

From: [Hughey, Rosalynn](#)
To: [Manford, Robert](#); [Perez, Raul](#)
Cc: [Tran, David](#); [Ramos, Christina M](#); [Chang, Chu](#)
Subject: RE: DANG letter
Date: Tuesday, April 13, 2021 8:19:13 PM
Attachments: [3.15.2021 changes in height diagram.pptx](#)

Hello Councilmember Perez and District 3 team,

I thought you'd might also want info regarding Planning staff meetings directly with the DANG; you and your staff also participated in some of these meetings. Below is a list I compiled. In addition, I've participated in phone calls with Kathy and Bob (individually and jointly) over the last 6+ months. And other City staff (OED, PRNS and DOT) have also participated in DANG hosted meetings.

DANG/PBCE Zoom Meetings:

- 6/4/20 (Tim Rood and Jose Ruano participated; I had a conflict and was not able to join)
- 6/29/20
- 7/13/20
- 8/27/20

Note: the above meetings were to get their input prior to releasing the draft DSAP Amendment document.

- 2/4/21
- 2/22/21
- 3/15/21

Note: Lori Severino and I participated in the above meetings in response to Kathy Sutherland's request to "assign a new staff member to work with the neighborhoods" in her 1/25/21 comment letter on the Delmas Senior Living/Residential Care facility.

Dave Sykes also met with DANG members in January 2021 after their 12/21/10 letter to him and the Mayor expressing concerns about proposed heights in the 3-block area along W. San Carlos in the DSAP, the Delmas Senior Living project, and concerns about staff interaction with the DANG.

Lastly, the following is a summary of the changes in the height diagram and setback plane locations in response to DANG concerns and staff's analysis which includes pending development proposals and current developer expressed interest. We presented a PPT at our last meeting with the DANG on March 15 (see attached slide excerpt). Below are the changes since the draft plan was released in October 2020. We will release the revised draft plan on April 21, along with the other documents related to the Downtown West project and DSAP amendment – all documents are required to be posted prior to the April 28 Planning Commission hearing date.

1. 777 Park Ave. is actually two parcels under the same ownership: Laurel Grove Family Apartments (built) and Park Avenue Senior Housing (under construction), both owned by the County of Santa Clara Housing Authority. Height has changed from 260 feet to 90 feet. We are no longer considering this as "opportunity site #7" as part of the site is built and the remainder is under construction.
2. The area north of Auzerais and west of the tracks. Existing uses on the site include Palermo restaurant and a body shop. Height has changed from 65 feet to 90 feet.
3. Corner of W. San Carlos and Gilford. Height has changed from 295 feet to 110 feet.

4. 483-461 Park Ave./181 Gifford (PRE19-116) and the adjacent northernmost parcel, 175 Gifford. Since PRE19-116 was completed, there has been developer interest in wood frame/podium construction in the range of 65 to 90 feet. This is a small site that is further constrained by the riparian corridor. Any potential development would have to consider the historic district adjacency. Therefore in this area, we added a height transition plane—which includes a stepback—adjacent to the Lakehouse Historic District. Height has changed from 65 feet to 90 feet.

Hope this info is helpful,
Rosalynn

From: Manford, Robert <Robert.Manford@sanjoseca.gov>
Sent: Tuesday, April 13, 2021 11:39 AM
To: Peralez, Raul <Raul.Peralez@sanjoseca.gov>
Cc: Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M <christina.m.ramos@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>
Subject: Re: DANG letter

Thank you, Councilman:

Staff has conducted a lot of outreach and continues to do so. Rosalynn, in her capacity as the Deputy CM is continuing to meet with the group and others. In most of the meetings we have had with the DANG and related groups, we have had the opportunity to answer questions regarding the planning and environmental review process and corrected most of the assumptions and misrepresentations.

Below is a list of outreach activities that is already public information (included in the DSAP and also the EIR Addendum):

Page 3-4 of the DSAP Amendment:

The City began an extensive community engagement process in 2018 to gain input on the future of the DSAP area, given the disappearance of the planned baseball stadium project and the arrival of the Diridon Integrated Station Concept (DISC) Plan and Google's Downtown West Mixed-Use Plan (Downtown West) proposal. As part of this process, the City Council appointed 38 organizations to a new Diridon Station Area Advisory Group (SAAG). The City also set up a new website (www.diridonsj.org) and held a variety of events and activities to engage the general public. The 2018 process generated a list of desired outcomes related to housing and anti-displacement, jobs and education, land use and design, transportation and parking, parks and public space, and environmental sustainability. Key findings from the process were that the community's overall vision for the area had not changed and that social

equity should be a top consideration.

