Councilmember Raul Peralez
Councilmember Lan Diep
Councilmember Magdalena Carrasco
Councilmember Dev Davis
Councilmember Maya Esparza
Councilmember Sylvia Arenas
Councilmember Pam Foley
Councilmember Johnny Khamis
Lee Wilcox
Rosalyn Hughey
David Keyon
Kelly Kline
Kim Walesh
Toni Taber
Lori Severino



**Transportation and
Environment Committee**

200 East Santa Clara Street
San Jose, CA 95113

The Diridon Area Neighborhood Group (DANG) reviewed the Transportation and Environment Committee (T&E) October 7, 2019 agenda item #4, Transportation Planning Update. DANG would like to voice their concerns that the Downtown Transportation Plan will not be completed until late 2021. The best-case scenario of that report is after the proposed start date of the San Jose Google campus development. When originally announced, the Google project was described as being a decade or so out. That messaging from the City instilled a belief that the community had plenty of time to ensure that there was a complete and well thought out mobility plan. DANG is deeply concerned that if the Downtown Transportation Plan is not done by the time that Google expects to get their CEQA documents approved, it could delay their project approval. With the lack of a report, the City Council will not have enough information to determine if the project will have any adverse impacts to the residents of San Jose. We recommend that the timeframe for this plan be revised so it can be completed at the same time as the consideration of the Google development.

The development of the Google Campus, Adobe, Jay Paul and other projects will more than double the San Jose downtown daytime population. DANG is concerned for the safety and well-being of the tens of thousands of new people to Downtown San Jose. Let's pursue excellence in design and planning that the residents of San Jose deserve.

Sincerely,

Kathy Sutherland
Laura Winter
Edward Saum
Sarah Springer
Harvey Darnell
Kevin Christman
Mary Pizzo
Norma Ruiz
Bill Rankin
Bert Weaver

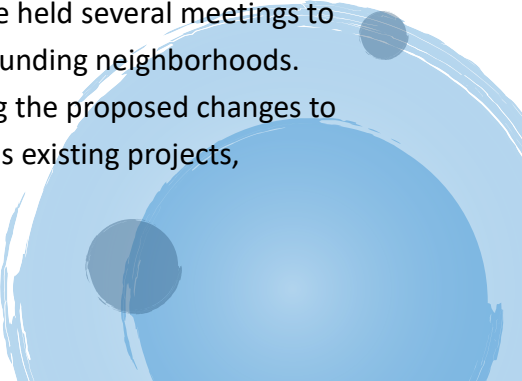
City of San José
City Manager Office
David Sykes, City Manager
200 East Santa Clara Street, 17th floor
San José, CA 95113

RE: Google Downtown West Mixed-Use Plan and DSAP Outreach

The Diridon Area Neighborhood Group (DANG) reached out to the City of San José on April 2nd expressing concern about the community outreach process and the approval timelines for the Google Downtown West Mixed-Use Plan and Diridon Station Area Plan (DSAP). We received an e-mail that the City was “developing a more complete message about the change in plans.” The “more complete message” that we received did not include conversation with the community, but instead was just a data dump of three presentations and a survey, with the request that the survey be completed by the end of April. Posting presentations online without any way to comment or ask questions and then requesting response to a survey is a wholly ineffective way to engage with a group of engaged, passionate, and involved community leaders. We have other questions such as:

- When will the City respond on the strategy dealing with the deadline for AB 900?
- Will the City guarantee that they will not vote on any item in regards to Downtown West in 2020?
- Are the Downtown West and the DSAP amendment still tied together or are you going to separate them?
- Why hasn't there been any outreach in regards to the preliminary concept heights map?
- Will you please clarify as to what the community can expect and the exact process you will be following?
- When will the detailed milestones, such as the Downtown Transportation Plan, The Diridon Station Area Plan Amendment, the Google Downtown West Mixed-Use Plan, etc., be made public?"

The three presentations left us with more questions than answers. We held several meetings to try to understand the presentations and what they mean for the surrounding neighborhoods. The DSAP presentation caused the most confusion. The maps showing the proposed changes to the building height limits did not show any context whatsoever, such as existing projects,



David Sykes, City Manager
City of San José

existing height limits, and entitled projects. We have been told that the preliminary concept height map reflects staff current thinking on heights.

As to the Parks and Transportation presentations, we have attached a series of questions that we want answered. They demonstrate both our frustration and our resolve to work to ensure that the developments make the community better and not deteriorate it for the sake of financial gain for the City of San José.

We are looking for leadership, who will step up and show the resolve that the City will do the right thing and not rubber stamp these processes at the last minute without any community outreach. The time to send out consultants to have informal chats has passed; we need substantive conversations with lead City staff and Council offices about this. As a sign of good faith, we have agreed to a Zoom call with DOT on May 28th. However, from this point on, any meetings requested will require an agenda and outcome goal in writing. Now is the time for our respective Councilmembers to become engaged and focus some time on the largest development project in the history of the Bay Area.

Sincerely,

Kathy Sutherland
Laura Winter
Edward Saum
Helen Chapman
Mary Pizzo
Kevin Christman

Bert Weaver
Sarah Springer
Harvey Darnell
Bill Rankin
Norma Ruiz

cc: Mayor Sam Liccardo
Councilmember Sergio Jimenez
Councilmember Lan Diep
Councilmember Dev Davis
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Rosalyn Hughey
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Toni Taber

Vice Mayor Chappie Jones
Councilmember Raul Peralez
Councilmember Magdalena Carrasco
Councilmember Maya Esparza
Councilmember Pam Foley
Lee Wilcox
David Keyon
Kim Walesh
Timothy Rood

**SUMMARY OF COMMENTS AND QUESTIONS REGARDING THE DIRIDON
STATION AREA PLAN BASED UPON THE "DSAP PRELIMINARY CONCEPT
HEIGHTS" MAP**

Staff has identified this map as their current thoughts on development height in the DSAP area under the new FAA limit.

The DSAP Preliminary Concept Heights Map colors over existing developments and ignores finished or entitled development projects. This map must be updated to provide a realistic view of building height developments with special attention paid to how infill development will interface with existing neighborhood developments and the Los Gatos Creek.

Update the map to show all entitled, under construction/occupied site within and adjacent to the DSAP area with existing or proposed building height.

Including but not limited to the following locations:

- Esperanza (Bird and Columbia)
- Delmas Apartments (Bird and W. San Carlos)
- Museum Park (San Carlos and Gifford)
- Eden Housing (Auzerai and Delmas)
- Park Side (Park and Delmas)
- Monte Vista and Cannery Square (Auzerai and Sunol)
- 808 San Carlos (W. San Carlos and Sunol)
- Park Avenue Senior Housing (Park and Laurel Grove)
- Georgetown
- Cahill Park
- Plant 51 (The Alameda and Bush)
- Clinton Place
- Former San Jose Water Company and Trammel Crow site which is proposed to be added into the DSAP boundary

Update the map to provide development heights for locations adjacent to the Los Gatos Creek to ensure proper top of bank, shade and reflection setbacks.

Include the current building heights for properties that are just outside of the DSAP boundary to give a sense of how the proposed height will interface with adjacent buildings.

Provide the following requested information:

- What is the process to develop a final building height map for the DSAP?
- What guardrails will be in place to ensure proposed developments integrate with the existing development?
- Any proposed development will be going into an established neighborhood that has only recently been included into the expanded boundaries of Downtown –

Please clarify the development approval process and community outreach process.

- The current DSAP amendment process has been entirely staff driven. When will the neighborhoods and public be asked for their comments?
- What is the current city policy for determining the appropriate building height next to a single family residence? What are the setbacks? Provide information about appropriate building heights adjacent to single family homes and apply this concept to all sites to ensure a realistic concept height map.
- What are the best practices and/or guidelines for development adjacent to a historic district?

Recommendations:

The city create a working committee consisting of representatives from Google, 'Silicon Valley Sports and Entertainment, developers, planning staff and representatives of the Delmas Park, Del Monte and St. Leo's neighborhoods to review individual development proposals within the DSAP boundaries. The term of the committee should be at least 5 years.