The 2019-2020 engagement process, which focused on the scope of changes under consideration for the DSAP area and the intended process for analyzing and proposing amendments to the 2014 DSAP, evolved from the original plan due to the COVID-19 crisis. The City had to extend the process and switch to digital tools. Throughout the process, the City's goal was to hear from all segments of the San José community, such as residents living in the area, neighborhood groups, downtown businesses owners, developers, transit riders, affordable housing, labor, and environmental advocates. To help reach populations that are typically under-represented in planning processes, the City established a small grant program and partnered with seven community-based organizations to assist with 2020 outreach and engagement.

From early 2018 through fall 2020, City-led community engagement related to the DSAP area included the following meetings, most of which included an explanation of the CEQA process, and ongoing outreach efforts to shape development in the DSAP area:

- ▪ 18 SAAG meetings
- ▪ 14 SAAG small group discussions
- ▪ 15 community meetings, including focus meetings for Spanish speakers, Vietnamese speakers, and local artists
- ▪ 3 online surveys with over 2,000 responses
- ▪ Over 200 online feedback forms submitted
- ▪ Over 75,000 page views and over 36,000 unique visitors on diridonsj.org
- ▪ 9 pop-ups at community events, including at Village Fest and Viva Calle
- ▪ 5 virtual office hours sessions, focused on equity, transportation, housing, building heights, and parks

Study sessions for the City's Parks and Recreation Commission, Historic Landmarks

- Commission, Planning Commission, and City Council (all noticed public hearings with opportunities for public comment)
-

Meetings with individual community groups, including the Garden Alameda Village

Association, Shasta/Hanchett Park Neighborhood Association, and Diridon Area Neighborhood Group

In addition to these efforts, Google and the City's transit partners conducted their own outreach to guide their own projects within the DSAP area. The City will continue to reach out to and collaborate with local stakeholders on the future of the DSAP area during and after the DSAP Amendment process. For a full discussion of the City's public engagement process, please refer to Appendix B of the Draft DSAP Amendment.

Robert

From: Perez, Raul <Raul.Perez@sanjoseca.gov>
Sent: Tuesday, April 13, 2021 7:40 AM
To: Manford, Robert <Robert.Manford@sanjoseca.gov>
Cc: Tran, David <david.tran@sanjoseca.gov>; Ramos, Christina M <christina.m.amos@sanjoseca.gov>
Subject: Re: DANG letter

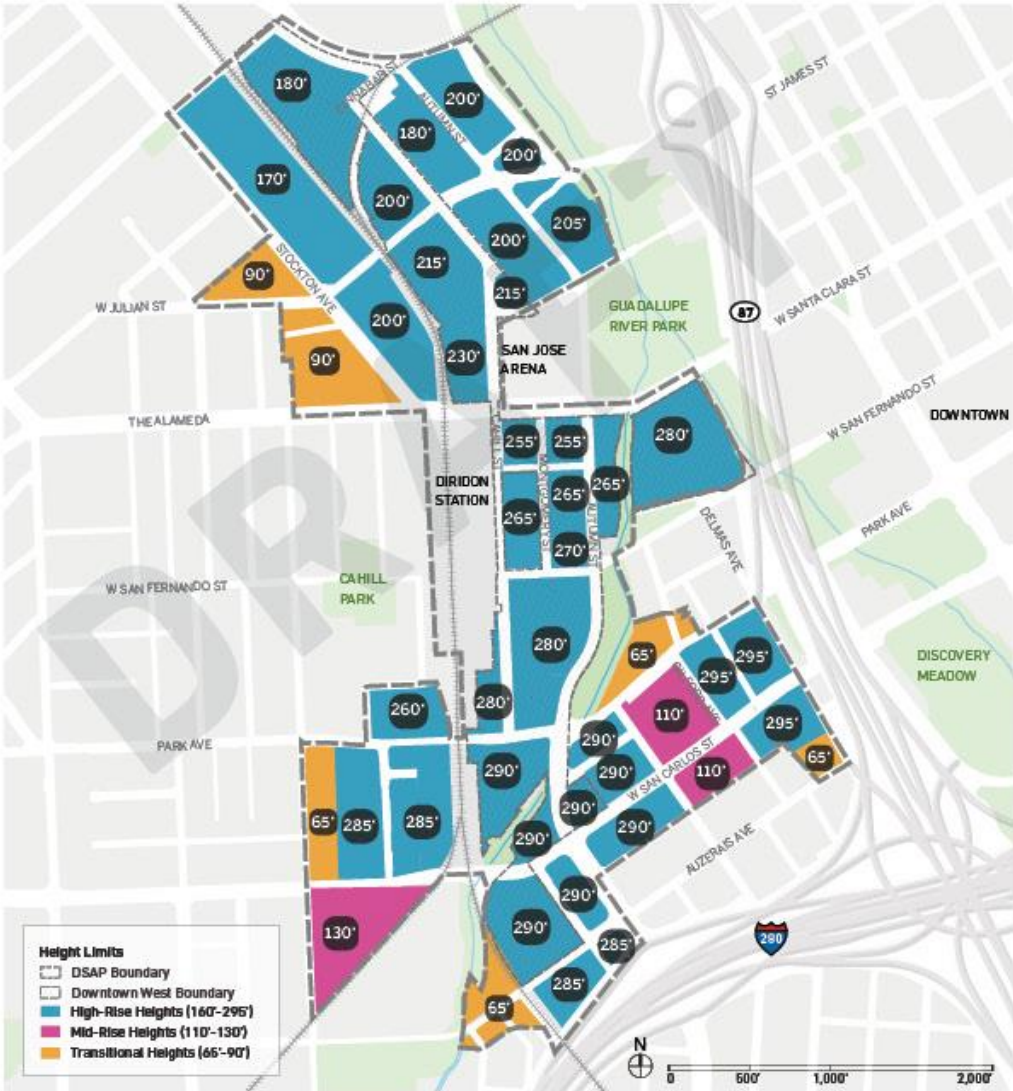
David, I want to create a timeline like we did on the Pallesen House, this time it would be a timeline for PBCE to validate all of the efforts they put in to directly communicate with the DANG. They are making some harsh statements here and still asking the same questions that even I have heard answered in their meetings I attended - which is beyond odd. Can you and Robert work on this?