The DSAP setbacks from SFR should adopt the transitional heights as illustrated in The Alameda Urban Village Plan, Chapter 5, page 56, and page 67

SUMMARY OF COMMENTS AND QUESTIONS REGARDING THE PARKS, RECREATION AND OPEN SPACE PRESENTATION

After viewing the Parks presentation, we have concerns with the focus of the planned recreation goals with the Station Area Plan being a community center with no accommodations or requirements to provide park space for the thousands of new residents.

We have several questions for which we would appreciate clarification and respectfully request a thorough response from City Staff on the following questions.

1. Is the Community Center that is planned using the bulk of Park credits and funds?
2. How can Gardner Community Center be more available for community members in Greater Gardner? Why can't the Gardner Center serve as the Youth Oriented Community Center portrayed in the presentation rather than building a whole new center.
3. How will staffing and O & M be provided if a new center is built? This is a great concern to us as the Gardner Center became a reuse center five years after it was built. The current condition of the economy doesn't provide us with much hope that the new center would not be affected by budget cuts.
4. How will the Los Gatos Creek Trail (LGCT) connect to both the Diridon Station and to the Guadalupe River Trail (GRT)?
5. What can be done to provide meaningful and safe trail connections off street? For example leaving LG Creek in its culvert and creating an adjacent faux non riparian trail off street corridor that would join the portions of the existing trail to a creekside LG trail north of San Fernando.
6. If trails are counted as parkland, why is so much of the LGCT connection between Auzerais and GRT on the street?
7. Is the City relaxing its General Plan goal of 3.5 acres of park space per 1000 residents in this area? Without added park/trail acreage - what will be the resulting acreage per resident for the Diridon area? What is the minimum

amount of acreage of open space the city is committed to require developers to provide given the dense housing envisioned for this area?

8. How much true open space is there in the plans? Are paved plazas counted as parks?
If so, will the City create a designation that preserves their use as recreational open space and that will keep them from being developed in the future?
9. In light of our lessons from the Covid-19 emergency, in order to maintain and improve their physical and mental health, high rise dwellers require adjacent open space outside their buildings to exercise, recreate outside eg (informal sports activities, etc) and to exercise their pets. How much acreage will be devoted to these nearby uses?
10. Since 1992, with the adoption of the Midtown Specific Plan, the community has been promised a 5-acre park where the Fire Training Center currently exists. In public meetings the community was also promised, with the raised building heights, more land would be available to develop as open space. Our expectation is that the promised 5-acre park would be included in this plan and not be substituted with a community center. How will you address this significant community concern?

SUMMARY OF COMMENTS AND QUESTIONS REGARDING THE DOT PRESENTATION

Sarah Springer & Laura Winter

A. Transportation: Diridon Integrated Station Concept

1. Not clear on this slide and what has been shown in the past is a car/pedestrian separation, not merely a crosswalk across Santa Clara Street
2. What pedestrian improvements are proposed for Santa Clara Street?

B. Transportation: Downtown West

1. Please define "highly acceptable" street design
2. We need to see detailed street sections of the various rights-of way
3. Is Cahill Street going to be one or two ways?
4. Is there any reason NOT to make Cahill vehicle free, especially as it will intersect with a protected bike lane at Park Avenue? There should be no private vehicles on Cahill Street between Santa Clara Street and Park Avenue.

C. Transportation: Diridon Station Area Plan

1. What is the Parking District Model? When can we see it?
2. How will DOT meet its contractual obligation to SAP Center to provide parking?
3. When can we see the first public draft of the DSAP?
4. How does this all work with the TPMP for SAP Center?

D. Transportation: Major Improvements

1. How will VTA Light Rail increase its speeds through downtown?
2. Why outside service lanes here as opposed to inside on Alum Rock Avenue? Won't this be confusing? How will these transition to each other?
3. Early public engagement on the Bird Avenue/280 crossing is imperative.
4. The Santa Clara Street exit off 87 is neither a hazard nor a bottleneck, save for the homeless encampments. Does the Sharks organization approve of this removal? AC Hotel? Justify this decision.

E. Transportation: General Plan Network Downtown

1. This is extremely confusing and a larger scale plan with more detail is needed.
2. What is the difference between "City Connector" and Local Connector?"
3. How will private vehicles not be prioritized from these types of streets?
4. Where are the other micromodalities besides bicycles?