Raul Perez
Councilmember, District 3
City of San José

On Apr 8, 2021, at 4:32 PM, Manford, Robert <Robert.Manford@sanjoseca.gov> wrote:

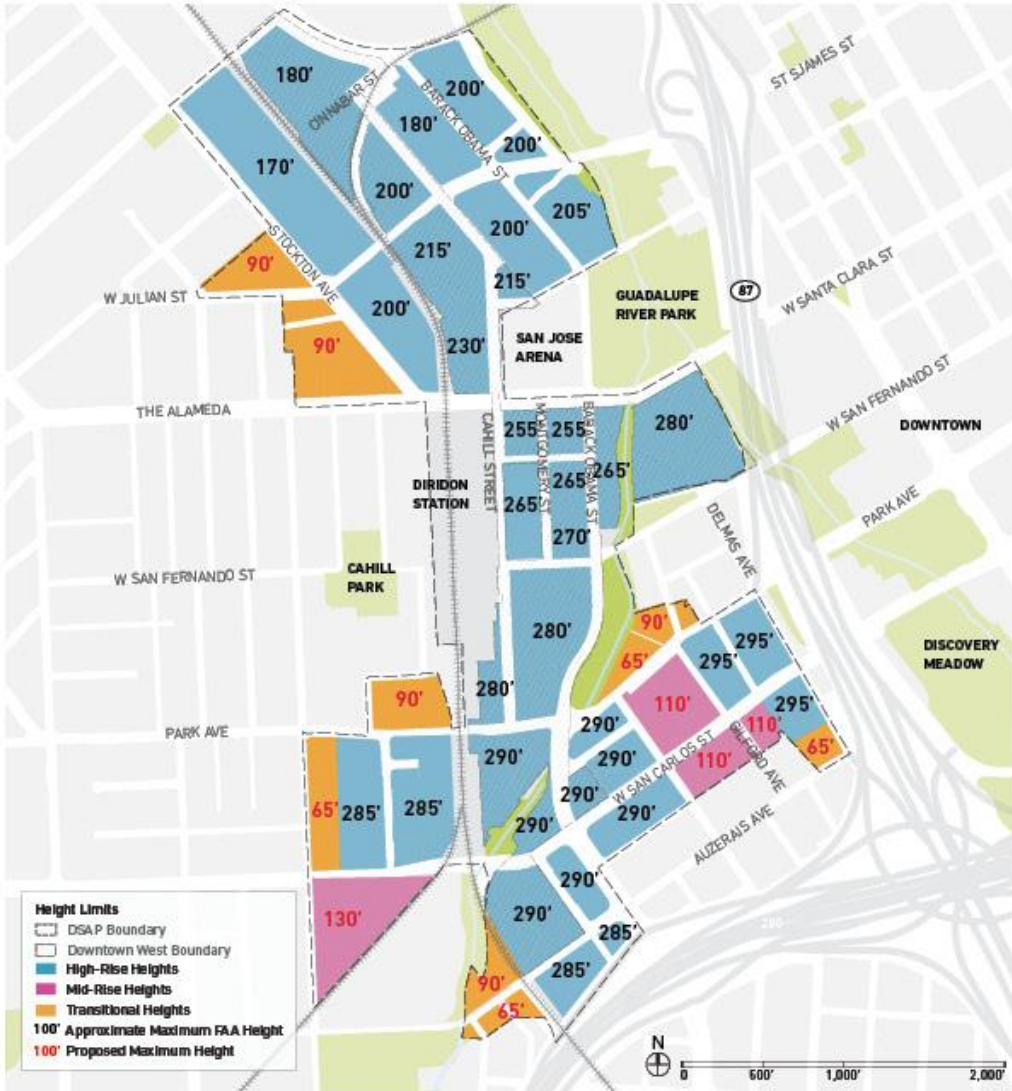
FYI
<DANG DSAP Comments 4 1 2021.pdf>

Proposed Revisions to Building Heights (March 15th)



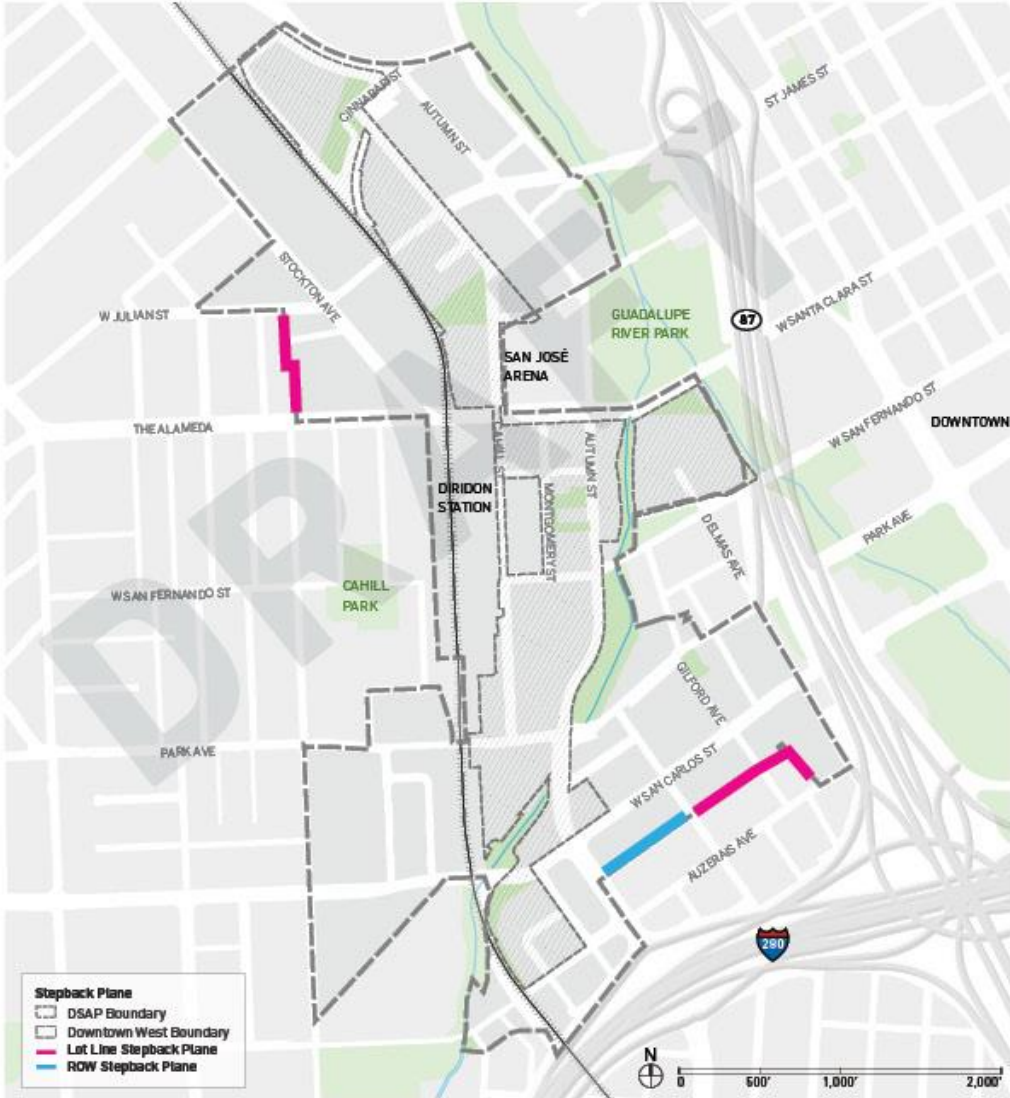
Draft Amended DSAP (Oct 2020)