F. Transportation Better Bike Plan 2025

1. Will the plan truly come to Council in August?
2. One of the reasons Vision Zero is failing is due to driver, rider, and pedestrian confusion, and this seems like more of the same.
3. Why is Delmas Park south of San Carlos Street not on the map?
4. Why is "Buffered Bike Lane" not on the legend and exactly what is it?
5. Please explain the difference between a bike "Boulevard", a "Route", a "Lane", and a "Buffered Bike Lane"
6. Does W San Fernando Street through St. Leo's become no street parking to accommodate a protected bike lane? How about a protected bike lane on Hanchett Avenue? What happens to the Cahill Park promenade if it is a bike trail?
7. Why are there no separated bike lanes downtown?
8. If Race, Julian and The Alameda have separated bike lanes, is there no street parking?
9. There needs to be clear signage/maps/apps for bicycles so they can safely navigate the new network; not all bike routes are linear.

November 9, 2020

City of San Jose
Kim Walesh, Deputy City Manager
Rosalynn Hughey, Director, PBCE
200 East Santa Clara Street
San Jose, CA 95113
Sent via email

RE: November 9, 2020 SAAG meeting regarding DSAP update

Dear Kim and Rosalynn,

The November 9, 2020 SAAG meeting agenda includes a discussion of the DSAP Amendment process. The map on page 37 of the proposed amendment brings up serious concerns for the Diridon Area Neighborhood Group (DANG). As you know, the DANG met with city staff including yourselves and Councilmembers Davis and Peralez several times to bring up concerns about building development heights within a few select areas in the DSAP. These select areas are adjacent to existing neighborhoods.

The development height map on page 37 of the DSAP Amendment reflects the following changes to the DSAP Revised Concept Heights included in the Spring 2020 Diridon Station Area Plan presentation by the Planning Department. Given the number of conversations between the DANG and both of you and our expressed concern with the development heights adjacent to existing neighborhoods, we would like to call to the SAAG's attention the following changes:

- The 90' heights at the north end of the DSAP appear to decrease the building heights. However, the 2 larger sites actually reflect newly constructed Whole Foods and the Arena Hotel and the Hanover Company project at 715 West Julian Street already under construction. The only developable site remaining is the very small middle section which had been decreased from 195' to 90'.
- The triangular section on the north side of Park Avenue adjacent to Los Gatos Creek and the Lakehouse Historic District has been reduced from 285' to 65' and while this height is a concern for the DANG because it interfaces with an existing neighborhood, the 285' is also a concern because it is adjacent to the Los Gatos Creek. The DANG is supportive of the reduced building height, but environmental concerns about shading the Los Gatos Creek could easily have been the primary reason for the height reduction.

- It is impossible for the DANG to find a reasonable reason for proposed building height increases on the south side of West San Carlos between Bird and Delmas. This area is adjacent to an existing neighborhood and we have had several discussions with you about the building heights. The current proposal in the DSAP Amendment eliminates the 65' transitional height included in the DSAP Preliminary Concept Height and DSAP Revised Concept Heights maps. The latest version will allow 290' buildings across the street from an existing R2 neighborhood along Columbia, and shared property lines with an existing R2 neighborhood on the west side of Gifford. The section between Gifford and Josefa is now 110' and fully to the middle of the block without a 65' transitional buffer. There are three existing homes that are included in this area. (We acknowledge that there is a development proposal to consolidate and rezone these lots as Downtown Commercial, but this is just a proposal.)
- In our conversations with you, the DANG has suggested areas where increasing building heights would be supported. The latest version of your map reflects the DANG suggestion of increasing developable heights for the block bound by Gifford, Park, Sonoma and W. San Carlos from 110' to 295'. The DANG also stated it would also support increasing the developable heights for the block bound by San Carlos, Josefa, Park and Gifford currently at 110' to 290' and the east side of Sunol between W. San Carlos and Park which is currently 65' to 110'.

As we have stated before, the areas of concern for the DANG are less than 4% of the DSAP. To propose an increase to developable heights adjacent to an existing neighborhood, elimination of the transitional buffer, and a 75% view plane set back, ignores our request in the letter posted on the SAAG website to adopt transitional heights as illustrated in The Alameda Urban Village Plan, Chapter 5, page 56 and page 67. This is counter to every concern ever raised in our conversations with you.

We request that you distribute this letter to the entire SAAG and include it with the material for the November 9, 2020 meeting.

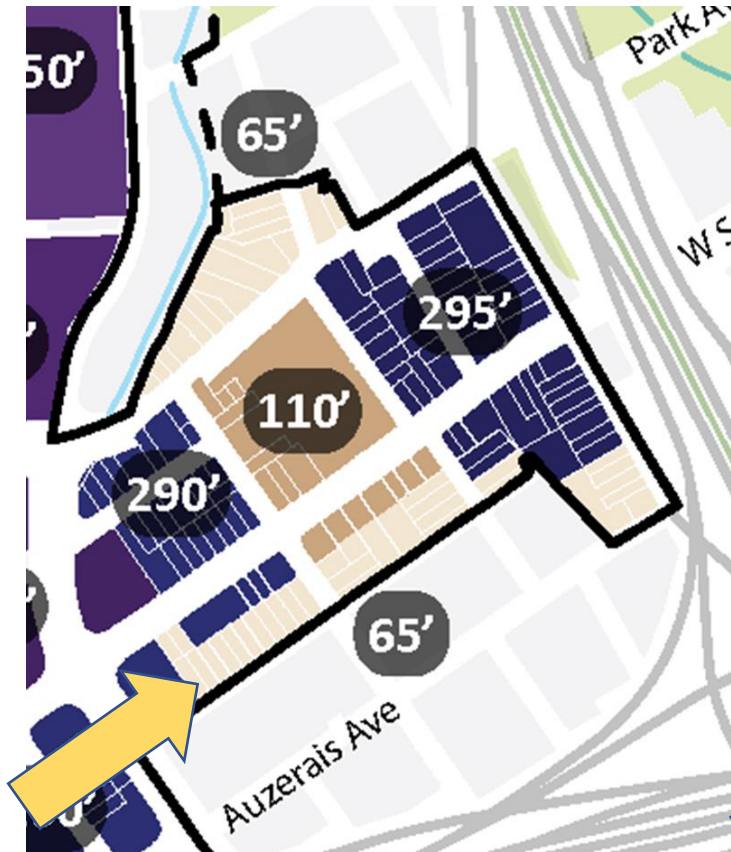
Thank you,

| | |
|------------------|----------------|
| Kathy Sutherland | Bert Weaver |
| Laura Winter | Sarah Springer |
| Edward Saum | Harvey Darnell |
| Helen Chapman | Bill Rankin |
| Jake Smith | Norma Ruiz |
| Kevin Christman | |

cc: Mayor Sam Liccardo
Vice Mayor Chappie Jones
Councilmember Sergio Jimenez
Councilmember Raul Perez
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Councilmember Magdalena Carrasco
Councilmember Dev Davis
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Councilmember Pam Foley
Councilmember Johnny Khamis
City Manager David Sykes
Lee Wilcox
Kelly Kline
Toni Taber
Lori Severino
Scott Knies, Downtown Association
Alice Kaufman, Green Foothills
Jim Goddard, SVE
Sean Morley, The Morley Bros
Alex Arena, Google
Ricardo Benavidez, *Google*