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP

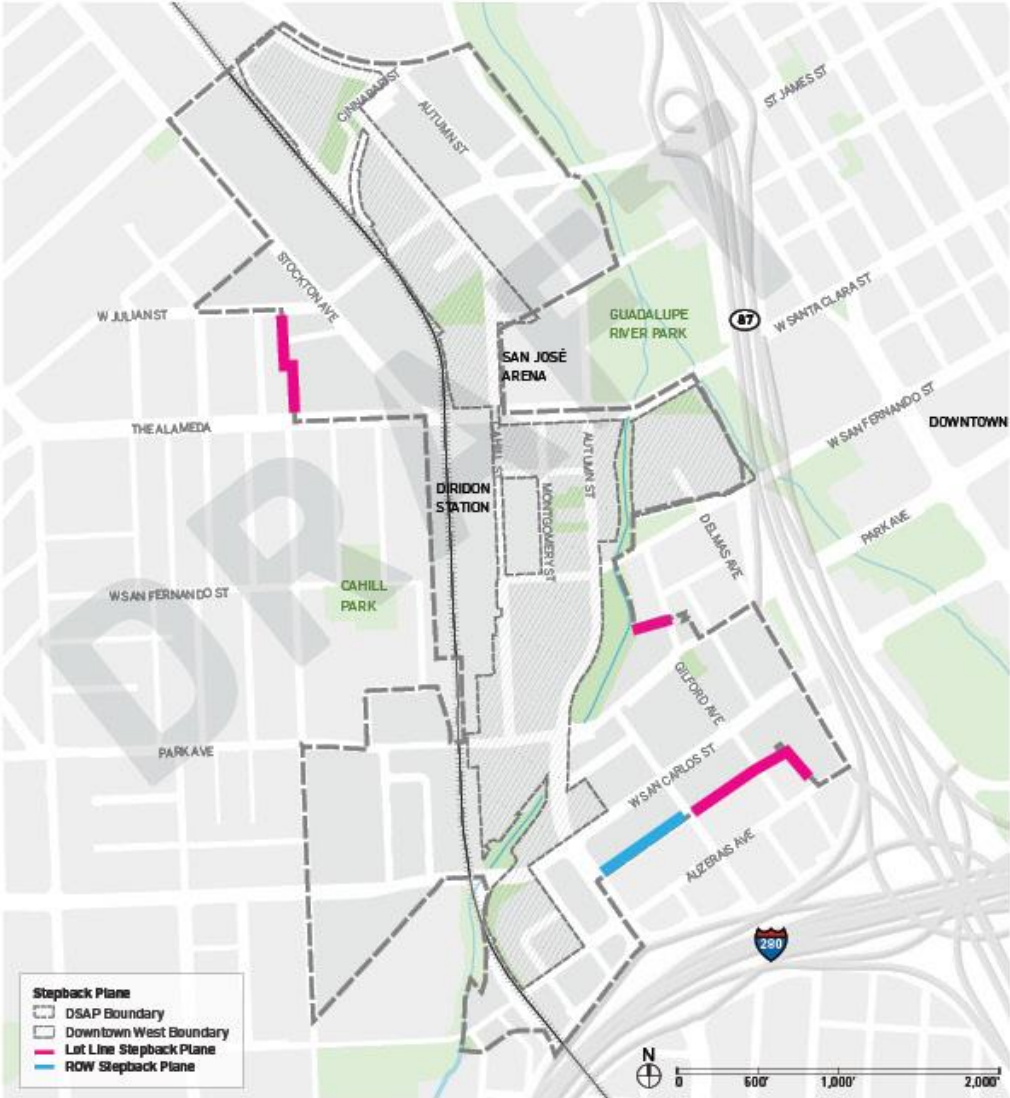


Revised Building Heights (March 2021)

Proposed Revisions to Stepback Plane Locations (March 15th)



Draft Amended DSAP (Oct 2020)



Revised Stepback Plane Locations (March 2021)