DSAP Heights

Summer 2020



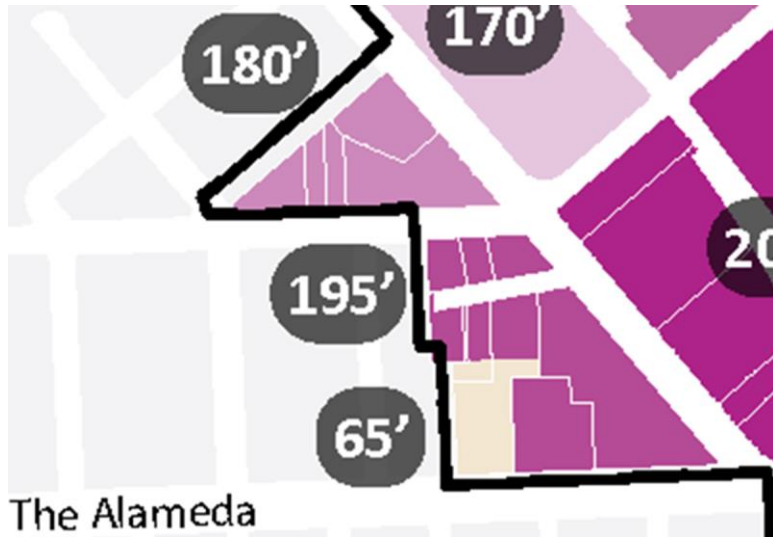
October 2020



Height increased bordering the neighborhoods, staff showed their recommendation on the left.

DSAP Heights

Summer 2020



1. Modera and Whole Foods



October 2020



2. Hanover – 715 West Julian



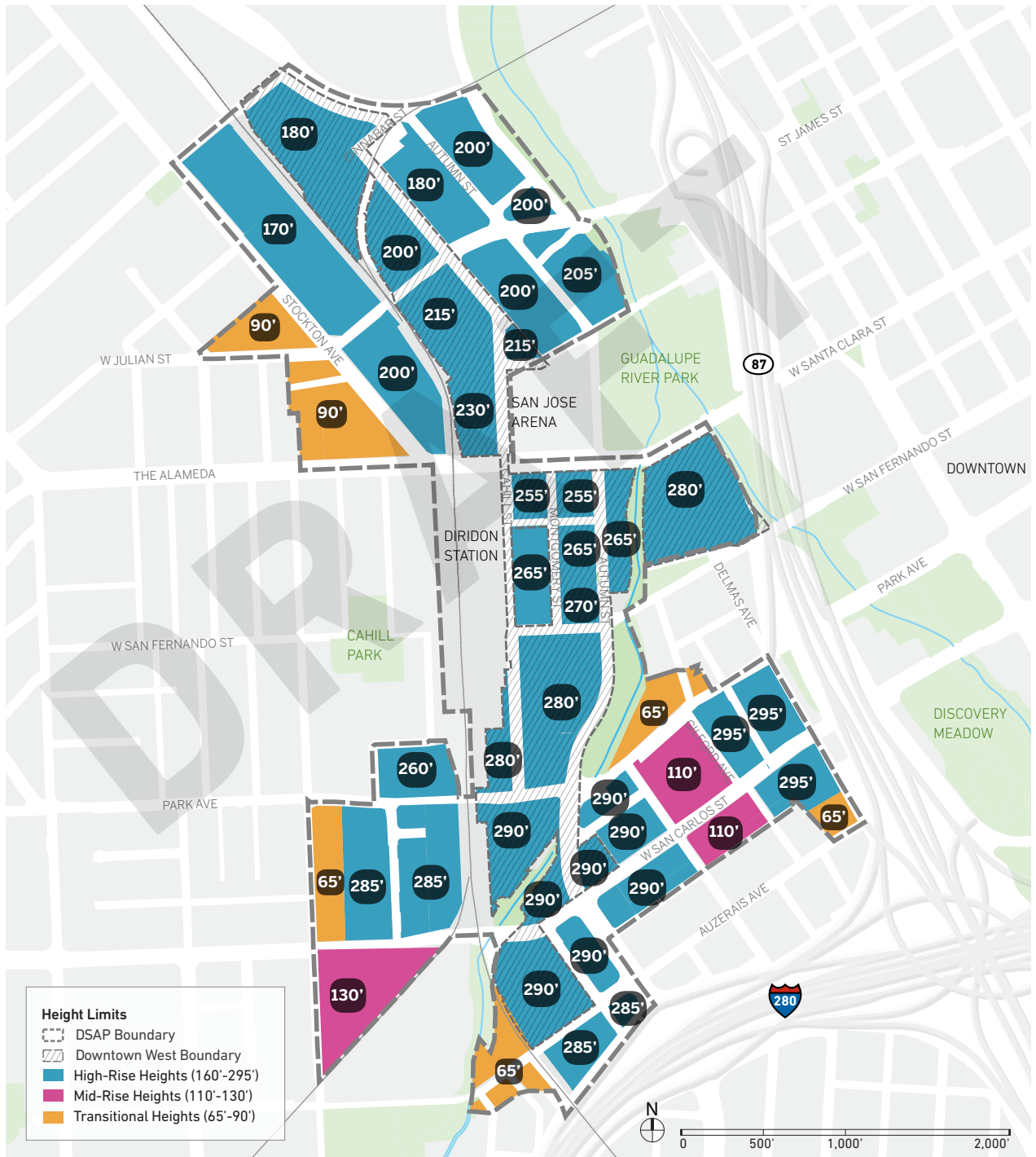


Figure 2-3-4: Building Heights

September 25, 2020

Raul Peralez, Councilmember

Dave Sykes, City Manager

Sent via email

Dear Councilmember Peralez and Mr. Sykes,


The presentation by the Planning staff at the September 16, 2020 SAAG meeting raised serious concerns about how Planning staff presents the DANG to the SAAG. It was very clear that it is their intention to pit the concerns of the DANG neighborhoods against the citywide need for more housing.

The DANG is supportive of dense commercial, market rate and affordable housing in the DSAP area. We have more affordable developments in our neighborhoods than the rest of the city. These developments went forward with the neighborhood leadership that we DANG members bring to the table. But this support was not unanimous in our communities. We are the leaders who have been speaking up for affordable development while enduring strong criticism from our neighbors.

The areas of concern for the DANG comprise only 4% of the entire DSAP area. The DANG is not asking for low density development; we are simply asking you to lower the allowable heights in the areas of concern to make it more compatible with the adjacent neighborhoods. Pages 47 to 53 of the Planning department presentation “did the math” and told the SAAG how many housing units would be lost if the heights were reduced, blaming DANG. This is gas lighting.

In fact, DANG previously presented to Planning our support for increased height limits in several areas within DSAP.

Page 66 of the presentation is the Planning department conception of where housing should be located. At the same time, the Planning department is actively bringing forward nonresidential developments within these identified housing areas. These developments will directly reduce the number of much needed housing units. We ask that the Planning department be directed to do the following:

- Defer consideration of nonresidential projects except Downtown West until the DSAP update is completed.
- 

- Determine the number of housing units that will be forever lost if nonresidential projects are approved and document the impact on the number of residential units in the proposed DSAP update.
- Send this information with a copy of this letter to SAAG members via email.
- Develop with DANG support, a detailed community outreach process for the DANG neighborhoods.

As longtime, engaged community leaders who have collectively volunteered thousands of hours to support our city, we will not allow the Planning department to publicly frame the concerns we raised as anti-housing. We are thoughtful leaders with experience and we have done everything to partner with developers and the City to bring positive change to our neighborhoods.

When we speak with Staff, they declare that they are simply following Council direction. It is time for Council to give new direction. Councilmember Peralez, we are your longtime leaders. We expect you to call out City staff as they unjustly malign us as a community coalition. We have a collective reputation to protect and we will not allow the City to present us in this light.

Sincerely,

Kathy Sutherland
Laura Winter
Edward Saum
Helen Chapman
Mary Pizzo

Bert Weaver
Sarah Springer
Harvey Darnell
Bill Rankin
Norma Ruiz

Mayra Flores
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Rosalynn Hughey
Timothy Rood
Lori Serevino, SAAG

Planning Commissioner Mariel Caballero
Planning Commissioner Rolando Bonilla
Planning Commissioner George Kasey
Planning Commissioner Jorge Garcia
Planning Commissioner Justin Lardinois
Planning Commissioner Pierluigi Oliverio
Planning Commissioner Deborah Torrens

League of Women Voters, San Jose/Santa Clara Carol Watt
League of Women Voters, San Jose/Santa Clara Gloria Chun Hoo
League of Women Voters, San Jose/Santa Clara Roma Dawson

Google Joe Van Belleghem, Senior Director of Real Estate Development
Google Alexis Arena, Senior Director of Real Estate Development
Google Javier Gonzalez, Government Affairs & Public Policy Manager
Google Ricardo Benavidez, Director of Social Infrastructure

Barbara Marshman
Jim Goddard, Sharks Sports and Entertainment
Alice Kaufman, Green Foothills